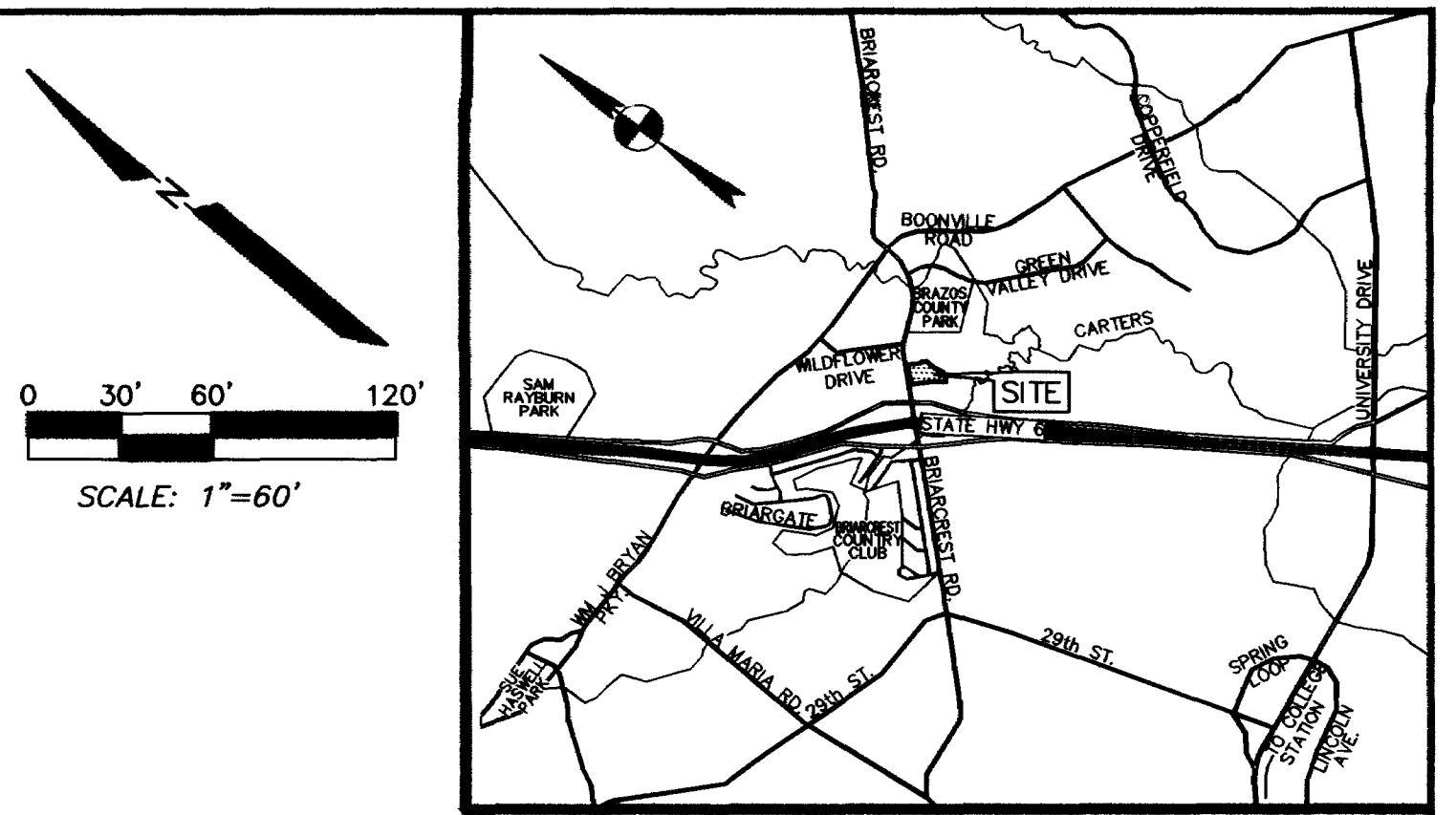


ORIGINAL PLAT



VICINITY MAP  
NOT-TO-SCALE

**LEGEND**

P.U.E. - PUBLIC UTILITY EASEMENT  
 I.R.F. - IRON ROD FOUND  
 CM - CONTROLLING MONUMENT  
 EX. FIRE HYDRANT

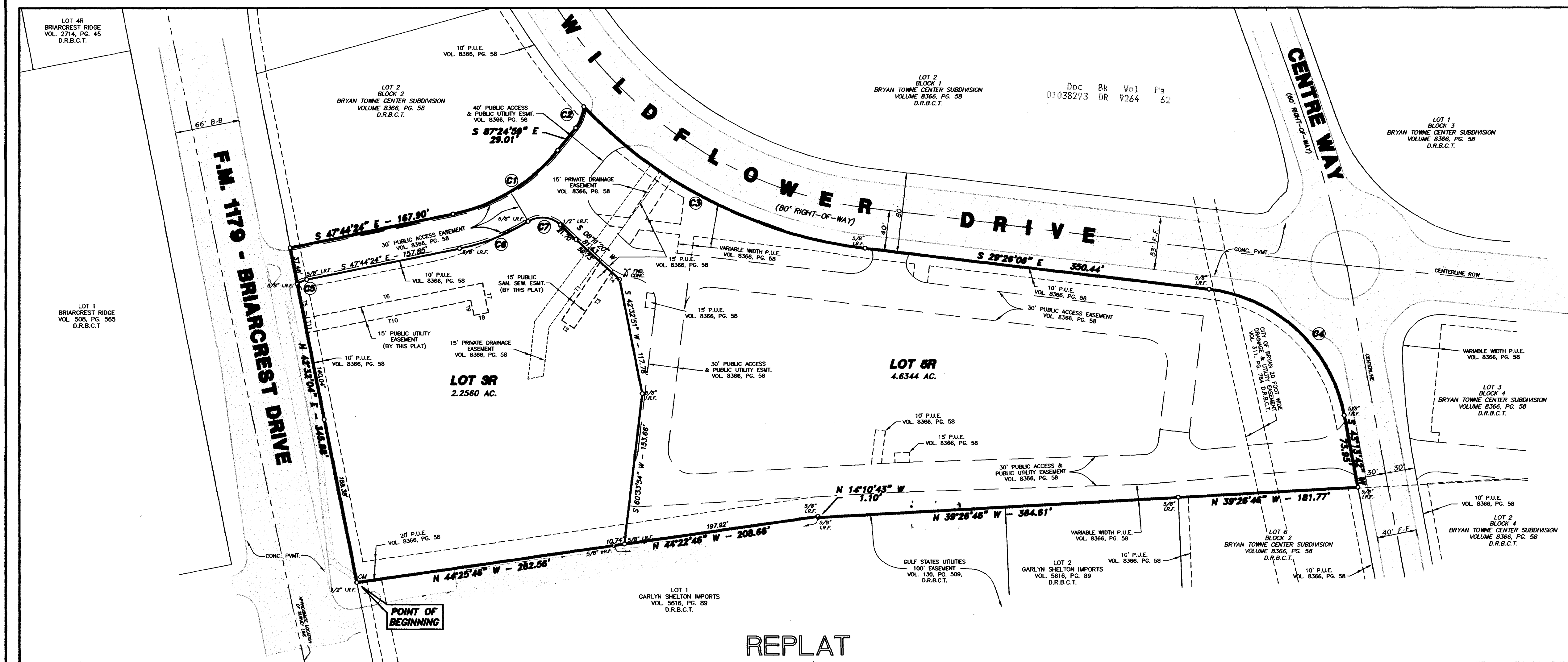
~ PROPERTY LINE CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	182.50'	39°40'34"	126.38'	S 67°34'42" E	123.87'
C2	37.50'	35°46'52"	23.42'	S 74°41'35" E	23.04'
C3	470.00'	39°36'08"	324.86'	S 09°36'08" E	318.43'
C4	158.00'	72°39'48"	200.38'	S 06°53'48" W	187.22'
C5	22.50'	27°02'54"	10.62'	S 61°15'52" E	10.52'
C6	217.50'	19°32'42"	74.19'	S 57°30'45" E	73.84'
C7	27.50'	73°28'27"	35.27'	S 30°32'53" E	32.90'
C8	27.50'	54°22'34"	26.10'	N 33°22'37" E	25.13'

- NOTES:**
1. SETBACK LINES TO BE ESTABLISHED PER CITY OF BRYAN S.D.R.G.
  2. ALL OFF-SITE EASEMENTS FOR INFRASTRUCTURE PERTAINING TO THIS PROPERTY TO BE ESTABLISHED BY SEPARATE INSTRUMENT.
  3. PROPERTY IS CURRENTLY ZONED PLANNING DEVELOPMENT DISTRICT.
  4. ACCORDING TO FIRM COMMUNITY PANELS 480410134C & 480410142C THE PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE "X" (UNSHADED). AREAS OF MINIMAL FLOODING DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD.

(BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NAD83 TEXAS STATE PLANE COORDINATES CENTRAL ZONE ESTABLISHED BY THE CITY OF BRYAN MONUMENTATION PROJECT UTILIZING REFERENCE MONUMENTS GPS 32, GPS 33 AND GPS 44 SET IN 1997 AND FOUND AT THE TIME OF SURVEY.)

PURPOSE OF REPLAT:  
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY FOR COMMERCIAL USE.



REPLAT

~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
T1	S 80°00'04" W	70.83'
T2	S 02°59'56" E	29.00'
T3	N 87°00'04" E	68.40'
T4	N 06°11'20" E	11.23'
T5	S 42°32'04" W	35.46'
T6	S 47°27'56" E	184.00'
T7	S 42°32'04" W	30.42'
T8	N 47°27'56" W	15.00'
T9	N 42°32'04" E	15.42'
T10	N 47°27'56" W	169.00'
T11	N 42°32'04" E	15.00'

ENGINEER/SURVEYOR  
LAWRENCE A. GATES & ASSOC., LLP  
14800 QUORUM DR., STE. 200  
DALLAS, TEXAS 75254  
(972) 385-2272  
CONTACT: LAWRENCE A. GATES, P.E., R.P.L.S.

OWNER  
BRYAN TOWNE CENTER PARTNERS, LP  
401 PENNSYLVANIA PARKWAY  
INDIANAPOLIS, INDIANA 46280

**REPLAT**  
OF  
**LOTS 3, 4, AND 5 IN BLOCK 2 OF**  
**BRYAN TOWNE CENTER SUBDIVISION**  
BEING 6.8909 ACRES OF LAND,  
VOL. 8366, PG. 58 D.R.B.C.T.,  
CREATING LOTS 3R AND 5R,  
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JULY 15, 2009

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF BRAZOS

BEING all that certain lot, tract or parcel of land situated in Richard Center Survey, Abstract No. 8, in the City of Bryan, Brazos County, Texas and being all Lot 3, Lot 4 and a portion of Lot 5 in Block 2 of Bryan Towne Center Subdivision, City of Bryan, according to plat thereof recorded in Volume 8366 at Page 58 of the Official Records of Brazos County, Texas, and being a part of the 48.8222 acre property conveyed to Bryan Towne Center Partners, LP, by Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set for corner in the Southeastery right-of-way line of Farm Market Road 1179 - Briarcrest Drive (variable width right-of-way), said point being the westerly corner of said Lot 3 and the common northerly corner of Lot 1 of Garlyn Shelton Imports, as recorded in Volume 5616 at page 89 of the Official Records of Brazos County, Texas, said point also being the Northwest corner of said 48.8222 acre tract conveyed to Bryan Towne Center Partners, LP;

THENCE North 42° 32' 04" East (basis of Bearings per plat recorded in Volume 8366 at Page 58 of the Official Records of Brazos County, Texas) and following along the Southeastery right-of-way line of Farm Market Road 1179 - Briarcrest Drive and passing at a distance of 168.30 feet the common corner of said Lot 3 and Lot 4 and continuing on and passing the common corner of said Lots 3 and 5 at a distance of 308.42 feet and continuing to follow along the Southeastery line of right-of-way line of Farm Market Road 1179 - Briarcrest Drive for a total distance of 345.88 feet to a 5/8" iron rod set for the common corner of Lot 2 and Lot 5 of Block 2 of Bryan Towne Center Subdivision;

THENCE South 47° 44' 24" East and departing the Southeastery right-of-way line of Farm Market Road 1179 - Briarcrest Drive, and following along the common line of said Lot 2 and Lot 5, for a distance of 167.90 feet to a 5/8" iron rod set for corner at the beginning of a curve to the left having a radius of 182.50 feet with a central angle of 39° 40' 34" and a chord bearing South 67° 34' 42" East at a distance of 123.87 feet;

THENCE Southeastery along said curve to the left and following along the common line of Lots 2 and 5 for an arc distance of 126.38 feet to a 5/8" iron rod set for corner;

Thence South 87° 24' 59" East and continuing along the common line of said Lots 2 and 5 for a distance of 29.01 feet to a 5/8" iron rod set for corner, said point being the beginning of a curve to the left having a radius of 37.50 feet with a central angle of 35° 46' 52" and a chord bearing South 74° 41' 35" East at a distance of 23.04 feet;

THENCE Southeastery along said curve to the left and continuing along the common line of said Lots 2 and 5 for an arc distance of 23.42 feet to a 5/8" iron rod set for corner in the Southwestery right-of-way line of Wildflower Drive (80 foot right-of-way), said point being the beginning of a curve to the left having a radius of 470.00 feet with a central angle of 39° 36' 08" and a chord bearing South 09° 36' 08" East at a distance of 318.43 feet;

THENCE Southeastery along said curve to the left and following along the Southwestery right-of-way line of Wildflower Drive for an arc distance of 324.86 feet to a 5/8" iron rod found for corner;

THENCE South 29° 26' 06" East and continuing along the Southwestery right-of-way line of Wildflower Drive for a distance of 350.44 feet to a 5/8" iron rod found for corner, said point being the beginning of a curve to the right having a radius of 158.00 feet with a central angle of 72° 39' 48" and a chord bearing South 06° 53' 48" West at a distance of 187.22 feet;

Thence Southwestery and Northwestery along said curve to the right same being the Northerly right-of-way line of Centre Way, for an arc distance of 200.38 feet to a 5/8" iron rod found for corner;

THENCE South 43° 13' 42" West and continuing along the Northwestery right-of-way line of said Centre Way for a distance of 73.95 feet to the Southwest corner of Lot 5 in Block 2 of said Bryan Towne Center Subdivision;

Thence North 39° 26' 46" West along the West line of said Lot 5 in Block 2 of the Bryan Towne Center Subdivision and being common to Lot 6 in Block 2 of the Bryan Towne Center Subdivision for a distance of 181.77 feet to a 5/8" iron rod found for the most northerly corner of said Lot 6, same being common to the corner of Lot 2 of the aforementioned Garlyn Shelton Imports, an addition to the City of Bryan, Texas, according to the plat thereof recorded in Volume 5616 at Page 89 of the Official Records of Brazos County, Texas;

Thence North 39° 26' 46" West and following along the common line of said Lot 5 of the Bryan Towne Center Subdivision and Lot 1 and 2 of the Garlyn Shelton Imports for a distance of 364.61 feet to a 5/8" iron rod found for corner;

Thence North 14° 10' 43" West and continuing along the common line of said Lot 5 in Block 2 of Bryan Towne Center Subdivision and Lot 1 of aforesaid Garlyn Shelton Imports tract for a distance of 1.10 feet to a 5/8" iron rod set for corner;

Thence North 44° 22' 46" West and continuing along the common line of said Lot 5 in Block 2 of Bryan Towne Center Subdivision and Lot 1 of aforesaid Garlyn Shelton Imports tract for a distance of 208.66 feet to a 5/8" iron rod set for corner;

THENCE North 44° 25' 46" West and continuing along the common line of said Lot 5 in Block 2 of Bryan Towne Center Subdivision and Lot 1 of aforesaid Garlyn Shelton Imports tract, and passing at a distance of 65.35 feet the common corner of Lot 4 and Lot 5 in Block 2 of Bryan Towne Center Subdivision and continuing in all for a total distance of 262.56 feet to the POINT OF BEGINNING and CONTAINING 6.8909 ACRES OF LAND, more or less.

(Basis of Bearings for this description is the NAD83 Texas State Plane Coordinates Central Zone established by the City of Bryan Monumentation Project utilizing reference monuments GPS 32, GPS 33 and GPS 44 set in 1997 and found at the time of survey.)

STATE OF TEXAS  
COUNTY OF BRAZOS

BRYAN TOWNE CENTER PARTNERS, LP, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 7991, Page 76 and Volume 7991, Page 72 and Volume 7991, Page 219, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

BRYAN TOWNE CENTER PARTNERS, LP

*Lawrence B. Palmer*  
NAME: ~~Lawrence B. Palmer~~ Lawrence B. Palmer  
TITLE: ~~Treasurer~~ Treasurer

STATE OF INDIANA  
COUNTY OF HAMILTON LAWRENCE R. PALMER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ~~Lawrence B. Palmer~~ LAWRENCE R. PALMER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5<sup>th</sup> DAY OF August, 2009.

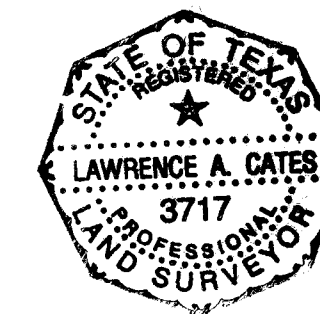
*Janette L. Brown*  
NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA  
My Commission Expires Aug. 22, 2015



STATE OF TEXAS  
COUNTY OF DALLAS

I, LAWRENCE A. CATES, REGISTERED PUBLIC SURVEYOR NO. 3717 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 PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

REGISTERED PUBLIC LAND SURVEYOR: *Lawrence A. Cates*



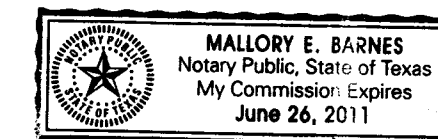
STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LAWRENCE A. CATES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4<sup>th</sup> DAY OF August, 2009.

*Mallory E. Barnes*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

12/26/11  
EXPIRATION



STATE OF TEXAS  
COUNTY OF BRAZOS

I, *Karen McQueen* County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 12<sup>th</sup> day of August, 2009, in the Official Records of Brazos County in Volume 8366, Page 58.

I, *Kevin Russell*, 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 12<sup>th</sup> day of August, 2009.

*Kevin Russell*  
City Planner, Bryan, Texas

I, *W. Paul Kaspar*, 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 12<sup>th</sup> day of August, 2009.

*W. Paul Kaspar*  
City Engineer, Bryan, Texas

Doc. Br. Vol. Pn  
01038293 DR 9264 63

Filed for Record in:  
BRAZOS COUNTY

On: Aug 12, 2009 at 02:16P

As a  
PLATE

Document Number: 01038293

Amount: \$8.00

Receipt Number - 372247

By:  
Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Aug 12, 2009

HONORABLE KAREN MCQUEEN, COUNTY CLERK  
BRAZOS COUNTY

ENGINEER/SURVEYOR OWNER  
LAWRENCE A. CATES & ASSOC., LLP BRYAN TOWNE CENTER PARTNERS, LP  
14800 QUORUM DR., STE. 200 401 PENNSYLVANIA PARKWAY  
DALLAS, TEXAS 75254 INDIANAPOLIS, INDIANA 46280  
(972) 385-2272  
CONTACT: LAWRENCE A. CATES, P.E., R.P.L.S.

REPLAT  
OF  
LOTS 3, 4, AND 5 IN BLOCK 2 OF  
BRYAN TOWNE CENTER SUBDIVISION  
BEING 6.8909 ACRES OF LAND,  
VOL. 8366, PG. 58 D.R.B.C.T.,  
CREATING LOTS 3R AND 5R,  
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JULY 15, 2009