

PROPERTY DESCRIPTION:

A 2.731 acre (118,975 square feet) tract of land, being all of Lot 3, Colony Park Shopping Center Subdivision, as recorded in Volume 7191, Page 117 of the Official Records of Brazos County, and being a portion of that certain 19.909 acre tract of land described in a deed from Carrabba Interests to NEC Hwy. 6 Bypass/Boonville Road, Ltd., a Texas limited partnership, as described in Volume 8817, Page 156 of the Official Records of Brazos County, Texas, in the John Austin League, Abstract Number 2, City of Bryan, Brazos County, Texas, said 2.731 acre tract being more particularly described as follows: (bearing based on the Texas State Plane Coordinate System, Central Zone (NAD83) referenced to the City of Bryan GPS System, monument GPS-32 obtained by GPS observations)

BEGINNING at a 5/8-inch iron rod with "CLR" cap found at the southeast corner of Lot 3, the southeast corner of said Colony Park Shopping Center, the southeast corner of the herein described tract, and marking the intersection of the northerly right-of-way line of F.M. Highway 158, also called Boonville Road (width varies) with the westerly line of a 60 foot Excon Pipeline Easement as described in Volume 524, Page 140 of the Official Records of Brazos County, Texas;

THENCE, North 85 degrees 54 minutes 36 seconds West, a distance of 342.29 feet, along said northerly right-of-way line of Boonville Road, to an "X" in concrete set at an angle point in the southerly line of the herein described tract;

THENCE, North 81 degrees 22 minutes 20 seconds West, a distance of 101.06 feet, continuing along said northerly right-of-way line of Boonville Road, to a 5/8-inch iron rod with "CLR" cap found for the southerly common corner of Lots 2 and 3 of said Colony Park, and the southwest corner of the herein described tract;

THENCE, North 01 degrees 00 minutes 42 seconds East, a distance of 56.50 feet, departing said northerly right-of-way line, along the said common boundary line of Lots 2 and 3, to a 5/8-inch iron rod with "CLR" cap found at an interior angle corner of the herein described tract;

THENCE, North 25 degrees 08 minutes 52 seconds West, a distance of 91.51 feet, continuing along said common boundary line, to a 5/8-inch iron rod with "CLR" cap found for angle corner of the herein described tract;

THENCE, North 00 degrees 02 minutes 05 seconds West, a distance of 88.67 feet, continuing along said common boundary line of Lots 2 and 3, to a 5/8-inch iron rod with "CLR" cap found for the northwest corner of Lot 3 and the herein described tract;

THENCE, North 90 degrees 57 minutes 49 seconds East, a distance of 289.90 feet, continuing along the northerly common boundary line of said Lots 2 and 3, to a 5/8-inch iron rod with "CLR" cap found lying in the aforementioned westerly line of 60 foot Excon Pipeline Easement, and the marking the northeast corner of the herein described tract;

THENCE, South 29 degrees 06 minutes 36 seconds East, a distance of 486.55 feet, along said westerly line of 60 foot Excon Pipeline, to the POINT OF BEGINNING and containing a computed area of 2.731 acre (118,975 square feet) of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF HARRIS

We, NEC Hwy. 6 Bypass/Boonville Road, Ltd., a Texas limited partnership, 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 8817, Page 156, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes intended.

NEC HWY. 6 BYPASS/BOONVILLE ROAD, LTD., a Texas limited partnership

By: Cencor Realty Services, Inc. Its Agent

Steven Chandler
By: Steven Chandler
Sr. Vice President

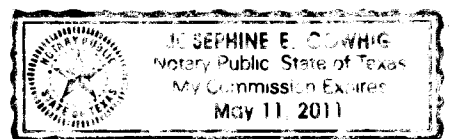
STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Herbert D. Weitzman, Manager of NEC Hwy. 6 Bypass/Boonville Road, Ltd., a Texas limited liability company, general partner of NEC Hwy. 6 Bypass/Boonville Road, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that he executed the same for the purposes stated.

Given under my hand and seal of office, this 16 day of October, 2009

Stephanie E. Carney
Stephanie E. Carney
Notary Public, Brazos County, Texas



CERTIFICATION BY THE COUNTY CLERK

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 the 16th day of October, 2009, in the Official Records of Brazos County in Volume 9352 Page 142

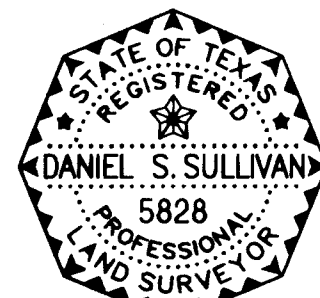
Karen McQueen
By: Karen McQueen
County Clerk, Brazos County, Texas

STATE OF TEXAS

COUNTY OF BRAZOS

I, Daniel Sullivan, Registered Professional Land Surveyor No. 5828 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 on the ground under my supervision, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Daniel Sullivan
By: Daniel Sullivan, RPLS
Registered Professional Land Surveyor
Texas Registration No. 5828



APPROVAL OF THE CITY PLANNER

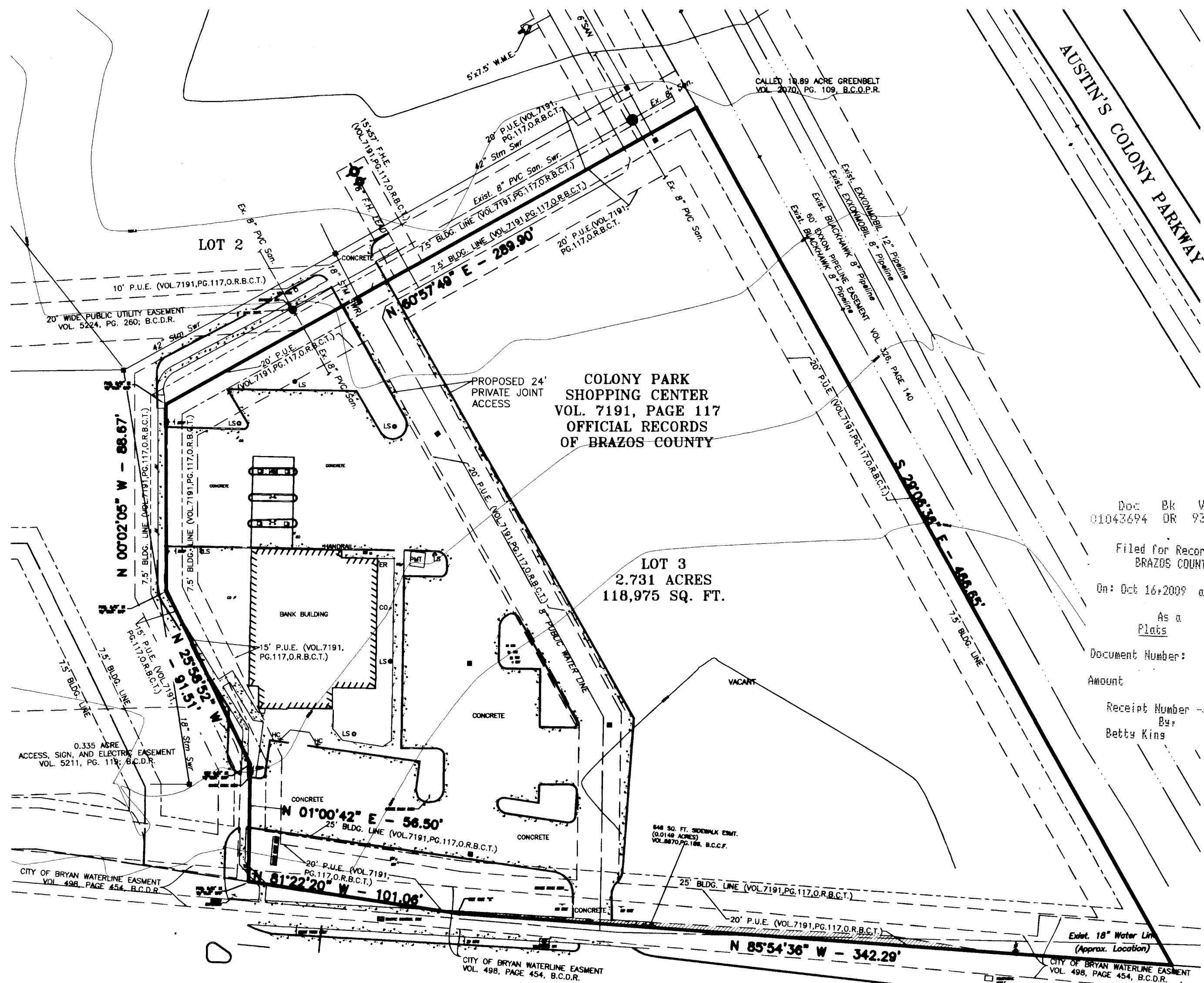
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 15th day of October, 2009.

Kenn Powell
By: Kenn Powell
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, 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 16th day of October, 2009.

W. Paul Krapp
By: W. Paul Krapp
City Engineer, Bryan, Texas



Doc: Bk Vol Ps
01043694 DR 9350 190

Filed for Record in:
BRAZOS COUNTY

On: Oct 16, 2009 at 12:18P

As a
Plat

Document Number: 01043694

Amount: 63.00

Receipt Number: 376515

By:
Betty Kins

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

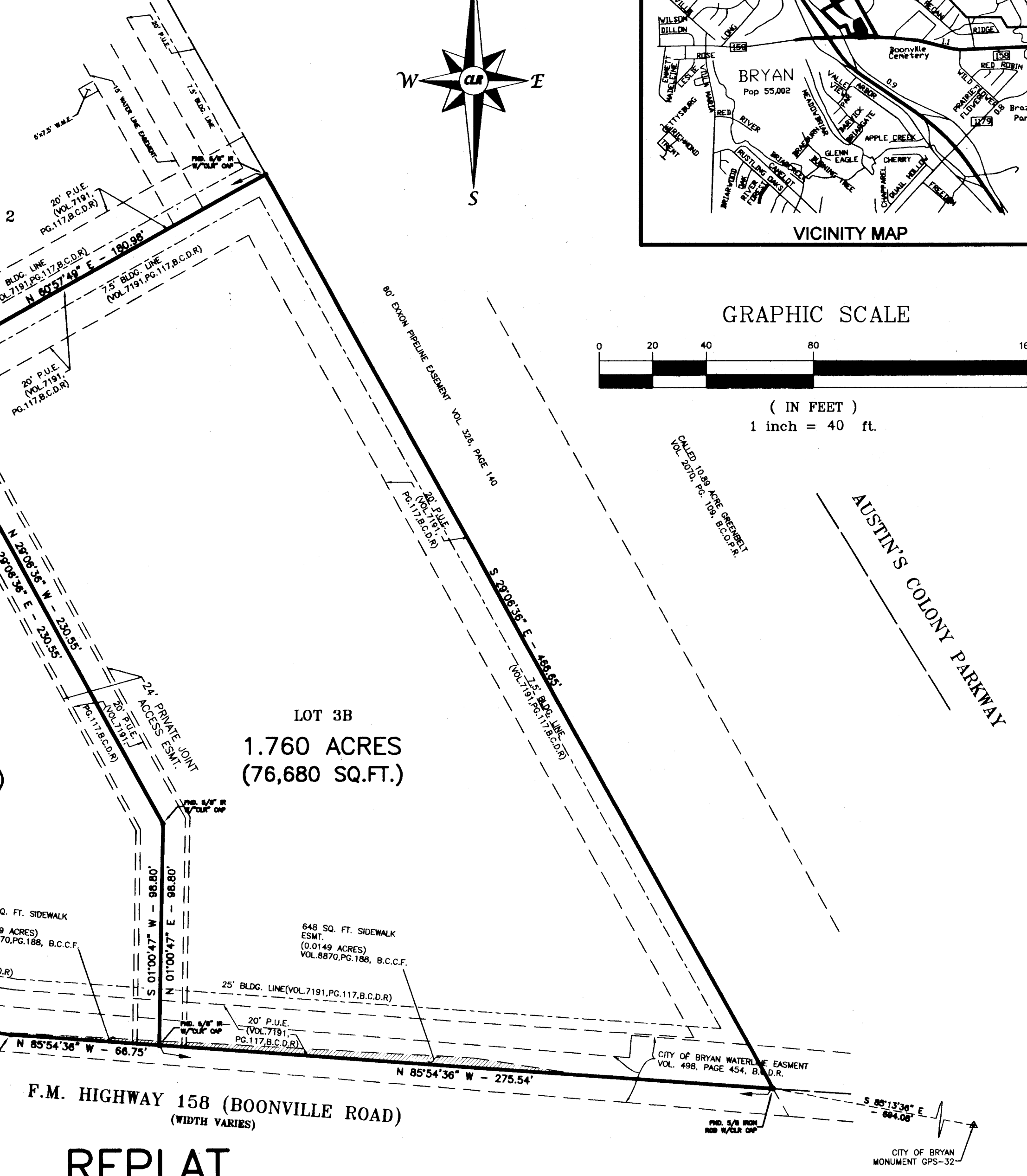
as stamped hereon by me.

Oct 16, 2009

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

- NOTE:
- All drive aisles will be shared access between all lots in the Colony Park Shopping Center Subdivision.
 - Pylon signs on Lot 3 are limited to a maximum height of 10 feet.
 - Site subject to Restrictive Covenants contained in documents recorded in Volume 7191, Page 117, Volume 5175, Page 211, Volume 5175, Page 216 and Volume 6617, Page 190 B.C.O.P.R.
 - The subject property lies within Zone "X" (unshaded) as per F.E.M.A. Flood Insurance Rate Map No. 48041C0134 C, dated July 2, 1992. Zone "X" is defined in this case as "areas determined to be outside 500-year flood plain". This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change. This flood statement shall not create liability on the part of this surveyor.

- LEGEND:
- B.C.D.R. indicates Brazos County Deed Records.
 - BLDG. LINE indicates Building Line.
 - F.H.E. indicates Fire Hydrant Easement.
 - P.U.E. indicates Public Utility Easement.
 - TRANS. ESMT. indicates Transformer Easement.
 - VOL. & PG. indicates Volumes & Page.
 - W.M.E. indicates Water Meter Easement.
 - B.C.O.P.R. indicates Brazos County Official Public Records



F.M. HIGHWAY 158 (BOONVILLE ROAD)
(WIDTH VARIES)

REPLAT

REPLAT OF LOT 3, COLONY PARK SHOPPING CENTER SUBDIVISION

BEING 2.731 ACRES OF LAND, ALL OF LOT 3 COLONY PARK SHOPPING CENTER SUBDIVISION, RECORDED UNDER VOLUME 7191, PAGE 117, O.R.B.C.T., AND CREATING LOTS 3A AND 3B, CITY OF BRYAN, BRAZOS COUNTY, TEXAS

OWNERS:
NEC HWY. 6 BYPASS/BOONVILLE ROAD, LTD.
1800 Bering, Suite 550, Houston, Texas 77057
Phone: 713-781-7111 Fax: 713-781-7119

ENGINEERS & SURVEYORS:
CLR, Inc.
Engineers | Surveyors | GIS
7600 West Tidwell, Suite 400, Houston, Texas 77040
Phone: (713) 462-0993 Fax: (713) 462-2732

DATE: OCTOBER 2009 SCALE: 1" = 40'
SHEET 1 OF 1

ORIGINAL PLAT