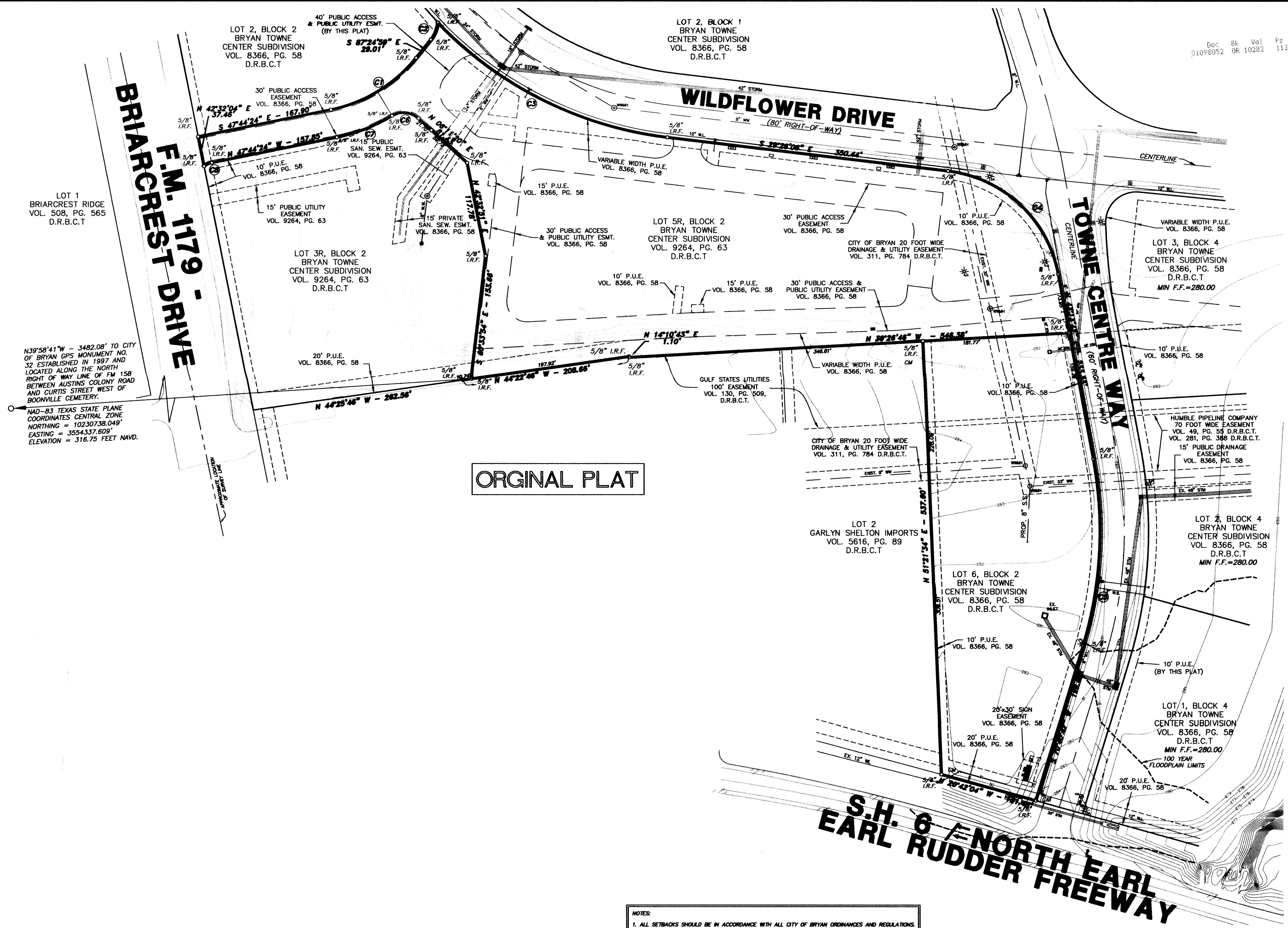


VICINITY MAP
NOT-TO-SCALE

LEGEND

- P.U.E. - PUBLIC UTILITY EASEMENT
- I.R.F. - IRON ROD FOUND
- I.R.S. - IRON ROD SET
- CM - CONTROLLING MONUMENT
- EX. FIRE HYDRANT
- EX. WASTEWATER MANHOLE
- EX. CONTOURS
- EX. STORM SEWER
- EX. WATER LINE
- EX. LIGHT POLE
- EX. FIRE HYDRANT



ORIGINAL PLAT

~ 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'	N 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'	N 06°53'48" E	187.22'
C5	490.00'	27°27'05"	234.77'	N 56°57'15" E	234.77'
C6	27.50'	73°28'27"	35.27'	N 30°32'53" W	32.90'
C7	217.50'	19°32'42"	74.19'	S 57°30'45" E	73.84'
C8	22.50'	27°02'54"	10.62'	N 61°15'52" W	10.52'

LOT 1
BRIARCREST RIDGE
VOL. 508, PG. 565
D.R.B.C.T.

LOT 2, BLOCK 2
BRYAN TOWNE
CENTER SUBDIVISION
VOL. 8366, PG. 58
D.R.B.C.T.

LOT 2, BLOCK 1
BRYAN TOWNE
CENTER SUBDIVISION
VOL. 8366, PG. 58
D.R.B.C.T.

LOT 3R, BLOCK 2
BRYAN TOWNE
CENTER SUBDIVISION
VOL. 9264, PG. 63
D.R.B.C.T.

LOT 5R, BLOCK 2
BRYAN TOWNE
CENTER SUBDIVISION
VOL. 9264, PG. 63
D.R.B.C.T.

LOT 3, BLOCK 4
BRYAN TOWNE
CENTER SUBDIVISION
VOL. 8366, PG. 58
D.R.B.C.T.
MIN F.F. = 280.00

LOT 2
GARLYN SHELTON IMPORTS
VOL. 5616, PG. 89
D.R.B.C.T.

LOT 6, BLOCK 2
BRYAN TOWNE
CENTER SUBDIVISION
VOL. 8366, PG. 58
D.R.B.C.T.

LOT 2, BLOCK 4
BRYAN TOWNE
CENTER SUBDIVISION
VOL. 8366, PG. 58
D.R.B.C.T.
MIN F.F. = 280.00

LOT 1, BLOCK 4
BRYAN TOWNE
CENTER SUBDIVISION
VOL. 8366, PG. 58
D.R.B.C.T.
MIN F.F. = 280.00
100 YEAR
FLOODPLAIN LIMITS

- NOTES:**
- ALL SETBACKS SHOULD BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.
 - ALL OFF-SITE EASEMENTS FOR INFRASTRUCTURE PERTAINING TO THIS PROPERTY TO BE ESTABLISHED BY SEPARATE INSTRUMENT.
 - PROPERTY IS CURRENTLY ZONED PLANNING DEVELOPMENT DISTRICT.
 - ACCORDING TO FIRM COMMUNITY PANELS 48041C0134C & 48041C0142C THE PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE "X" (SHADED), AREAS OF 100 YR. FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT.

(BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE MADDX 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.)

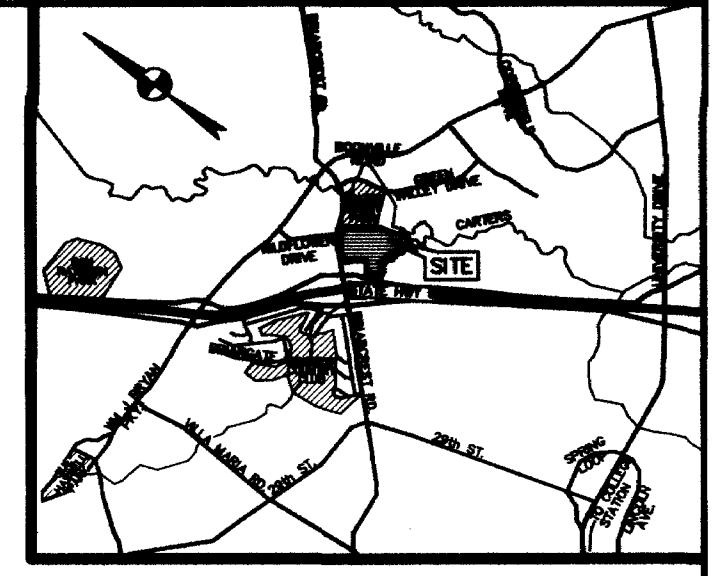
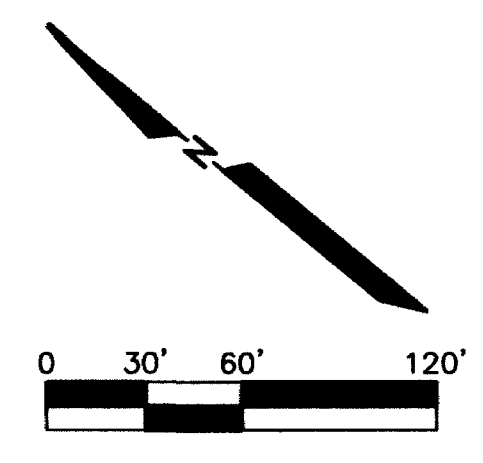
PURPOSE OF REPLAT:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY FOR COMMERCIAL USE.

OWNER
BRYAN TOWNE CENTER PARTNERS, LP
401 PENNSYLVANIA PARKWAY
INDIANAPOLIS, INDIANA 46280
(317) 575-3070
CONTACT: JOE DOWNS

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

REPLAT
OF
LOT 5R & 6 IN BLOCK 2 OF THE BRYAN TOWNE CENTER SUBDIVISION INTO LOTS 5R-1 & 6R IN BLOCK 2 OF THE BRYAN TOWNE CENTER SUBDIVISION
BEING 6.9978 ACRES OF LAND,
VOL. 8366, PG. 58 D.R.B.C.T.,
VOL. 9264, PG. 63 D.R.B.C.T.,
CREATING LOTS 5R-1 & 6R,
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JUNE 17, 2011



VICINITY MAP
NOT-TO-SCALE

Filed for Record in:
BRAZOS COUNTY
On: Aug 02, 2011 at 02:24P
As a
Plat
Document Number: 01098052
Amount: \$3.00
Receipt Number: 418444
By:
Cathy Barcelona
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 02, 2011
KIMBERLY L. HARRIS, COUNTY CLERK
BRAZOS COUNTY

LEGEND
P.U.E. - PUBLIC UTILITY EASEMENT
I.R.F. - IRON ROD FOUND
C.M. - CONTROLLING MONUMENT
FF - FINISHED FLOOR

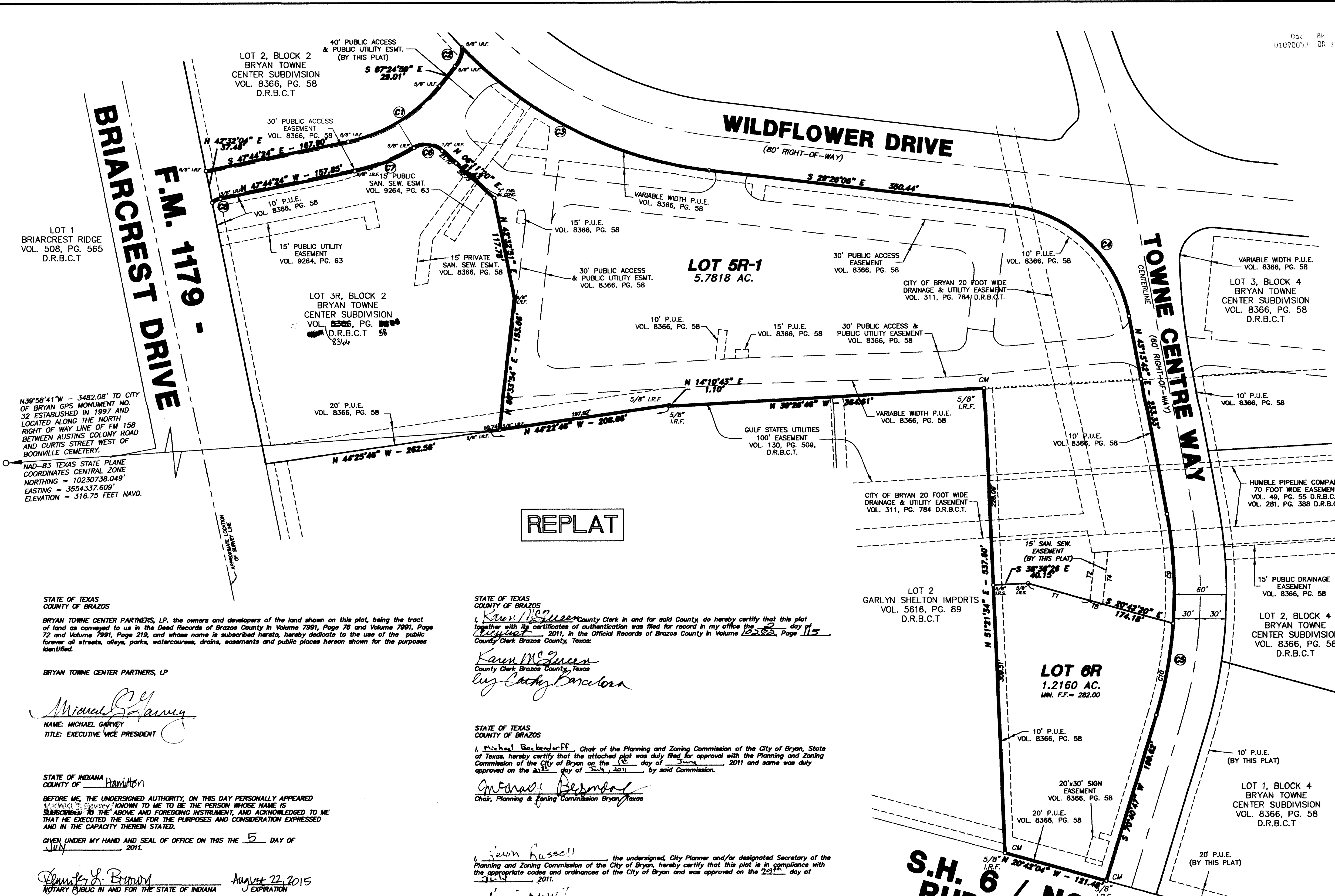
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P.U.E. - PUBLIC UTILITY EASEMENT
I.R.F. - IRON ROD FOUND
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C.M. - CONTROLLING MONUMENT

~ PROPERTY LINE CURVE TABLE ~

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C8	22.50'	27°02'54"	10.62'	N 61°15'52" W	10.52'
C9	490.00'	14°50'05"	126.87'	S 50°38'44" W	126.51'
C10	490.00'	12°37'01"	107.90'	S 64°22'17" W	107.68'

~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
T1	S 20°42'20" E	74.58'
T2	N 59°25'22" E	55.93'
T3	S 39°31'07" E	9.66'
T4	S 59°25'22" W	60.90'
T5	N 20°42'20" W	15.23'



REPLAT

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, paths, watercourses, drains, easements and public places hereon shown for the purposes identified.

BRYAN TOWNE CENTER PARTNERS, LP
Michael Garvey
NAME: MICHAEL GARVEY
TITLE: EXECUTIVE VICE PRESIDENT

STATE OF INDIANA
COUNTY OF Hamilton
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Michael Garvey*, 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 DAY OF JULY 2011.
Annex J. Bruner
NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA
EXPIRATION August 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, P.S., R.L.S.*

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 12th DAY OF JULY 2011.

David Barnett
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
EXPIRATION 02-11-13

STATE OF TEXAS
COUNTY OF BRAZOS
I, *Karen McGinness*, 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 2 day of July 2011, in the Official Records of Brazos County in Volume 10282, Page 114 County Clerk Brazos County, Texas.

Karen McGinness
County Clerk, Brazos County, Texas
Cathy Barcelona

STATE OF TEXAS
COUNTY OF BRAZOS
I, *Michael Beckendorf*, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 16 day of June 2011 and same was duly approved on the 16 day of June 2011 by said Commission.
Michael Beckendorf
Chair, Planning & Zoning Commission Bryan, Texas

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 23 day of July 2011.
Kevin Russell
City Planner, Bryan, Texas

I, *Paul Rupp*, 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 23 day of July 2011.
Paul Rupp
City Engineer, Bryan, Texas

- NOTES:
- ALL SETBACKS SHOULD BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES AND REGULATIONS.
 - ALL OFF-SITE EASEMENTS FOR INFRASTRUCTURE PERTAINING TO THIS PROPERTY TO BE ESTABLISHED BY SEPARATE INSTRUMENT.
 - PROPERTY IS CURRENTLY ZONED PLANNING DEVELOPMENT DISTRICT.
 - ACCORDING TO FIRM COMMUNITY PANELS 48041C0134C & 48041C0142C THE PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, ZONE "X" (SHADDED) AREAS OF 100 YR. FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT.

(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 1987 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
OF
LOT 5R & 6 IN BLOCK 2 OF THE BRYAN TOWNE CENTER SUBDIVISION INTO LOTS 5R-1 & 6R IN BLOCK 2 OF THE BRYAN TOWNE CENTER SUBDIVISION
BEING 6.9978 ACRES OF LAND,
VOL. 8366, PG. 58 D.R.B.C.T.,
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CREATING LOTS 5R-1 & 6R,
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JUNE 17, 2011