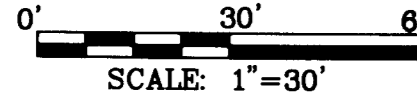


BASIS OF BEARINGS
FINAL PLAT OF BRYAN TOWNE CENTER SUBDIVISION
VOL. 8366 PAGE 58
O.P.B.C.T.
BASIS OF ELEVATIONS
CITY OF BRYAN GPS MONUMENT NO. 32

NOTES:
1. AT THE TIME OF FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK BUT NO BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
2. AT THE TIME OF FIELD WORK THERE WERE NO BUILDINGS ON THE SUBJECT PROPERTY.
3. AT THE TIME OF FIELD WORK, THERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINE OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
4. AT THE TIME OF FIELD WORK, NO WETLAND DELINEATION MARKERS WERE OBSERVED.
5. A PROFESSIONAL LIABILITY INSURANCE POLICY OF 1 MILLION DOLLARS IS TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM.
6. FLOODWAY LINE WAS DETERMINED BY GRAPHICAL INTERPOLATION



SITE ADDRESS
(NO STREET NUMBER HAS BEEN ASSIGNED)

ZONING INFORMATION
PLANNED DEVELOPMENT

UTILITIES

CITY OF BRYAN
979-821-5700

FRONTIER COMMUNICATIONS
855-291-4311

ATMOS
888-286-8700

BENCHMARK
CHISELED X
NW CORNER OF DROP INLET
AT TRACT'S NE CORNER
ELEVATION = 281.27

Tract One: Fee Simple

Being a 35,000 Square foot (0.803 Acre) Tract of Land, situated in the Richard Carter Survey, Abstract No. 8, and being part of Lot One (1), Block Four (4), Bryan Towne Center Subdivision, City of Bryan, according to the Plat recorded in Volume 8366, Page 58 of the Official Records of Brazos County, Texas, said Lot 1 being described in Warranty Deed to Bryan Retail LLC, as recorded at Instrument 11366 Page 072, Official Records of Brazos County, Texas, being more particularly described by Metes and Bounds as follows:

Beginning at a found 5/8 inch rebar at the Northwest corner of said Lot 1 and being on the Southerly Right of Way line (60' Right of Way) of Towne Center Way;

Thence North 70°40'47" East, along the North line of said Lot 1 and along said Southerly Right of Way line, a distance of 159.50 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

Thence South 20°55'36" East, leaving said North lot line and Southerly Right of Way line and across Said Lot 1, a distance of 226.81 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588 on the South line of said Lot 1;

Thence South 74°18'39" West, along said South Lot line, a distance of 62.95 feet to a set 1/2 inch rebar with ID cap stamped KEEN 6588;

Thence South 77°30'22" West, along said South line, pass a set 1/2 inch rebar with ID cap stamped KEEN 6588 at 17.64 feet, for a total distance of 57.64 feet to a point for a corner;

Thence South 87°00'01" West, along said South Lot line, a distance of 42.60 feet to a point for a corner on the West lot line of said Lot 1 and the Easterly Right of Way line of Texas State Highway No. 6 (variable width Right of Way);

Thence North 20°42'04" West, along said West Lot line and Easterly Right of Way Line passing a set 1/2 inch rebar with ID cap stamped KEEN 6588 at 45.00 feet, for a total distance of 203.77 feet to the Point of Beginning, containing 35,000 square feet, or 0.803 acres of land.

Tract Two: Non-Exclusive Easement

Reciprocal Access Easement as set out in Operation and Easement Agreement by and between Target Corporation and Bryan Towne Center Partners, L.P., dated May 25, 2007 and recorded in Volume 7991, Page 81, Official Records, Brazos County, Texas.

LEGEND

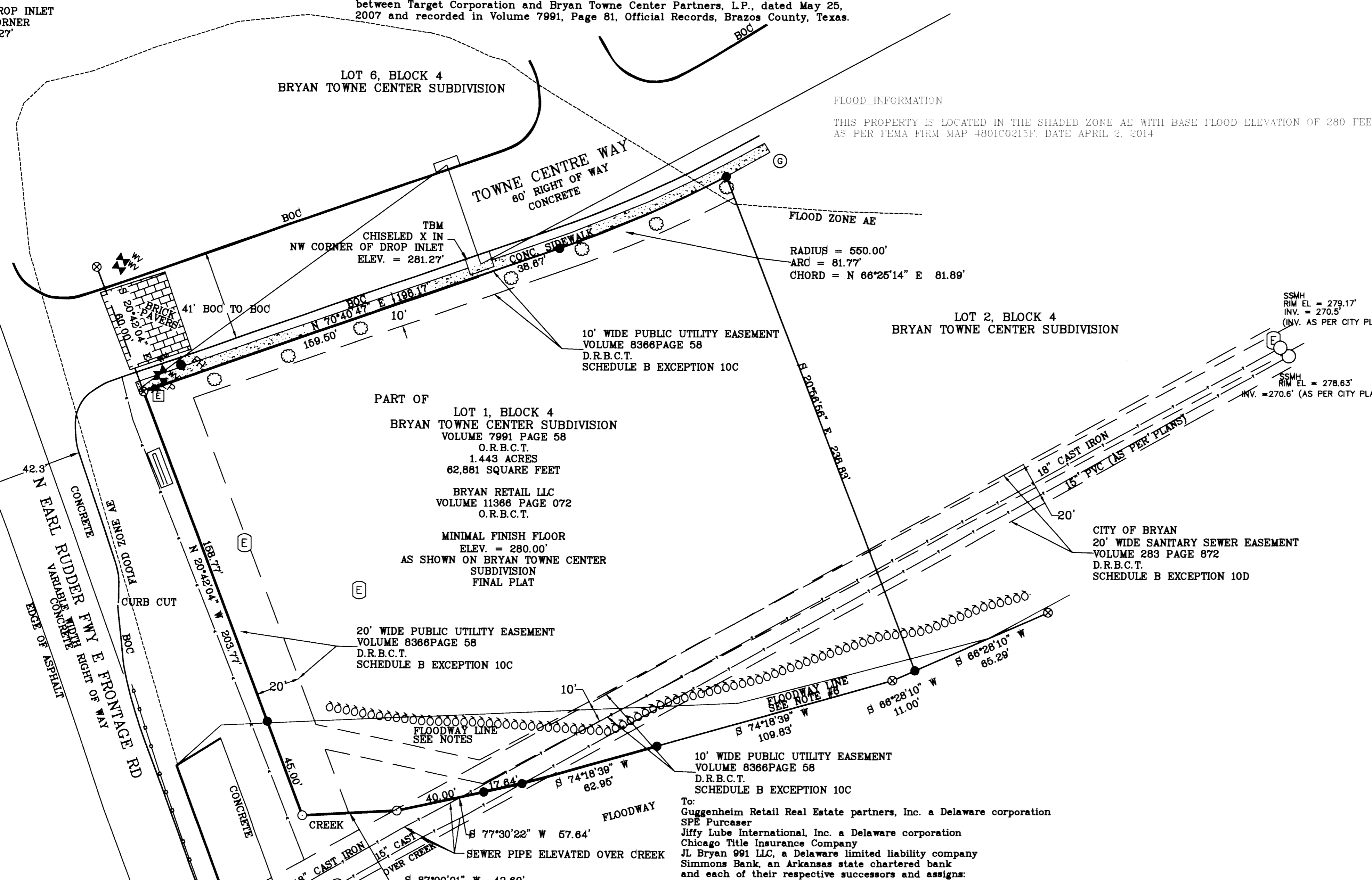
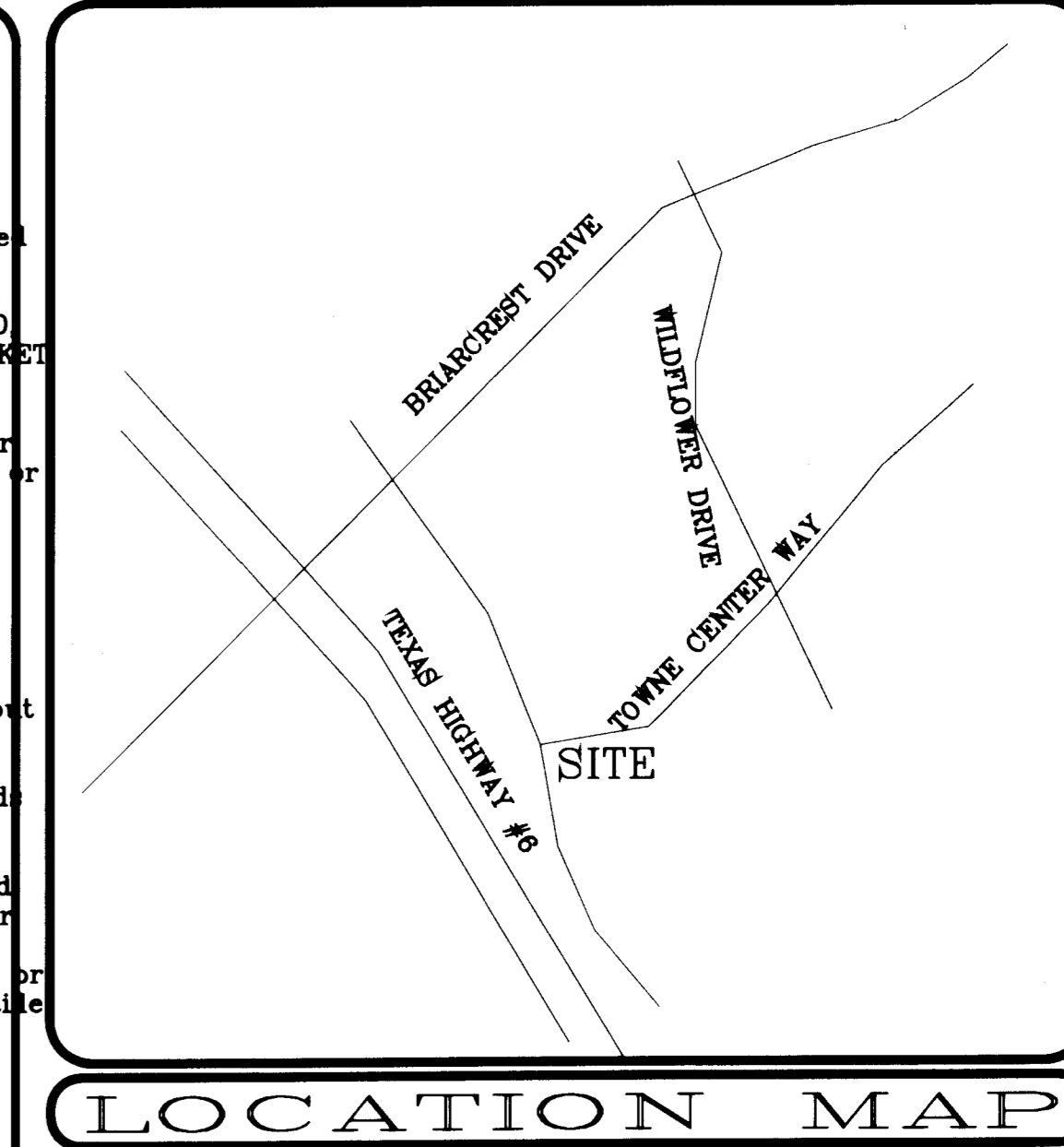
- TRACT BOUNDARY LINE —————
- SURVEY TIE LINES - - - - -
- EASEMENT LINE ————
- UNDERGROUND TELEPHONE LINE - - - - -
- OVERHEAD ELECTRIC LINE ————
- GAS LINE ————
- SEWER LINE ————
- WATERLINE ————
- TREE LINE ○○○○○○○○○○○○○○○○○○○○○○○○○○○○○
- METAL GUARD RAIL ————
- COMPUTED CORNER ○
- POWER POLE ●
- FOUND 5/8" REBAR WITH PLASTIC ID CAP ⊗
- SET 1/2" REBAR WITH PLASTIC ID CAP ⊗
- FOUND CHISELED X
- SET CHISELED X
- ELEVATION SPOT SHOT 280.00
- PUBLIC RECORDS BRAZOS COUNTY TEXAS P.R.B.C.T.
- SANITARY SEWER MANHOLE ○
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- BACK OF CURB/BOC
- STORM WATER MANHOLE
- UNDERGROUND ELECTRIC SIGN
- FLOW LINE
- GAS LINE SIGN ⊙
- 4" TREE ○
- ELECTRIC BOX □

SCHEDULE B

EXCEPTIONS FROM COVERAGE

Commitment No.: 8021431800226 GP No.: CTBW43-8021431800226-ED

1. The following restrictive covenants of record itemized below Volume 7991, Page 81; Volume 10403, Page 98; Volume 12413, Page 235; Volume 12466, Page 188; Volume 3360, Page 196, Official Records, Brazos County, Texas. BLANKET IN NATURE AND AFFECTS SUBJECT PROPERTY
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements. AS SHOWN ON SURVEY
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. NOT A SURVEY MATTER
4. Any title or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or bed or navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area. NOT A SURVEY MATTER
5. Standby fees, taxes and assessments by any taxing authority for the year 2018 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. NOT A SURVEY MATTER
6. The terms and conditions of the documents creating your interest in the land. NOT A SURVEY MATTER
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. NOT A SURVEY MATTER
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. NOT A SURVEY MATTER
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgage Policy of Title Insurance Insurance (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Mortgage Policy of Title Insurance (T-2R). NOT A SURVEY MATTER
10. The following matters and all terms of the documents creating or offering evidence of the matters NOT A SURVEY MATTER
 - a. Rights of parties in possession. NOT A SURVEY MATTER
 - b. The following exception will appear in any policy issued if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing: Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land. AS SHOWN ON SURVEY
 - c. Easements as shown on plat recorded in Volume 8366, Page 58 of the Official Records of Brazos County, Texas. AS SHOWN ON SURVEY
 - d. Easement:
 - From: J. W. Lester, Jr., et al
 - To: City of Bryan
 - Dated: January 21, 1970
 - Recorded: Volume 283, Page 872, Deed Records, Brazos County, Texas. AS SHOWN ON SURVEY
 - e. Terms, Conditions, and Stipulations in the Operation and Easement Agreement by and between: Parties: Target Corporation and Bryan Towne Center Partners, L.P. Dated: May 25, 2007. Recorded: Volume 7991, Page 81, Official Records, Brazos County, Texas. BLANKET IN NATURE AND AFFECTS SUBJECT PROPERTY
 - f. Terms, Conditions, and Stipulations in the Tree Removal License Agreement by and between: Parties: Jack W. Lester, Jr., et al and Bryan Towne Center Partners, L.P. Dated: May 24, 2007. Recorded: Volume 7991, Page 194, Official Records, Brazos County, Texas. BLANKET IN NATURE AND AFFECTS SUBJECT PROPERTY
 - g. Mineral Reservation in Deed: By: Jack W. Lester, Jr. and Patricia Gaye Lester To: Bryan Towne Center Partners, L.P. Dated: May 25, 2007. Recorded: Volume 7991, Page 219, Official Records, Brazos County, Texas. BLANKET IN NATURE AND AFFECTS SUBJECT PROPERTY
 - h. Oil and Gas Lease, and all terms, conditions and stipulations therein: Lessor: Jack W. Lester, Jr., et al Lessee: Keith D. Graham Dated: July 3, 1991. Recorded: Volume 1305, Page 268, Official Records, Brazos County, Texas; Amended: Recorded: Volume 1496, Page 42; Volume 1616, Page 307; Volume 1682, Page 190; and Volume 7486, Page 118, Official Records, Brazos County, Texas. BLANKET IN NATURE AND AFFECTS SUBJECT PROPERTY



ORIGINAL PLAT

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a) and 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on 4/5/18.
Date of Plat or Map:

REVISED: 4/16/18 ADDED SSMH INVERT
8/3/18 ADDED TO ALTA CERTIFICATE

MAP PREPARED FOR:
JM CIVIL ENGINEERING
ALTA/NSPS LAND TITLE SURVEY
FIRM #10194183

KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 234
SALEM, ARKANSAS 72576
TEL (970) 895-3600 FAX (970) 895-3614
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 4/10/18
SCALE: 1" = 30'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1278.167

BASIS OF BEARINGS
FINAL PLAT OF BRYAN TOWNE CENTER SUBDIVISION
VOL. 8366 PAGE 58
O.P.B.C.T.

NOTES:
1. FLOODWAY LINE WAS DETERMINED BY GRAPHICAL INTERPOLATION
2. ALL SIGNAGE WILL BE PERMITTED SEPARATELY

LEGEND

- TRACT BOUNDARY LINE ————
- SURVEY TIE LINES - - - - -
- EASEMENT LINE ————
- COMPUTED CORNER ○
- FOUND 5/8" REBAR WITH PLASTIC ID CAP ●
- FOUND 1/2" REBAR WITH PLASTIC ID CAP ●
- FOUND CHISELED X X
- SET CHISELED X X

FLOOD INFORMATION

THIS PROPERTY IS LOCATED IN THE SHADED ZONE AE WITH BASE FLOOD ELEVATION OF 280 FEET AS PER FEMA FIRM MAP 4801C0215F, DATE APRIL 2, 2014

Lot 1R-A

Being a 35,000 Square foot (0.803 Acre) Tract of Land, situated in the Richard Carter Survey, Abstract No. 8, and being part of Lot One (1), Block Four (4), Bryan Towne Center Subdivision, City of Bryan, according to the Plat recorded in Volume 8366, Page 58 of the Official Records of Brazos County, Texas, said Lot 1 being described in Warranty Deed to Bryan Retail LLC, as recorded at Instrument 11366 Page 072, Official Records of Brazos County, Texas, being more particularly described by Metes and Bounds as follows:

Beginning at a found 5/8 inch rebar at the Northwest corner of said Lot 1 and being on the Southerly Right of Way line (60' right of way) of Towne Center Way;

Thence North 70°40'47" East, along the North line of said Lot 1 and along said Southerly Right of Way line, a distance of 159.50 feet to a found 1/2 inch rebar with ID cap stamped KEEN 6588;

Thence South 20°55'36" East, leaving said North lot line and Southerly Right of Way line and across said Lot 1, a distance of 226.61 feet to a found 1/2 inch rebar with ID cap stamped KEEN 6588 on the South line of said Lot 1;

Thence South 74°18'39" West, along said South lot line, a distance of 62.95 feet to a found 1/2 inch rebar with ID cap stamped KEEN 6588;

Thence South 77°30'22" West, along said South line, passing a found 1/2 inch rebar with ID cap stamped KEEN 6588 at 17.84 feet, for a total distance of 57.84 feet to a point for a corner;

Thence South 87°00'01" West, along said South lot line, a distance of 42.80 feet to a point for a corner on the West lot line of said Lot 1 and the Easterly Right of Way line of Texas State Highway No. 6 (variable width Right of Way);

Thence North 20°42'04" West, along said West lot line and Easterly Right of Way line passing a found 1/2 inch rebar with ID cap stamped KEEN 6588 at 45.00 feet, for a total distance of 203.77 feet to the Point of Beginning, containing 35,000 square feet, or 0.803 acres of land.

Lot 1R-B PUBLIC RECORDS BRAZOS COUNTY TEXAS P.R.B.C.T.

Being a 27,881 Square foot (0.640 Acre) Tract of Land, situated in the Richard Carter Survey, Abstract No. 8, and being part of Lot One (1), Block Four (4), Bryan Towne Center Subdivision, City of Bryan, according to the Plat recorded in Volume 8366, Page 58 of the Official Records of Brazos County, Texas, said Lot 1 being described in Warranty Deed to Bryan Retail LLC, as recorded at Instrument 11366 Page 072, Official Records of Brazos County, Texas, being more particularly described by Metes and Bounds as follows:

Beginning at a found 1/2 inch rebar with ID cap stamped KEEN 6588 at the Northeast corner of said Lot 1 and being on the Southerly Right of Way line (60' right of way) of Towne Center Way;

thence South 20°55'36" East, leaving said Right of Way line and along the East line of said Lot 1, a distance of 238.83 feet to a found 1/2 inch rebar with ID cap stamped KEEN 6588 at the Southeast corner of said Lot 1;

thence South 66°28'10" West, along the South line of said Lot 1, a distance of 11.00 feet to a found 5/8 inch rebar;

thence South 74°18'39" West, a the South line of said Lot 1, distance of 109.83 feet to a found 1/2 inch rebar with ID cap stamped KEEN 6588;

thence North 20°55'36" West, leaving said South lot line, a distance of 226.61 feet to a found 1/2 inch rebar with ID cap stamped KEEN 6588 on the North line of said Lot 1 and being on the Southerly Right of Way line (60' right of way) of Towne Center Way;

thence North 70°40'47" East, along said North lot line and South Right of Way line, a distance of 38.67 feet to a found 1/2 inch rebar with ID cap stamped KEEN 6588;

thence along said North lot line and South Right of Way line and along a curve to the right, having a Radius of 550.00 feet, an Arc Length of 81.77 feet and a Chord which bears North 66°25'14" East, a distance of 81.69 feet to the Point of Beginning containing 27,881 square feet, or 0.640 acres of land.

Certificate of ownership and dedication.

STATE OF TEXAS
COUNTY OF BRAZOS
I (We), Bryan Retail, LLC, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 11366 Page 072, 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.

Owner: *[Signature]*

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared *[Signature]*, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.
Given under my hand and seal of office this 27th day of August, 2018.

[Signature]
Notary Public, Brazos County, Texas
Commission Expires 08/24/2021

Certification of the surveyor.
STATE OF TEXAS
COUNTY OF BRAZOS
I, Brian Keen, Registered Public Surveyor No. 6588 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.

[Signature]
Registered Public Land Surveyor



Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 8/31/2018 8:55:05 AM
In the PLAT Records

Doc Number: 2018-1339917
Volume-Page: 14995-21
Number of Pages: 2
Amount: 73.00
Order#: 2018083100011
By: PT

r said County, do hereby
ficates of authentication
day of
the Official Records of
Page

[Signature]
County Clerk Brazos County, Texas

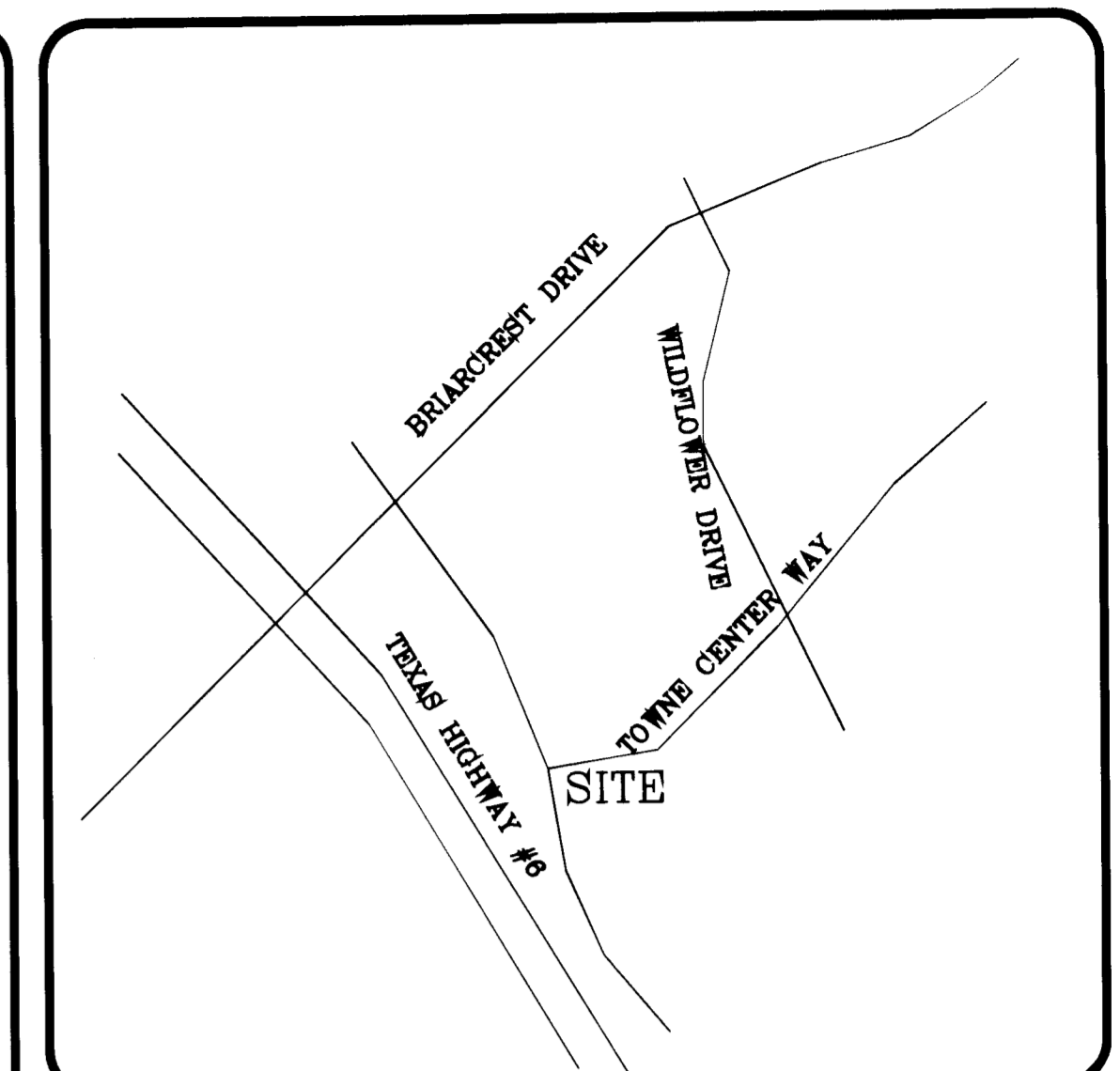
Approval of the city planner.
I, *[Signature]*, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 27th day of August, 2018.

[Signature]
City Planner, Bryan, Texas

Approval of the city engineer.
I, *[Signature]*, 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 30th day of August, 2018.

[Signature]
City Engineer, Bryan, Texas

All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.



LOCATION MAP

Surveyor
Keen Surveying, LLC
203 South Main Street
Salem, AR 72576
Office 870-895-3800
Fax 870-895-3814
Firm Registration #101941183

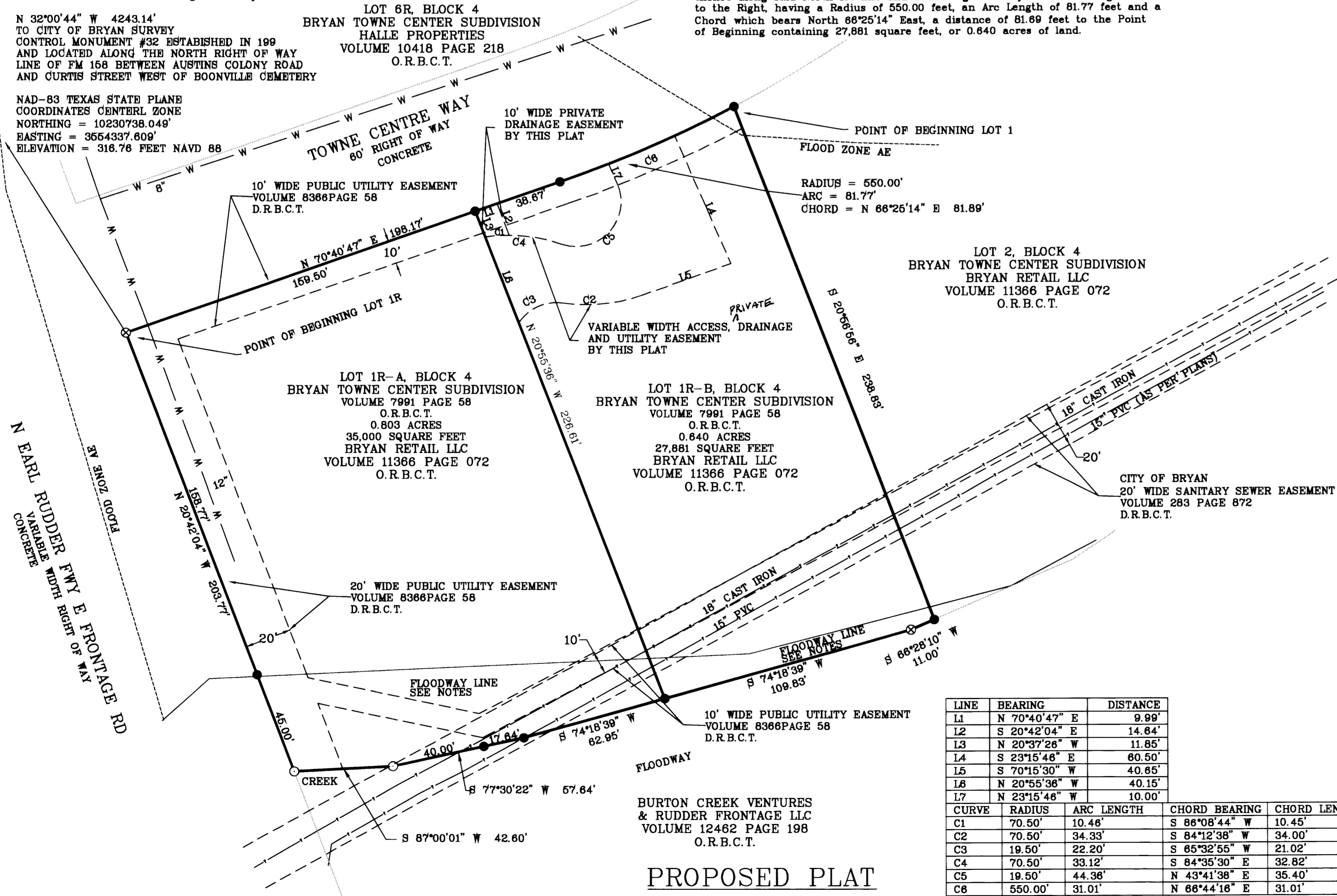
Engineer
JM Civil Engineering
5900 South Lake Forest
Drive, Suite 380
McKinney, TX 75070
214-491-1830

Owner
Bryan Retail LLC
695 US Highway 46
Suite 210
Fairfield, NJ 07004-1561

SITE ADDRESS
(NO STREET NUMBER HAS BEEN ASSIGNED)

ZONING INFORMATION
PLANNED DEVELOPMENT

All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.



LINE	BEARING	DISTANCE
L1	N 70°40'47" E	9.99'
L2	S 20°42'04" E	14.64'
L3	N 20°37'26" W	11.85'
L4	S 23°15'46" E	60.50'
L5	S 70°15'30" W	40.65'
L6	N 20°55'36" W	40.15'
L7	N 23°15'46" W	10.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	70.50'	10.46'	S 88°08'44" W	10.45'	8°29'57"
C2	70.50'	34.33'	S 84°12'38" W	34.00'	27°54'15"
C3	19.50'	22.20'	S 65°32'55" W	21.02'	65°13'41"
C4	70.50'	33.12'	S 84°35'30" E	32.82'	26°55'13"
C5	19.50'	44.36'	N 43°41'38" E	35.40'	130°20'56"
C6	550.00'	31.01'	N 66°44'16" E	31.01'	3°13'51"

N 32°00'44" W 4243.14'
TO CITY OF BRYAN SURVEY
CONTROL MONUMENT #32 ESTABLISHED IN 199
AND LOCATED ALONG THE NORTH RIGHT OF WAY
LINE OF FM 168 BETWEEN AUSTINS COLONY ROAD
AND CURTIS STREET WEST OF BOONVILLE CEMETERY

NAD-83 TEXAS STATE PLANE
COORDINATES CENTERL ZONE
NORTHING = 10230738.049'
EASTING = 3654337.609'
ELEVATION = 316.76 FEET NAVD 88

N EARL RUDDER FWY E FRONTAGE RD
CONCRETE
VARIABLE WIDTH RIGHT OF WAY
EASEMENT

LOT 6R, BLOCK 4
BRYAN TOWNE CENTER SUBDIVISION
HALLE PROPRIETES
VOLUME 10418 PAGE 218
O.R.B.C.T.

10' WIDE PRIVATE DRAINAGE EASEMENT BY THIS PLAT

10' WIDE PUBLIC UTILITY EASEMENT VOLUME 8366 PAGE 58 D.R.B.C.T.

LOT 1R-A, BLOCK 4
BRYAN TOWNE CENTER SUBDIVISION
VOLUME 7991 PAGE 58
O.R.B.C.T.
0.803 ACRES
35,000 SQUARE FEET
BRYAN RETAIL LLC
VOLUME 11366 PAGE 072
O.R.B.C.T.

20' WIDE PUBLIC UTILITY EASEMENT VOLUME 8366 PAGE 58 D.R.B.C.T.

LOT 1R-B, BLOCK 4
BRYAN TOWNE CENTER SUBDIVISION
VOLUME 7991 PAGE 58
O.R.B.C.T.
0.640 ACRES
27,881 SQUARE FEET
BRYAN RETAIL LLC
VOLUME 11366 PAGE 072
O.R.B.C.T.

BURTON CREEK VENTURES & RUDDER FRONTAGE LLC
VOLUME 12462 PAGE 198
O.R.B.C.T.

PROPOSED PLAT

DATE: 8/21/18
SCALE: 1" = 30'
DRAWN BY: B. KEEN
CHECKED BY: B. KEEN
JOB #1278.167P

FINAL PLAT
BRYAN TOWNE CENTER SUBDIVISION
LOTS 1R-A AND 1R-B IN BLOCK 4
BEING A REPLAT OF
LOT 1 IN BLOCK 4
BRYAN TOWNE CENTER SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS
VOLUME 8366 PAGE 58, OFFICIAL RECORDS
BEING 1.443 ACRES IN THE RICHARD CARTER SURVEY
ABSTRACT NUMBER 8