

ORIGINAL PLAT



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	64.62'	1066.48'	3° 28' 18"	N 23° 30' 26" W	64.61'	32.32'
C2	35.54'	20.00'	101° 50' 13"	N 20° 21' 50" E	31.05'	24.62'
C3	31.41'	20.00'	89° 58' 58"	N 75° 33' 32" W	28.28'	19.99'
C4	12.87'	20.00'	36° 52' 21"	S 41° 00' 24" W	12.65'	6.67'
C5	205.54'	181.98'	64° 42' 50"	N 1° 47' 51" E	194.79'	115.30'

METES AND BOUNDS DESCRIPTION OF LOT 2R, BLOCK 3, BRYAN TOWNE CENTER SUBDIVISION VOLUME 11795, PAGE 214 RICHARD CARTER SURVEY, A-B BRYAN, BRAZOS COUNTY, TEXAS

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 LINE OF A CALLED 10.03 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRAZOS COUNTY RECORDED IN VOLUME 10064, 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 GEOD12A]);

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 59° 26' 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 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;

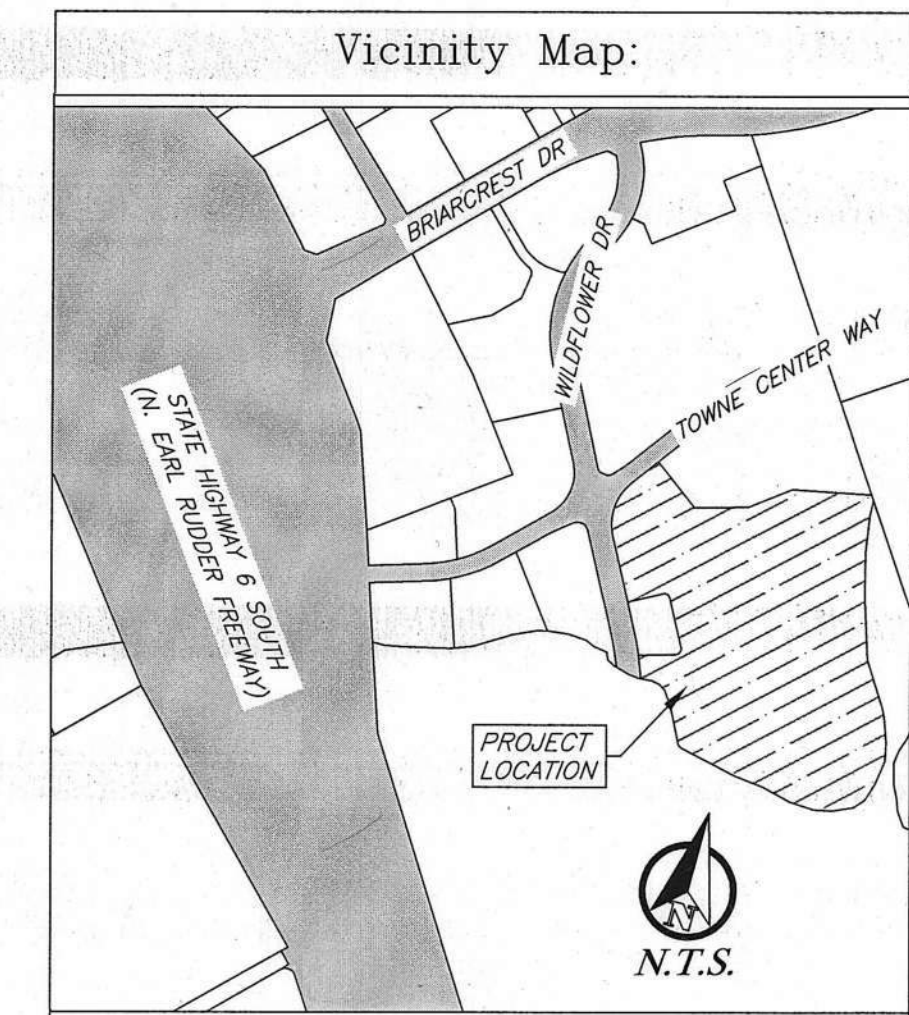
THENCE: ALONG THE COMMON LINE OF SAID LOTS 1R AND 2R FOR THE FOLLOWING CALLS:

S 55° 50' 18" E FOR A DISTANCE OF 201.12 FEET;

N 71° 51' 43" E FOR A DISTANCE OF 186.99 FEET;

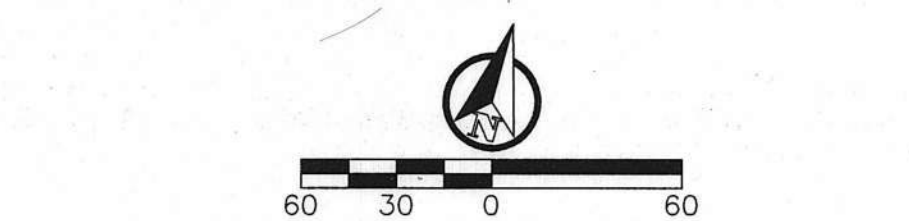
N 50° 40' 04" E FOR A DISTANCE OF 162.37 FEET;

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 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 and measured bearings and distances are plat call 'grid' distances, not otherwise noted.
2. Distances shown hereon are grid distances. To obtain surface distances multiply by a combined scale factor of 1.000110807820743 (calculated using GEOD12A).
3. 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.
4. A portion of this lot is located within the 100-YR floodplain according to the DTRM for Brazos County, Texas and incorporated areas, Map No. 48041C0215F, effective April 2, 2014.
5. Building setback lines Per City of Bryan Ordinance.
6. All utilities shown hereon are approximate locations.
7. The topography shown is from City of Bryan GIS Data.



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

Being a Replat of
Bryan Towne Center Subdivision, Block 3, Lot 2R
Vol. 11795, Pg. 214 ~ 17.817 Acres
Bryan, Brazos County, Texas
April 2021

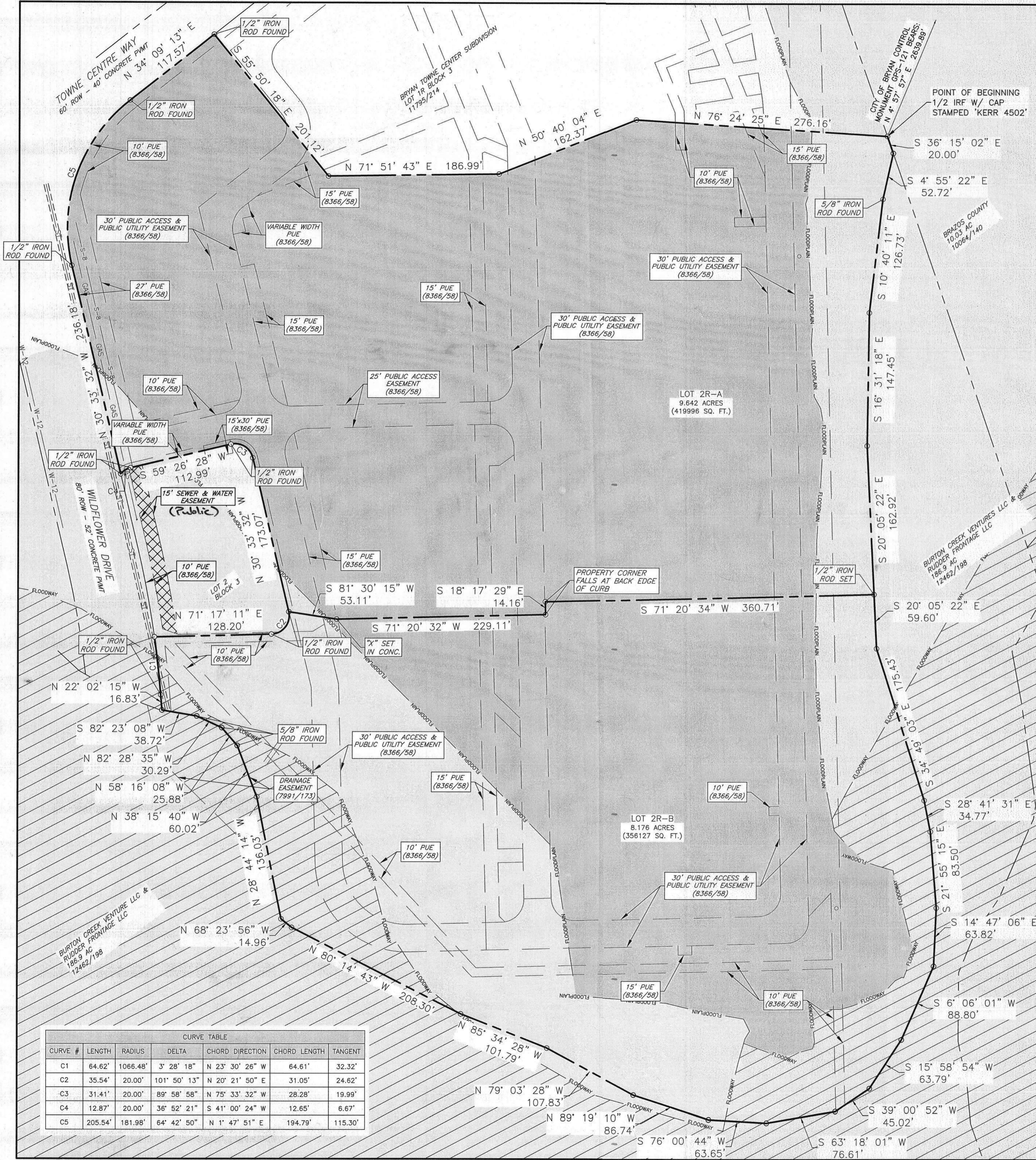
Owner:
Bryan Retail LLC
c/o LARC Manager, Inc.
695 US Highway 46
Ste. 210
Fairfield, NJ 07004-1561

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-5951

Surveyor:
Kerr Surveying LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPLS 10018500
Project # 20-018

JAE Project # 20-008
Bryan Town Center - Replat.dwg
4/27/2021
JA Engineering

REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF New Jersey
COUNTY OF Morris

I, Ralph J. Puglione, 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: LARC Manager, Inc., a Delaware corporation

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

STATE OF New Jersey
COUNTY OF Morris

Before me, the undersigned authority, on this day personally appeared, Ralph J. Puglione, 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 5th day of May, 2021.

Jacqueline Maple
Notary Public, New Jersey

JACQUELINE M. MAPLE
NOTARY PUBLIC OF NEW JERSEY
I.D. #2409717
Commission Expires 06/21/2021

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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.

Brad Kerr, R.P.L.S. No. 4502



APPROVAL OF THE CITY PLANNER

I, Martin 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 24th day of October, 2021.

Martin Zimmerman
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. P. King, 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 24th day of October, 2021.

W. P. King
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Leo Gonzalez, 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 24th day of March, 2021, and same was duly approved on the 24th day of March, 2021, by said Commission.

Leo Gonzalez
Chair, Planning & Zoning Commission, Bryan, Texas

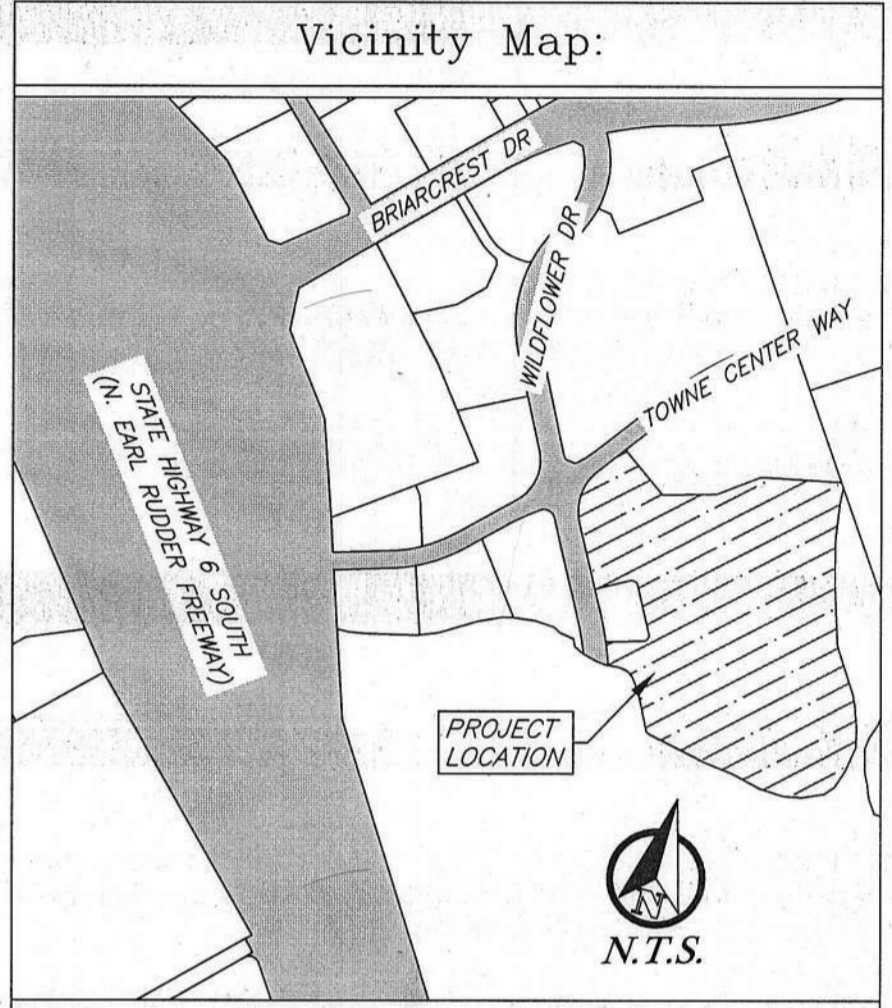
CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 11/11/2021 12:38:25 PM
In the PLAT Records
Doc Number: 2021-1451292
Volume - Page: 17478-292
Number of Pages: 2
Amount: 73.00
Order#: 2021101000153
By: TC

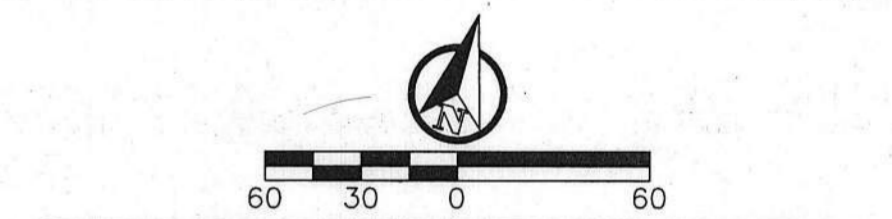


do hereby certify that this plat together with my office the ___ day of ___ Page ___

Karon McQueen
By: T. Cao



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April 2021

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695 US Highway 46
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Fairfield, NJ 07004-1561

Engineer:
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Bryan, TX 77805
979-739-0567
TBPE F-9951

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Project # 20-018