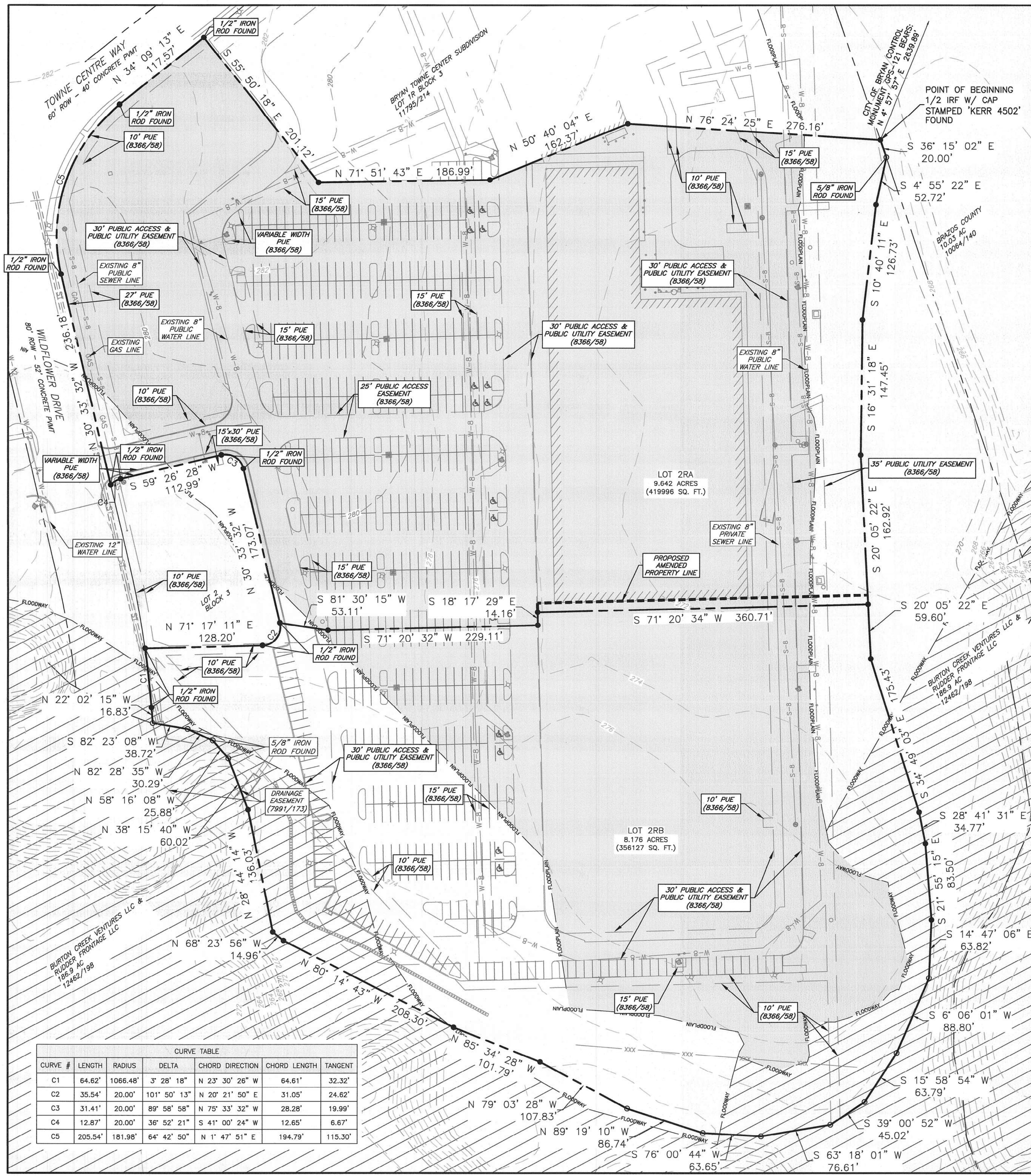


ORIGINAL PLAT



METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER SURVEY, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 2R, BLOCK 3, BRYAN TOWNE CENTER SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 11795, PAGE 214 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND (Y:10227952.10, X:3558150.07) ON THE SOUTHWEST CORNER OF A 10.03 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRAZOS COUNTY RECORDED IN VOLUME 10084, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID LOT 2R AND THE EAST CORNER OF LOT 1R OF SAID BLOCK 3 (FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-121 BEARS: N 04° 57' 57" E FOR A DISTANCE OF 2,639.89 FEET) (COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 [TEXAS STATE PLANE CENTRAL ZONE GRID NORTH] BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-121 AND AS ESTABLISHED BY GPS OBSERVATION; DISTANCES SHOWN HEREIN ARE GRID DISTANCES; TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000110807820743 [CALCULATED USING GEOID12A]);

THENCE: S 36° 15' 02" E ALONG THE COMMON LINE OF SAID LOT 2R AND SAID 10.03 ACRE TRACT FOR A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'RPLS 1890' FOUND MARKING THE NORTH CORNER OF A CALLED 186.9 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BURTON CREEK VENTURES, LLC & RUDDER FRONTAGE, LLC RECORDED IN VOLUME 12462, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID LOT 2R AND SAID 186.9 ACRE TRACT FOR THE FOLLOWING CALLS:

- S 04° 55' 22" E FOR A DISTANCE OF 52.72 FEET;
- S 10° 40' 11" E FOR A DISTANCE OF 126.73 FEET;
- S 16° 31' 18" E FOR A DISTANCE OF 147.45 FEET;
- S 20° 05' 22" E FOR A DISTANCE OF 222.52 FEET;
- S 34° 49' 03" E FOR A DISTANCE OF 175.43 FEET;
- S 28° 41' 31" E FOR A DISTANCE OF 34.77 FEET;
- S 21° 55' 15" E FOR A DISTANCE OF 83.50 FEET;
- S 14° 47' 06" E FOR A DISTANCE OF 63.82 FEET;
- S 06° 06' 01" W FOR A DISTANCE OF 88.80 FEET;
- S 15° 58' 54" W FOR A DISTANCE OF 63.79 FEET;
- S 39° 00' 52" W FOR A DISTANCE OF 45.02 FEET;
- S 63° 18' 01" W FOR A DISTANCE OF 76.61 FEET;
- S 76° 00' 44" W FOR A DISTANCE OF 63.65 FEET;
- N 89° 19' 10" W FOR A DISTANCE OF 86.74 FEET;
- N 79° 03' 28" W FOR A DISTANCE OF 107.83 FEET;
- N 85° 34' 28" W FOR A DISTANCE OF 101.79 FEET;
- N 80° 14' 43" W FOR A DISTANCE OF 208.30 FEET;
- N 68° 23' 56" W FOR A DISTANCE OF 14.96 FEET;
- N 28° 44' 14" W FOR A DISTANCE OF 136.03 FEET;
- N 38° 15' 40" W FOR A DISTANCE OF 60.02 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'RPLS 1890' FOUND;
- N 58° 16' 08" W FOR A DISTANCE OF 25.88 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'RPLS 1890' FOUND;
- N 82° 28' 35" W FOR A DISTANCE OF 30.29 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'RPLS 1890' FOUND;
- S 82° 23' 08" W FOR A DISTANCE OF 38.72 FEET TO THE SOUTHEAST CORNER OF WILDFLOWER DRIVE (80' R.O.W.);

THENCE: N 22° 02' 15" W ALONG THE NORTHEAST LINE OF WILDFLOWER DRIVE FOR A DISTANCE OF 16.83 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 1,066.48 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 28' 18" FOR AN ARC DISTANCE OF 64.62 FEET (CHORD BEARS: N 23° 30' 26" W - 64.61 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE SOUTH CORNER OF LOT 2 OF SAID BLOCK 3;

THENCE: ALONG THE COMMON LINE OF SAID LOTS 2 AND 2R FOR THE FOLLOWING CALLS:

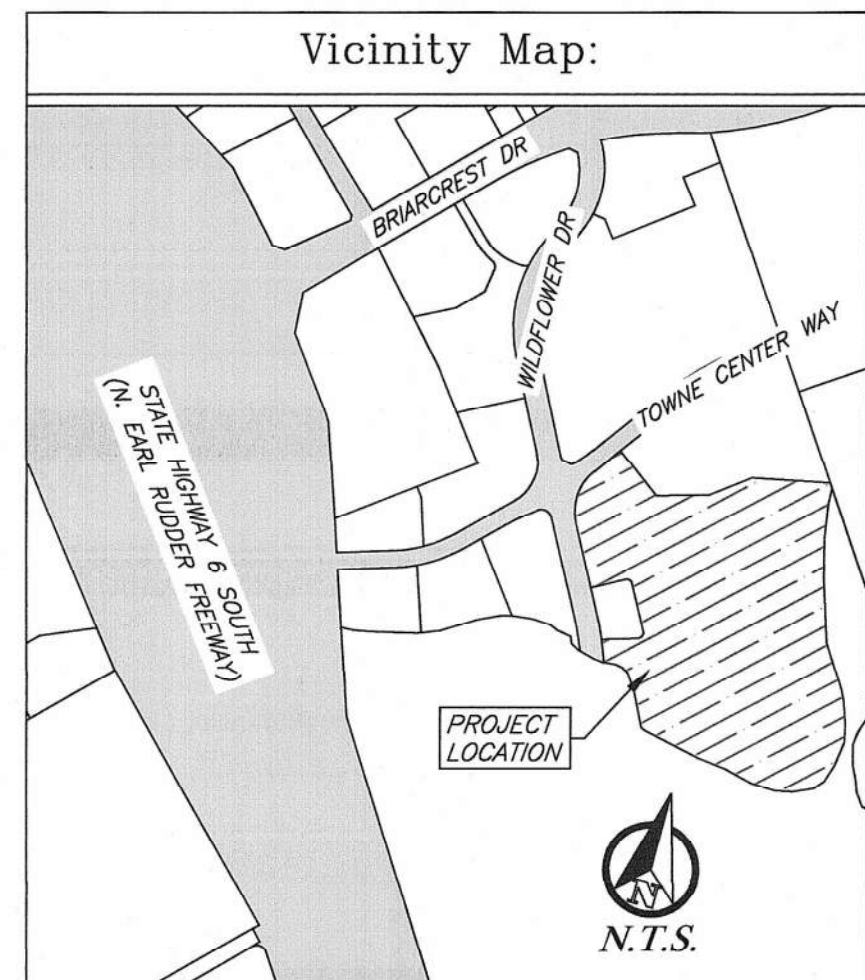
- N 71° 17' 11" E FOR A DISTANCE OF 128.20 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 20.00 FEET;
- ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 101° 50' 13" FOR AN ARC DISTANCE OF 35.54 FEET (CHORD BEARS: N 20° 21' 50" E - 31.05 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE;
- N 30° 33' 32" W FOR A DISTANCE OF 173.07 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 20.00 FEET;
- ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 58' 58" FOR AN ARC DISTANCE OF 31.41 FEET (CHORD BEARS: N 75° 33' 32" W - 28.28 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE;
- S 58° 28' 28" W FOR A DISTANCE OF 112.99 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 20.00 FEET;
- ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 52' 21" FOR AN ARC DISTANCE OF 12.87 FEET (CHORD BEARS: S 41° 00' 24" W - 12.65 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHEAST LINE OF WILDFLOWER DRIVE MARKING THE END POINT OF SAID CURVE AND THE WEST CORNER OF SAID LOT 2;

THENCE: ALONG THE NORTHEAST LINE OF WILDFLOWER DRIVE FOR THE FOLLOWING CALLS:

- N 30° 33' 32" W FOR A DISTANCE OF 236.18 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 181.98 FEET;
- ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64° 42' 50" FOR AN ARC DISTANCE OF 205.54 FEET (CHORD BEARS: N 01° 47' 51" E - 194.79 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE END POINT OF SAID CURVE;
- N 34° 09' 13" E FOR A DISTANCE OF 117.57 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE COMMON CORNER OF SAID LOTS 1R AND 2R;

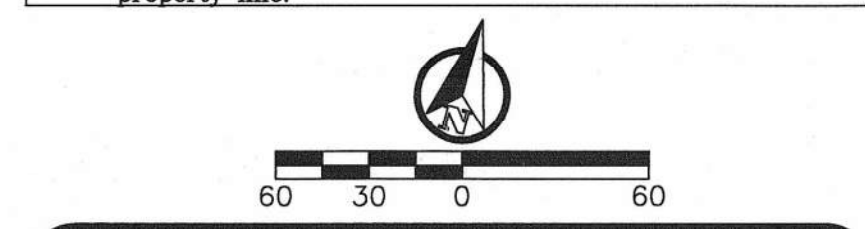
THENCE: ALONG THE COMMON LINE OF SAID LOTS 1R AND 2R FOR THE FOLLOWING CALLS:

- S 55° 50' 18" E FOR A DISTANCE OF 201.12 FEET;
- N 71° 51' 43" E FOR A DISTANCE OF 186.99 FEET;
- N 50° 40' 04" E FOR A DISTANCE OF 162.37 FEET;
- N 76° 24' 25" E FOR A DISTANCE OF 276.16 FEET TO THE POINT OF BEGINNING CONTAINING 17.817 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JANUARY 2020.



General Notes:

1. Coordinates and Bearing System shown herein are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan Control Monument GPS-121 and as established by gps observation. Dimensions shown for property lines are plat call and measured bearings and distances are plat call 'grid' distances, unless otherwise noted.
2. Distances shown herein are grid distances. To obtain surface distances multiply by a combined scale factor of 1.000110807820743 (calculated using GEOID12A).
3. 1/2" Iron rods to be set with Blue plastic caps stamped "KERR SURVEYING" at all property corners unless otherwise noted or in creek.
4. The subject property is currently zoned Planned Development (PD) and was approved by the Bryan City Council on November 28, 2006 by Ordinance No. 1636.
5. A portion of this lot is located within the 100-yr floodplain according to the DPFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C021G, effective April 2, 2014.
6. Building setback lines Per City of Bryan Ordinance.
7. All utilities shown herein are approximate locations.
8. The topography shown is from City of Bryan GIS Data.
9. The purpose of this Amending Plat is to adjust a property line.



Final Plat
Page 1 of 2

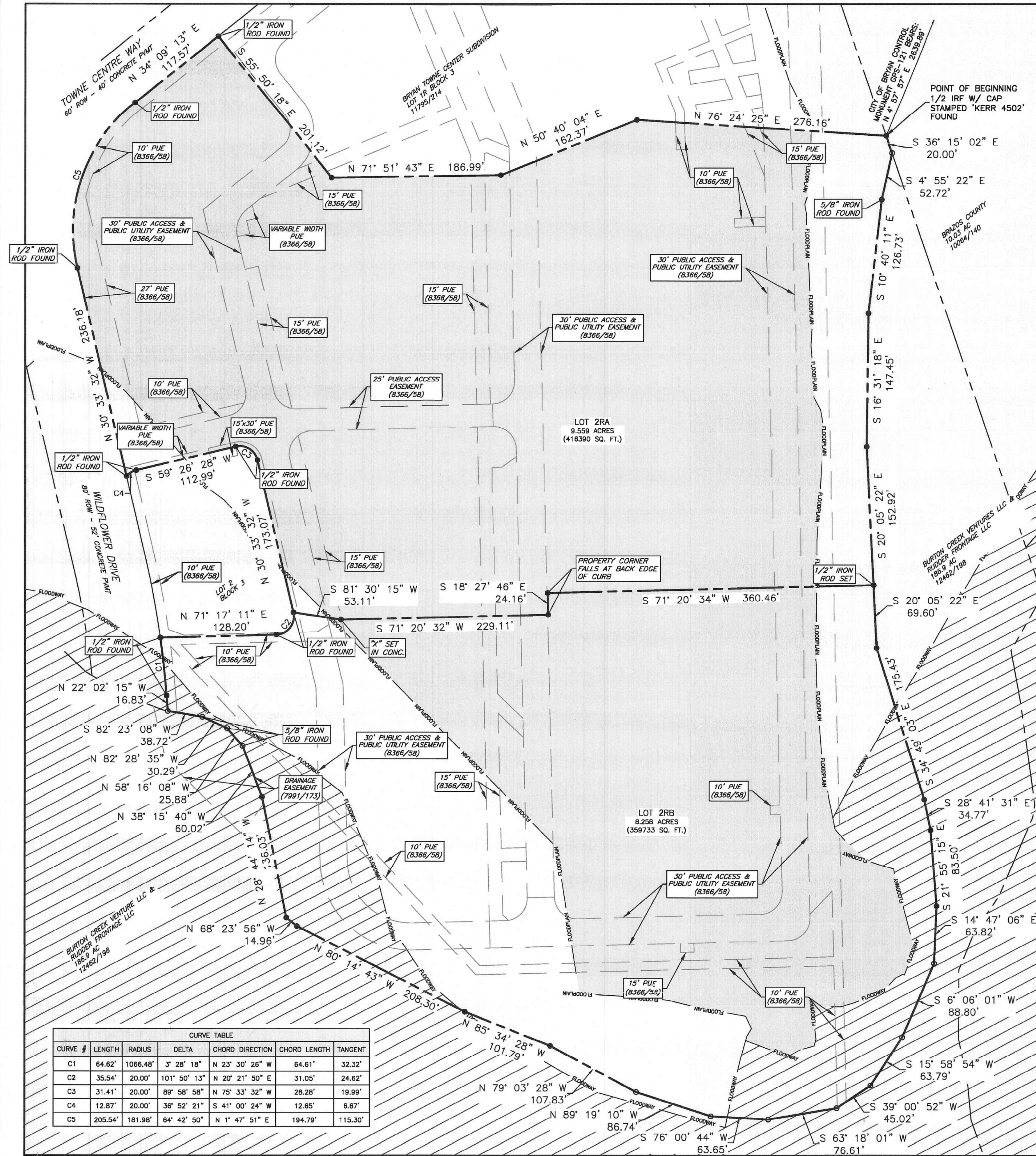
Bryan Towne Center Subdivision
Block 3, Lots 2R-A & 2R-B

Being an Amending Plat of Bryan Towne Center Subdivision, Block 3, Lot 2RA & 2RB Vol. 17478, Pg. 292 - 17.817 Acres Bryan, Brazos County, Texas

Aug 2022

<p>Owner: Bryan Retail LLC c/o LARC Manager, Inc. 695 US Highway 46 Ste. 210 Fairfield, NJ 07004-1561</p>	<p>Engineer: J4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPEL 9-951</p>
<p>Surveyor: Kerr Surveying LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPELS 10018500 Project # 20-018 & 22-715</p>	

REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF New Jersey
 COUNTY OF Morris

I, Ralph J. Puglino, Vice President, LARC Manager, Inc., for Bryan Retail, LLC, a Colorado limited liability company, owner of the 17.817 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 11795, Page 214, and designated herein as Bryan Towne Center Subdivision, Lot 2R, Block 3, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

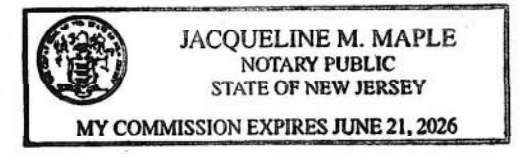
By: Ralph J. Puglino
 Name: Ralph J. Puglino, VP
 Title: Vice President

STATE OF New Jersey
 COUNTY OF Morris

Before me, the undersigned authority, on this day personally appeared, Ralph J. Puglino, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 10 day of August, 2022

Jacqueline Maple
 Notary Public, Morris, New Jersey



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Nathan Paul Kerr
 Nathan Paul Kerr, R.P.L.S. No. 6834



APPROVAL OF THE CITY PLANNER

I, Hartin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 8th day of August, 2022.

Hartin Zimmerman
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kanner, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 15th day of August, 2022.

W. Paul Kanner
 City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

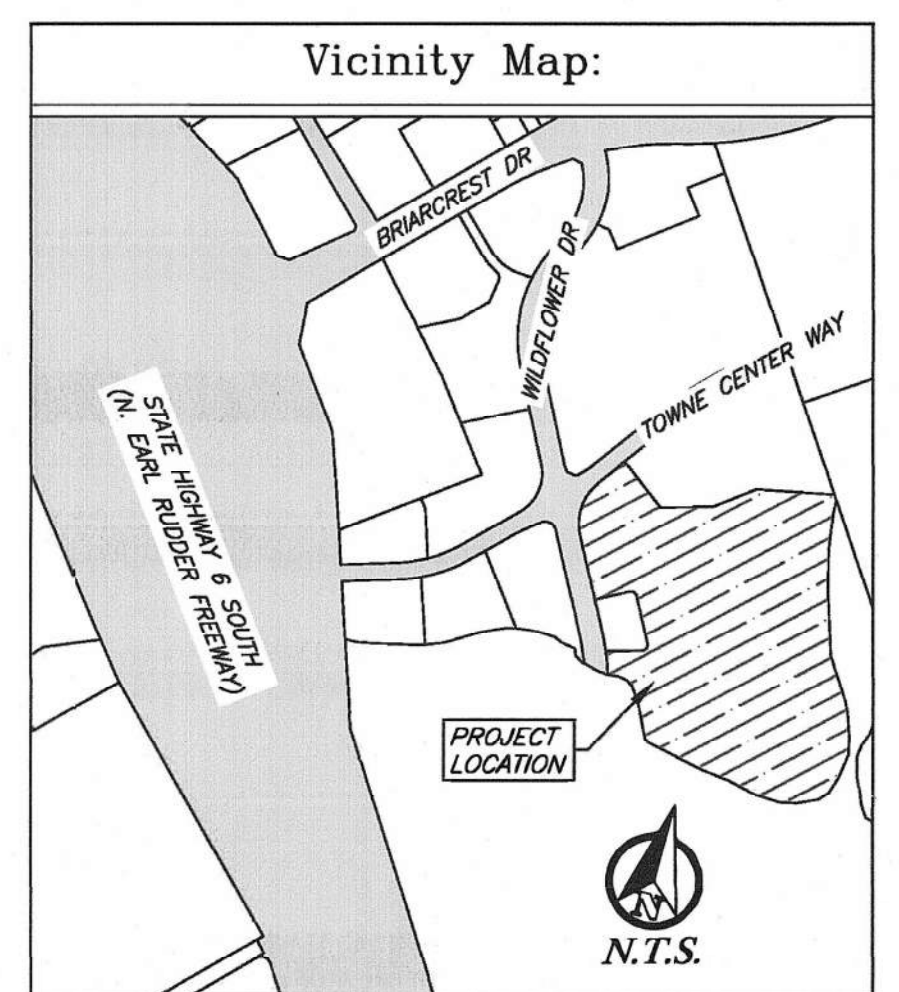
STATE OF TEXAS
 COUNTY OF BRAZOS

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 8/24/2022 12:19:16 PM
 In the PLAT Records
 Doc Number: 2022-1481755
 Volume - Page: 18185-47
 Number of Pages: 2
 Amount: 73.00
 Order#: 20220824000063
 By: AM



I, county clerk, do hereby certify that this plat together with my office the 24th day of August, 2022.

Haren McQueen
 By: Ambie Walker



- General Notes:
- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan Control Monument GPS-121 and as established by GPS observation. Dimensions shown for property lines are plat call measured bearings and distances are plat call 'grid' distances, unless otherwise noted.
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Final Plat
 Page 2 of 2

Bryan Towne Center Subdivision
 Block 3, Lots 2R-A & 2R-B

Being an Amending Plat of
 Bryan Towne Center Subdivision,
 Block 3, Lot 2RA & 2RB
 Vol. 17478, Pg. 292 - 17.817 Acres
 Bryan, Brazos County, Texas
 Aug 2022

<p>Owner: Bryan Retail LLC c/o LARC Manager, Inc. 695 US Highway 46 Ste. 210 Fairfield, NJ 07004-1561</p>	<p>Engineer: JA Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPEL F-9951</p>
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