

NOTES:

North Orientation is based on Plat Calls in Volume 7191, Page 117.

Bearings and distances are call and actual unless otherwise noted.

● Indicates a Chiseled "X" set in concrete.

A 1/2" Iron Rod with Cap set at all corners unless otherwise noted.

This property is Zoned Retail District (C-2)

This property is located in the FM 158 Corridor Overlay District.

Shared Access between Lots 1R and 2R will be provided in accordance with the Reciprocal Easement Agreement and Declaration of Restrictions and Covenants (Volume 6617, page 190) and Amendments thereto.

Additional Notes:

1. All drive aisles will be shared between all lots in the Colony Park Shopping Center Subdivision.

2. Pylon signs on Lot 4 and Lot 5 are limited to a maximum height of 15 feet.

Pylon signs on Lot 3 are limited to a maximum height of 10 feet.

TITLE COMMITMENT NOTES:

This survey was prepared with the benefit of a Title Commitment from Alamo Title Insurance as shown in Commitment No. ATCH1605260MS. All easements shown for Lot 2 are based on this commitment. Strong Surveying, LLC did not engage in any easement research.

1.) Site subject to Restrictive Covenants contained in documents recorded in Volume 7191, Page 117; Volume 5175, Page 21; Volume 5175, Page 216; Volume 5211, Page 19; Volume 6667, Page 139; Volume 6617, Page 190; Volume 9373, Page 109; Volume 9454, Page 9; Volume 9454, Page 90; Volume 10199, Page 122 and Volume 10493, Page 204 all of the Official Records of Brazos County, Texas.

101) The waterline easement to the City of Bryan in Volume 498, Page 454 does affect this tract and is shown.

102) The P.U.E. to the City of Bryan in Volume 5224, Page 260 does affect this tract and is shown.

103) The access, sign and electric easement to Jack in the Box Eastern Division, L.P. et al in Volume 5211, Page 189 does not affect this tract.

104) The access, sign and electric easement to Dazler At Services, L.L.C. in Volume 5175, Page 216 does affect this tract and is shown.

105) The easement in Volume 8870, Page 188 does affect this tract and is shown.

FIELD NOTES
13.30 ACRES
BEING ALL OF
LOT 1 & 2, BLOCK 1
COLONY PARK SHOPPING CENTER
VOLUME 7191, PAGE 117
JOHN AUSTIN LEAGUE, A-2
JANUARY 30, 2017

All that certain lot, tract or parcel of land being 13.30 acres situated in the John Austin League, Abstract No. 2, Brazos County, Texas, and being all of that certain Called Lot 1 & 2, as described in plat of record in Volume 7191, Page 117, Official Records of Brazos County, Texas, said 13.30 acre tract being more particularly described by metes and bounds:

BEGINNING at a 1/2" Iron Rod with Cap found for the most easterly corner, said corner being the most easterly corner of Lot 2, said corner being the most northerly corner of Lot 3B, Block 1, Colony Park Shopping Center as described in Volume 9350, Page 190, said corner being located in a southwesterly line of the Called 10.89 acre Greenbelt as described in Volume 2070, Page 109, 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 466.65 feet;

THENCE S 60°57'47" W, along a southwesterly line of Lot 2 and the northwesterly line of Lot 3B of a distance of 180.98 feet pass a Set Chiseled "X" in concrete for the most westerly corner of Lot 3B and continuing for a total distance of 289.90 feet to a 1/2" Iron Rod with Cap set for an interior corner, said corner being the northwest corner of the Called Lot 3A, Block 1, Colony Park Shopping Center as described in Volume 9350, Page 190;

THENCE S 00°02'05" E, along a southeast line of Lot 2 and a westerly line of Lot 3A a distance of 88.67 feet to 1/2" Iron Rod with Cap set for angle point, said corner being an angle point for Lot 2, said corner being an exterior corner of Lot 3A;

THENCE S 25°58'52" E, a distance of 91.51 feet to a 1/2" Iron Rod with Cap set for angle point;

THENCE S 01°00'42" W, a distance of 56.50 feet to a 1/2" Iron Rod with Cap set for the most southerly corner, said corner being the most southerly corner of Lot 2, said corner being the southwest corner of Lot 3A, said corner also being located in the northerly right of way line of F.M. 158/Boonville Road;

THENCE N 81°22'20" W, along a southerly line of Lot 2 and the northerly right of way line of F.M. 158 at a distance of 50.45 feet passing a 1/2" Iron Rod with Cap set for the most southerly corner of Lot 1 and continuing for a total distance of 102.63 feet to a 1/2" Iron Rod with Cap set for angle point;

THENCE N 89°55'18" W, along the southerly line of Lot 1 and the northerly right of way line of F.M. 158/Boonville Road a distance of 202.48 feet to a 1/2" Iron Rod with Cap set for angle point;

THENCE S 88°26'17" W, continuing along the southerly line of Lot 1 and the northerly right of way line of F.M. 158/Boonville Road a distance of 6.57 feet to a 1/2" Iron Rod with Cap set for a southwesterly corner, said corner being a southwest corner of said Lot 1, said corner being the most easterly corner of the Jack in the Box Subdivision Lot 1, Block 1 as described in plat of record in Volume 5234, Page 78;

THENCE along the common lines of Lot 1 and the Jack in the Box Subdivision for the following calls:

THENCE 20°34'36" W, a distance of 275.52 feet to a 1/2" Iron Rod with Cap set for angle point;
THENCE N 69°20'34" E, a distance of 188.91 feet to a Concrete Monument found for the most southwest corner of Lot 1, said corner being the most westerly corner of the Jack in the Box Subdivision Lot 1, Block 1, said corner also being located in the northeasterly right of way line of Earl Rudder Freeway;

THENCE along the common lines of Lot 1 and Lot 6, Block 1, Colony Park Shopping Center as described in Volume 7191, Page 117 for the following calls:

THENCE N 22°51'18" W, a distance of 50.30 feet to a Chiseled "X" set in concrete;
THENCE N 00°01'59" W, a distance of 39.44 feet to a Chiseled "X" set in concrete;
THENCE N 89°58'01" E, a distance of 31.12 feet to a Chiseled "X" set in concrete;
THENCE N 00°01'59" W, a distance of 138.00 feet to a Chiseled "X" set in concrete;
THENCE S 89°58'01" W, a distance of 15.58 feet to a Chiseled "X" set in concrete;
THENCE N 00°01'59" W, a distance of 152.94 feet to a 1/2" Iron Rod with Cap set for the northwestern corner of Lot 1, said corner being the most northerly corner of Lot 6, said corner being in the southerly line of Premiere Subdivision as described in Volume 9720, Page 13;

THENCE along the common lines of Lot 1 and Premiere Subdivision for the following calls:

THENCE N 60°52'06" E, a distance of 118.13 feet to a 1/2" Iron Rod with Cap set for a northerly corner,
THENCE S 29°07'54" E, a distance of 150.00 feet to a Chiseled "X" set in concrete;
THENCE N 60°52'06" E, a distance of 247.00 feet to a Chiseled "X" set in concrete;
THENCE N 29°07'54" W, a distance of 150.00 feet to a Chiseled "X" set in concrete;
THENCE N 60°52'06" E, a distance of 60.34 feet to a Chiseled "X" set in concrete for the most northerly corner, said corner being the most easterly corner of said Premiere Subdivision, said corner also being located in a southwesterly line of the Called 10.89 acre tract;

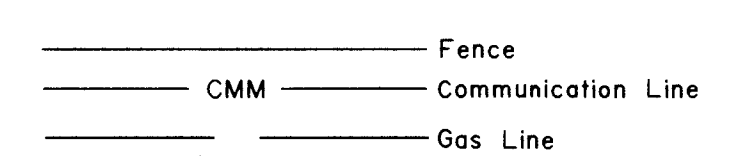
THENCE S 29°06'36" E, along a northeast line of said Lot 1 and Lot 2 and a southwesterly line of said Called 10.89 acre tract a distance of 886.51 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 13.30 ACRES OF LAND, MORE OR LESS, according to a survey performed on the ground during the month of January, 2017, 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 7191, Page 117. For other information see accompanying plat.

Prepared By:

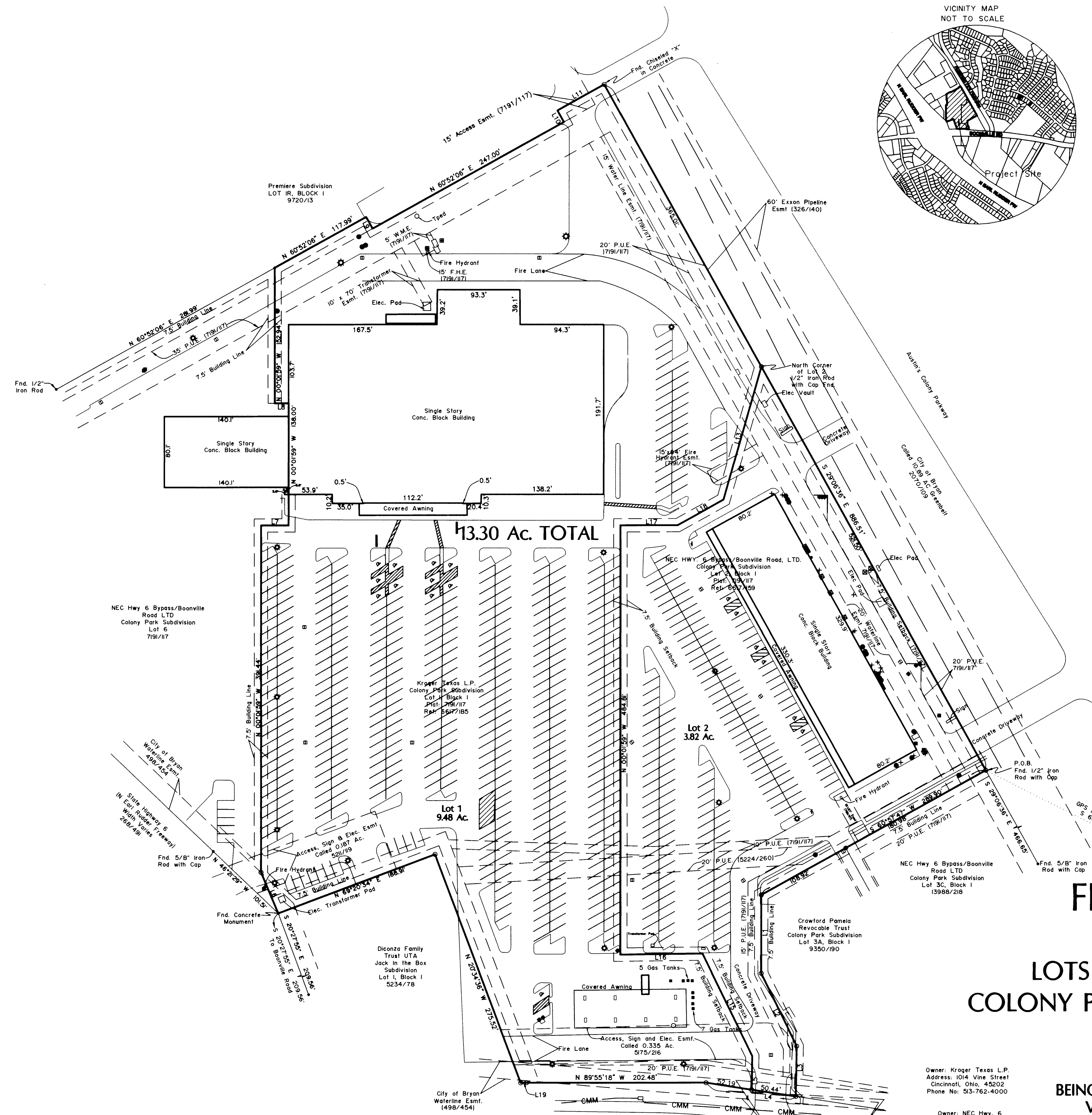
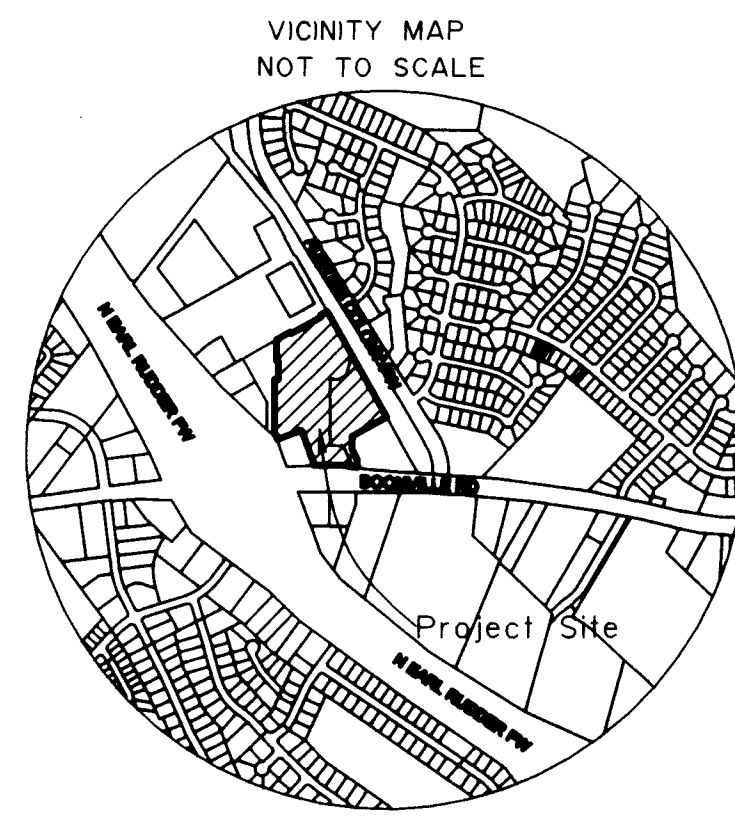
STRONG SURVEYING, LLC
1722 Broadmoor, Suite 105
Bryan, Texas 77802
Phone: (979) 776-9836
Fax: (979) 731-0096
FIRM NO. 10093500 email: curtis@strongsurveying.com

LEGEND

- + Cleanout
- ⊠ Electric Meter
- ⊙ Gas Meter
- ⊙ Gas Tanks
- ⊙ Guard Post
- ⊙ Light Pole
- ⊙ Manhole
- ⊙ Sanitary Sewer Manhole
- ⊙ Sign
- ⊙ Water Meter
- ⊙ Water Valve



LINE BEARING	DISTANCE
L1 S 00°02'05" E	188.67
L1 S 25°58'52" E	91.51
L1 S 01°00'42" W	56.50
L4 N 81°22'20" W	102.63
L2 N 01°00'42" W	56.50
L2 N 29°07'54" W	150.00
L2 N 89°58'01" E	31.12
L8 S 89°58'01" W	15.58
L3 N 29°07'54" E	150.00
L10 N 29°07'54" W	150.00
L11 N 60°52'06" E	60.34
L12 S 60°52'06" W	110.40
L11 N 19°53'24" E	158.13
L14 S 29°06'36" E	110.40
L15 N 25°58'46" W	128.58
L16 S 89°58'01" W	15.58
L17 N 89°58'01" E	64.63
L18 N 60°52'06" E	59.07
L19 S 88°27'19" W	61.67



FINAL PLAT
of
LOTS 1R & 2R, BLOCK 1
COLONY PARK SHOPPING CENTER
SUBDIVISION
BEING A REPLAT OF
LOTS 1 & 2, BLOCK 1
BEING A TOTAL OF 13.30 ACRES
VOLUME 7191, PAGE 117
JOHN AUSTIN LEAGUE, A - 2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE 1" = 60' MARCH 30, 2017

Owner: Kroger Texas L.P.
Address: 1014 Vine Street
Cincinnati, Ohio, 45202
Phone No: 513-762-4000

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

ORIGINAL PLAT

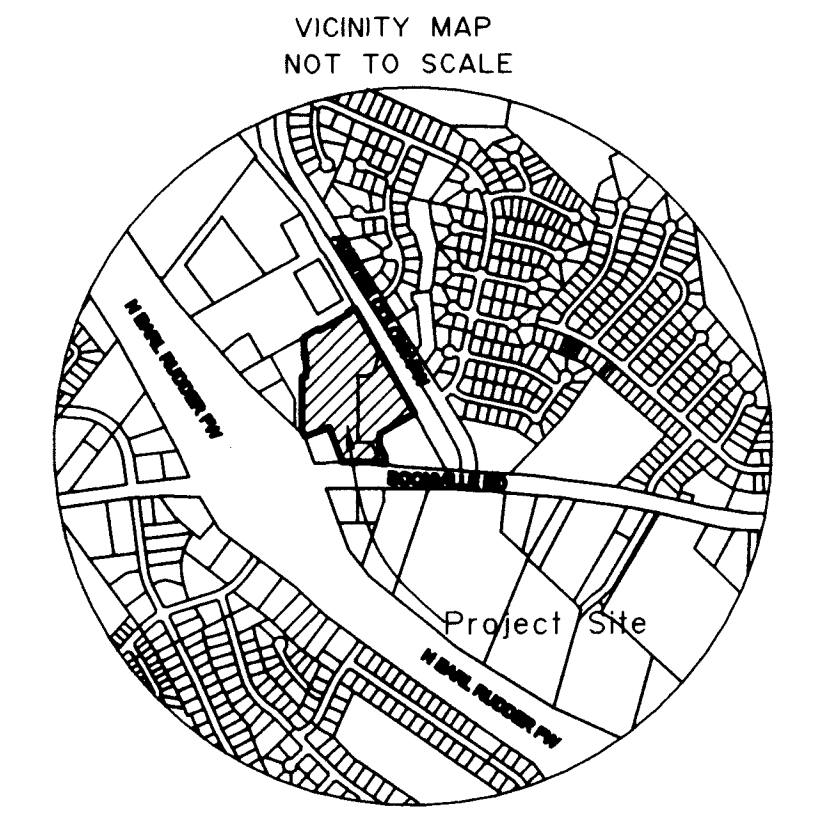
NOTES:

North Orientation is based on Plat Calls in Volume 7191, Page 117. Bearings and distances are call and actual unless otherwise noted. ● Indicates a Chiseled "X" set in concrete. A 1/2" Iron Rod with Cap set at all corners unless otherwise noted. This property is Zoned Retail District (C-2). This property is located in the FM 158 Corridor Overlay District. All Setbacks shall be in conformance with the City of Bryan Ordinances. Shared Access between Lots 1R and 2R will be provided in accordance with the Reciprocal Easement Agreement and Declaration of Restrictions and Covenants (Volume 6617, page 190) and Amendments thereto. Additional Notes: 1. All drive aisles will be shared between all lots in the Colony Park Shopping Center Subdivision. 2. Pylon signs on Lot 4 and Lot 5 are limited to a maximum height of 15 feet. Pylon signs on Lot 3 are limited to a maximum height of 10 feet.

TITLE COMMITMENT NOTES:

This survey was prepared with the benefit of a Title Commitment from Alamo Title Insurance as shown in Commitment No.: ATCH605260MS. All easements shown for Lot 2 are based on this commitment. Strong Surveying, LLC did not engage in any easement research. 1.) Site subject to Restrictive Covenants contained in documents recorded in Volume 7191, Page 117, Volume 5175, Page 21; Volume 5175, Page 216; Volume 5211, Page 119; Volume 6667, Page 139; Volume 6617, Page 190; Volume 9373, Page 109; Volume 9454, Page 9; Volume 9454, Page 90; Volume 10199, Page 122 and Volume 10493, Page 204 all of the Official Records of Brazos County, Texas. 1O1) The waterline easement to the City of Bryan in Volume 498, Page 454 does affect this tract and is shown. 1O2) The P.U.E. to the City of Bryan in Volume 5224, Page 260 does affect this tract and is shown. 1O3) The access, sign and electric easement to Jack in the Box Eastern Division, L.P. et al in Volume 5211, Page 119 does not affect this tract. 1O4) The access, sign and electric easement to Dazler AT Services, L.L.C. in Volume 5175, Page 216 does affect this tract and is shown. 1O5) The easement in Volume 8870, Page 188 does affect this tract and is shown.

LINE	BEARING	DISTANCE
L1	S 00°02'05" E	88.67
L2	S 29°58'52" E	191.51
L3	S 01°00'42" W	156.50
L4	N 81°22'20" W	102.63
L5	N 01°00'47" E	137.85
L6	N 22°41'18" W	150.30
L7	N 89°58'01" E	51.12
L8	S 89°58'01" W	115.56
L9	S 29°07'54" E	115.00
L10	S 29°07'54" W	115.00
L11	N 60°52'06" E	60.34
L12	S 60°53'24" E	1110.40
L13	N 15°53'24" E	158.13
L14	S 29°06'46" E	110.40
L15	N 29°06'46" W	1128.58
L16	S 89°58'01" E	152.83
L17	N 89°58'01" E	64.63
L18	S 60°53'24" E	159.07
L19	S 88°27'19" W	6.57



Approval of the Planning and Zoning Commission

I, Bobby Galt, 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 17th day of October, 2018, and same was duly approved on the 14th day of December, 2018, by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas: Bobby Galt

Approval of the City Planner

I, Martin Cinnamon, 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 17th day of January, 2019.

City Planner, Bryan, Texas: Martin Cinnamon

Certificate of Ownership and Dedication

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 6617, Page 185 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.

By: Josephine Prochaska, Notary Public, Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS I, Josephine Prochaska, the undersigned authority, on this day personally appeared before me, 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 of office this 14th day of Dec 2018.

Notary Public, Brazos County, Texas: Josephine Prochaska

(NOTARY SEAL)

JOSEPHINE PROCHASKA Notary Public, State of Texas My Commission Expires May 11, 2019

Certificate of Ownership and Dedication

STATE OF TEXAS COUNTY OF HARRIS I (We), Kroger Texas L.P. 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 6617, Page 185 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.

By: Vice President of KRGP Inc., general partner of Kroger Texas L.P.

STATE OF OHIO COUNTY OF HAMILTON I, Theresa Rathbone, the undersigned authority, on this day personally appeared before me, 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 of office this 13th day of December 2018.

Notary Public, Hamilton County, Ohio: Theresa Rathbone

(NOTARY SEAL)

THERESA RATHBONE Notary Public, State of Ohio My Commission Expires 08-12-2022

Certification of the Surveyor

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 the 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.

H. Curtis Strong, Registered Professional Land Surveyor



Approval of the City Engineer

I, 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 17th day of January, 2019.

City Engineer, Bryan, Texas: Paul Kaspar

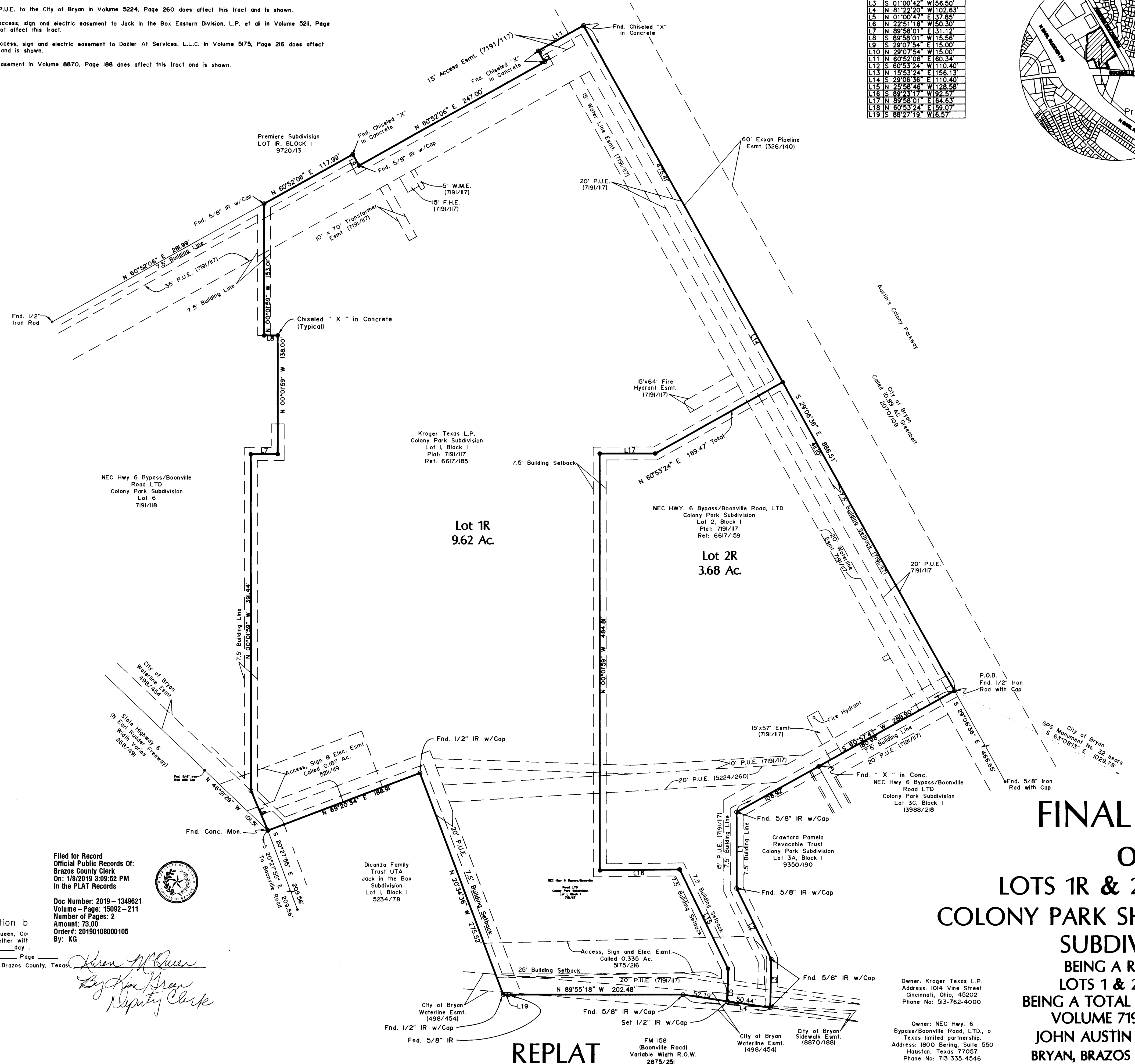
Prepared By:

STRONG SURVEYING, LLC 1722 Broadmoor, Suite 105 Bryan, Texas 77802 Phone (979) 776-9834 Fax (979) 731-0096 FIRM NO. 10093500 email: curtis@strongsurveying.com

Filed for Record Official Public Records Of: Brazos County Clerk On: 1/8/2019 3:09:52 PM In the PLAT Records Doc Number: 2019-1349621 Volume-Page: 15092-211 Number of Pages: 2 Amount: 73.00 Order#: 20190108000105 By: KG

Certification b I, Karen McQueen, Co. this plat together with office the day in Volume Page County Clerk Brazos County, Texas: Karen McQueen Deputy Clerk

(SEAL)



FINAL PLAT of LOTS 1R & 2R, BLOCK 1 COLONY PARK SHOPPING CENTER SUBDIVISION BEING A REPLAT OF LOTS 1 & 2, BLOCK 1 BEING A TOTAL OF 13.30 ACRES VOLUME 7191, PAGE 117 JOHN AUSTIN LEAGUE, A - 2 BRYAN, BRAZOS COUNTY, TEXAS SCALE 1" = 60' MARCH 30, 2017

Owner: Kroger Texas L.P. Address: 1014 Vine Street Cincinnati, Ohio, 45202 Phone No: 513-762-4000

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