

- NOTES:
- 1) North Orientation is based on Plat Calls in Volume 9350, Page 190.
 - 2) Bearings and distances are call and actual.
 - 3) This survey was prepared with the benefit of a Title Commitment from Alamo Title Insurance as shown in Commitment No. ATCH6064262. All easements shown for Lot 3B are based on this commitment. Strong Surveying, LLC did not engage in any easement research.
 - 4) Pylon signs on Lot 3D and Lot 3C are limited to a maximum height of 10 feet.
 - 5) This property is located within the FM 158 Corridor Overlay district and is subject to Section 62-170 and 62-528 of the City of Bryan land and site development ordinance. This property is also subject to Section 130-26 of the City of Bryan Zoning Ordinance.
 - 6) This property is zoned Retail District (C-2) and building setbacks shall be in accordance with Bryan Code of Ordinance.
 - 7) This property is not located within the 100 - year flood hazard area as depicted from FLOOD INSURANCE RATE MAP NO. 4804C0215 F, DATED APRIL 2, 2014.
 - 8) All drive aisles will be shared access between all lots in the Colony Park Shopping Center Subdivision.

SCHEDULE B NOTES:

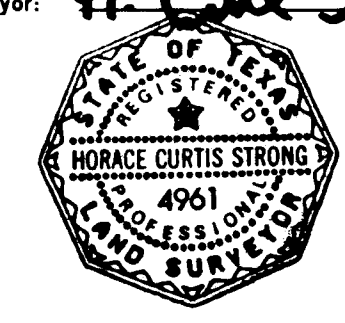
- f) The water easement in Volume 498, Page 454 does affect this tract and is shown.
- g) The sidewalk easement in Volume 8670, Page 188 does affect this tract and is shown.

Doc No. 01295714 OR 13988 218
 Filed for Record in BRAZOS COUNTY
 On: Apr 28 2017 at 11:44A
 As a Plat
 Document Number: 01295714
 Amount: 75.00
 Receipt Number: 601251
 By: Debbi Baker
 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 on the 28th day of April, 2017 in the Official Records of Brazos County in Volume 13988 Page 218
 County Clerk Brazos County, Texas.
 Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY
 as stored hereon by me.
 Apr 28 2017
 Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY

I, Bobby Gutierrez, 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 28th day of April, 2017 and same was duly approved on the 28th day of April, 2017, by said Commission.
 Bobby Gutierrez
 Chair, Planning & Zoning Commission Bryan, Texas

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 on the 28th day of April, 2017 in the Official Records of Brazos County in Volume 13988 Page 218
 County Clerk Brazos County, Texas.
 Karen McQueen
 By: Debbi Baker
 Deputy Clerk

STATE OF TEXAS COUNTY OF BRAZOS
 I, H. Curtis Strong, Registered Professional Surveyor No. 4961 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 polygon.
 Registered Professional Land Surveyor: H. Curtis Strong

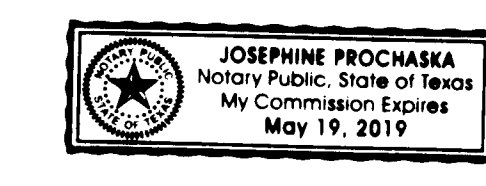


I, Maria Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 28th day of April, 2017.
 City Planner, Bryan, Texas: Maria Zimmerman

I, Paul Kasper, 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 28th day of April, 2017.
 City Engineer, Bryan, Texas: Paul Kasper

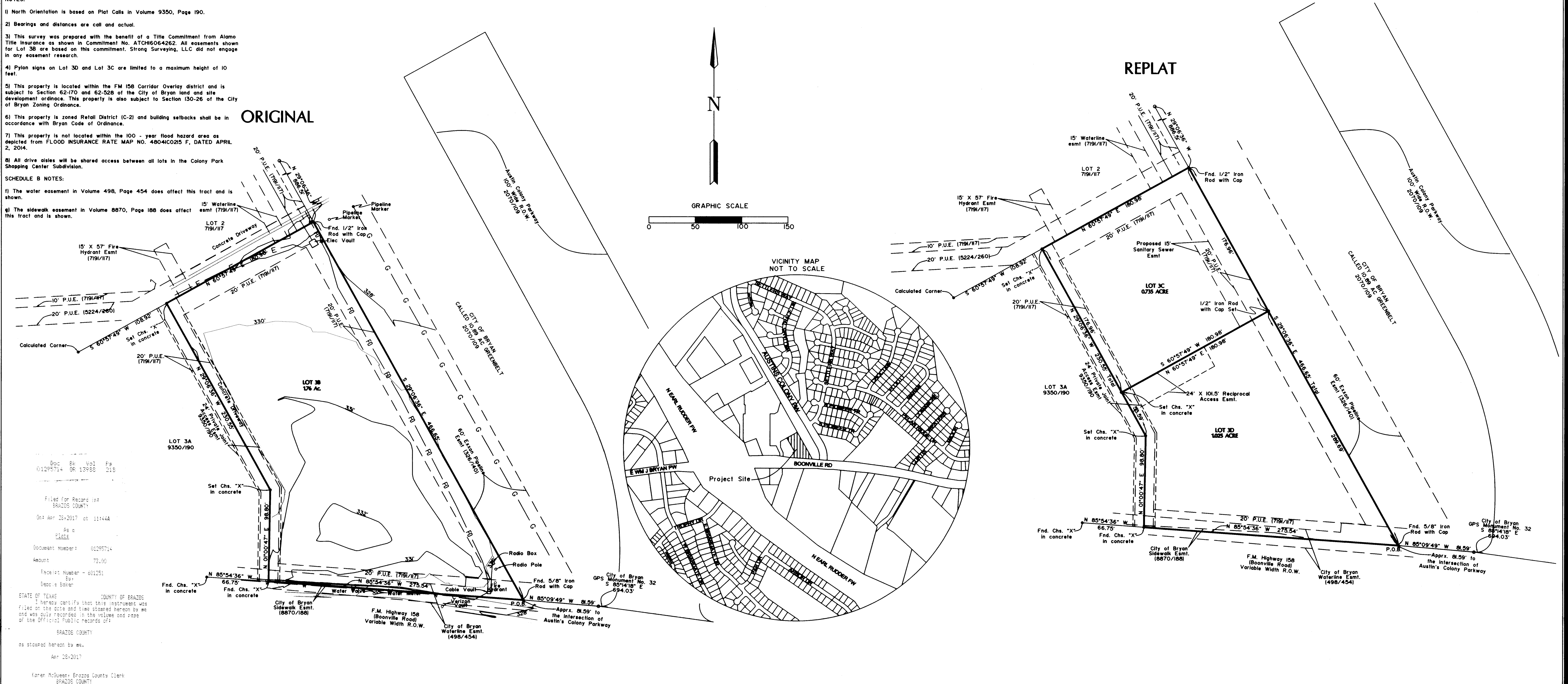
STATE OF TEXAS COUNTY OF BRAZOS
 I (We), NEC Hwy. 6 Bypass/Boonville Road, LTD the owner(s) and developer(s) of the land shown on this plat, being part of the tract of land conveyed to us in the Official Records of Brazos County in Volume 6517, Page 159, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places herein shown for the purposes identified.
 Notary Public, Brazos County, Texas: Josephine Prochaska

STATE OF TEXAS COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day and personally appeared Josephine Prochaska, 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.
 Notary Public, Brazos County, Texas: Josephine Prochaska



ORIGINAL

REPLAT



FIELD NOTES
 1.025 ACRE TRACT
 BEING A PART OF
 LOT 3B, BLOCK 1
 COLONY PARK SHOPPING CENTER
 VOLUME 9350, PAGE 190
 JOHN AUSTIN LEAGUE, A-2
 NOVEMBER 16, 2016

FIELD NOTES
 0.735 OF ONE ACRE
 BEING A PART OF
 LOT 3B, BLOCK 1
 COLONY PARK SHOPPING CENTER
 VOLUME 9350, PAGE 190
 JOHN AUSTIN LEAGUE, A-2
 NOVEMBER 16, 2016

All that certain lot, tract or parcel of land being 1.025 acres situated in the John Austin League, Abstract No. 2, Brazos County, Texas, and being a part of that certain Colled Lot 3B as described in plot of record in Volume 2070, Page 109, and being a part of that certain Colled Lot 3B as described in plot of record in Volume 9350, Page 190, Official Records of Brazos County, Texas, said 1.025 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap found for the most northerly corner, said corner being the most easterly corner of said Lot 3B, said corner being in a southeasterly line of the Colled 10.89 acre Greenbelt as described in plot of record in Volume 2070, Page 109;

THENCE S 29°06'36" E, along the northeast line of said Lot 3B and a southeasterly line of said Colled 10.89 acre tract a distance of 176.96 feet to a 1/2" Iron Rod with Cap set for the most easterly corner, a 5/8" Iron Rod with Cap found for the most easterly corner of said Lot 3B bears S 29°06'36" E a distance of 289.69 feet;

THENCE S 01°00'47" E, across said Lot 3B a distance of 180.98 feet to a Chiseled "X" in concrete set for the most southerly corner, said corner being in a southeasterly line of said Lot 3B, said corner being in a northeast line of Lot 3A, Block 1 Colony Park Shopping Center as described in Volume 9350, Page 190, a Chiseled "X" in concrete set for angle point of said Lot 3B bears S 29°06'36" E a distance of 53.59 feet;

THENCE N 29°06'36" W, along a northwest line of said Lot 3B and a northeast line of said Lot 3A a distance of 176.96 feet to a Chiseled "X" in concrete set for the most westerly corner, said corner being the most westerly corner of said Lot 3B, said corner also being located in a southerly line of said Lot 2;

THENCE N 60°57'49" E, along the northwest line of said Lot 3B and a southerly line of said Lot 2 a distance of 180.98 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 0.735 OF ONE ACRE OF LAND, MORE OR LESS, according to a survey performed on the ground during the month of November, 2016, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961 and working under Firm No. 10093500. North Orientation is based on plat calls in Volume 9350, Page 190. For other information see accompanying plat.

Owner: NEC Hwy. 6 Bypass/Boonville Road, LTD., a Texas limited partnership.
 Address: 1800 Barling, Suite 550 Houston, Texas 77057
 Phone No: 713-335-4546

REPLAT
 OF
 1.76 ACRES
 BEING ALL OF
 LOT 3B, BLOCK 1
 COLONY PARK SHOPPING CENTER
 VOLUME 9350, PAGE 190
 JOHN AUSTIN LEAGUE, A-2
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE 1" = 50'
 SHEET 1 OF 1

SURVEYOR

ENGINEER
 Kimley-Horn and Associates
 2800 S. Texas Ave.
 Suite 201
 Bryan, TX 77802