

ORIGINAL PLAT

REPLAT

- LEGEND: (D.R.B.C.T.) = DEED RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.) = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS N/F = NOW OR FORMERLY WATER VALVE FIRE HYDRANT SANITARY SEWER MANHOLE CLEAN OUT/GREASE TRAP STORM SEWER MANHOLE SIGNAGE UTILITY POLE LIGHT POLE/STANDARD TRAFFIC EQUIPMENT GAS LINE MARKER TRANSFORMER ELECTRIC BOX AERIAL ELECTRIC LINES IRON FENCE CONCRETE

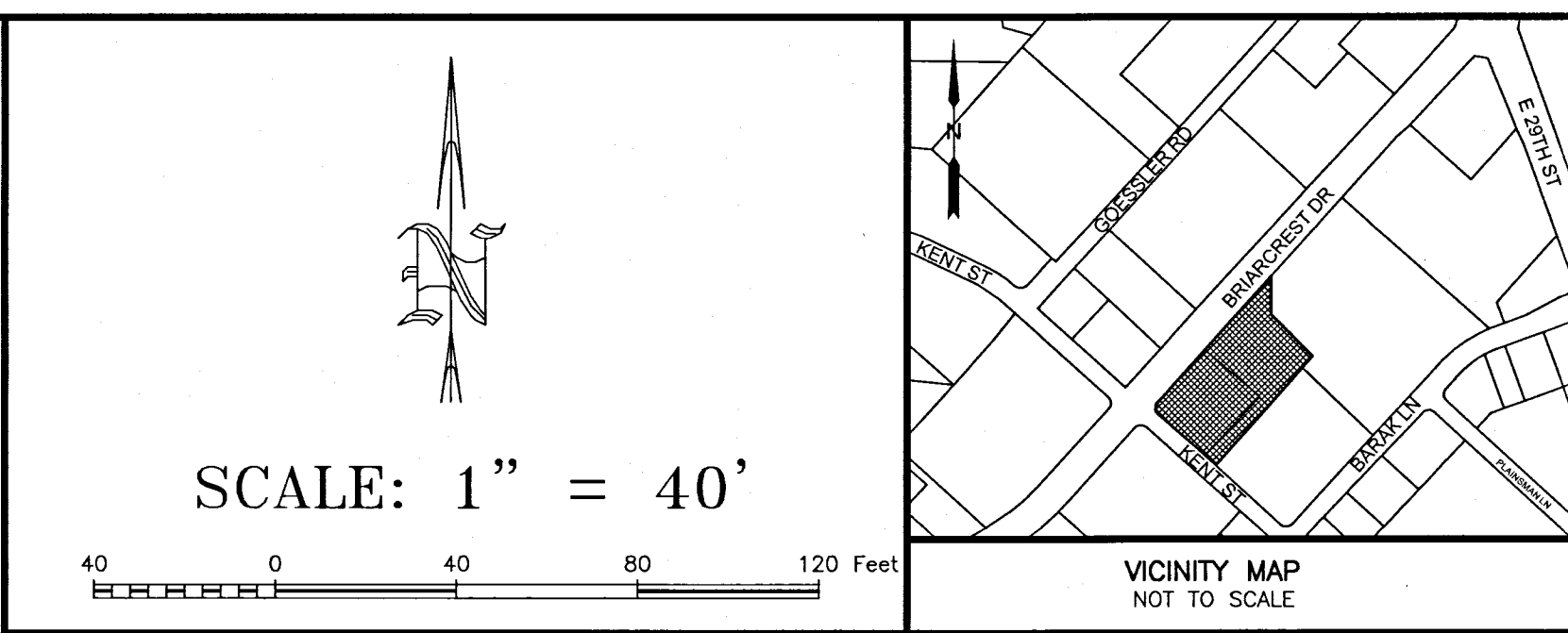
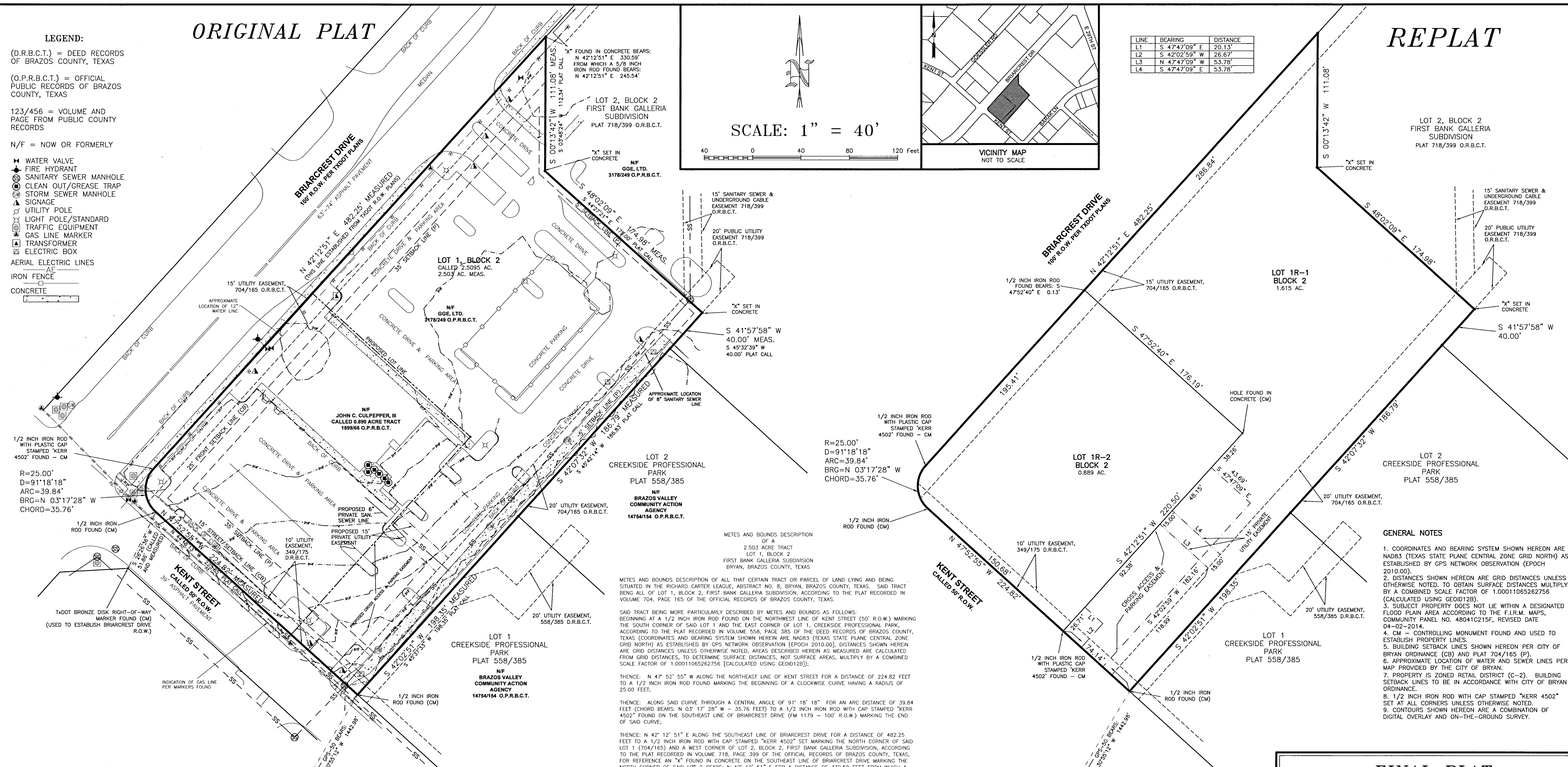


Table with 3 columns: LINE, BEARING, DISTANCE. Contains data for lines L1 through L4.



METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BLOCK 2, FIRST BANK GALLERIA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 704, PAGE 165 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

- GENERAL NOTES: 1. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) AS ESTABLISHED BY GPS NETWORK OBSERVATION (EPOCH 2010.00). 2. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011065262756 (CALCULATED USING GEOID12B). 3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C215F, REVISED DATE 04-02-2014. 4. CM = CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES. 5. BUILDING SETBACK LINES SHOWN HEREON PER CITY OF BRYAN ORDINANCE (CB) AND PLAT 704/165 (P). 6. APPROXIMATE LOCATION OF WATER AND SEWER LINES PER MAP PROVIDED BY THE CITY OF BRYAN. 7. PROPERTY IS ZONED RETAIL DISTRICT (C-2). BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE. 8. 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET AT ALL CORNERS UNLESS OTHERWISE NOTED. 9. CONTOURS SHOWN HEREON ARE A COMBINATION OF DIGITAL OVERLAY AND ON-THE-GROUND SURVEY.

CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS I (We) JOHN C. CULPEPPER, III 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 Official Records of Brazos County, in Volume 1898, Page 86, 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 identified.

CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS I (We) GGE, LTD. 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 Official Records of Brazos County, in Volume 3178, Page 249, 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 identified.

CERTIFICATION OF CITY PLANNER I, Martin Zimmerman, the undersigned authority, on this day personally appeared James A. Lewis, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purposes stated. Given under my hand and seal on this 3rd day of September, 2020.

CERTIFICATION OF CITY PLANNER I, Martin Zimmerman, the undersigned authority, on this day personally appeared James A. Lewis, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purposes stated. Given under my hand and seal on this 2nd day of September, 2020.

Filed for Record Official Public Records Of: Brazos County Clerk On: 9/14/2020 1:02:46 PM In the PLAT Records Doc Number: 2020-1405565 Volume - Page: 16357 - 144 Number of Pages: 1 Amount: 73.00 Order #: 20200914000107 By: TD

CERTIFICATE OF SURVEYOR I, Brad Kerr, Registered Public 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 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.

FINAL PLAT OF LOT 1R-1 & 1R-2, BLOCK 2 FIRST BANK GALLERIA SUBDIVISION BEING A REPLAT OF LOT 1, BLOCK 2 FIRST BANK GALLERIA SUBDIVISION VOLUME 704, PAGE 165 2.503 ACRES, RICHARD CARTER LEAGUE, A-8 BRYAN, BRAZOS COUNTY, TEXAS. SCALE: 1 INCH = 40 FEET SURVEY DATE: 08-03-08 PLAT DATE: 08-20-2020 REVISED: 09-01-2020. SURVEYOR: KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TEXAS 77803 PHONE: (979) 268-3195 TRPLS FIRM 0018500 BRADKERRSURVEYING.NET. OWNER: JOHN C. CULPEPPER, III 1700 GEORGE BUSH DR. E. SUITE 240 COLLEGE STATION, TEXAS 77840. OWNER: GGE, LTD 1716 BRIARCREST DR, SUITE 100 BRYAN, TEXAS 77802.