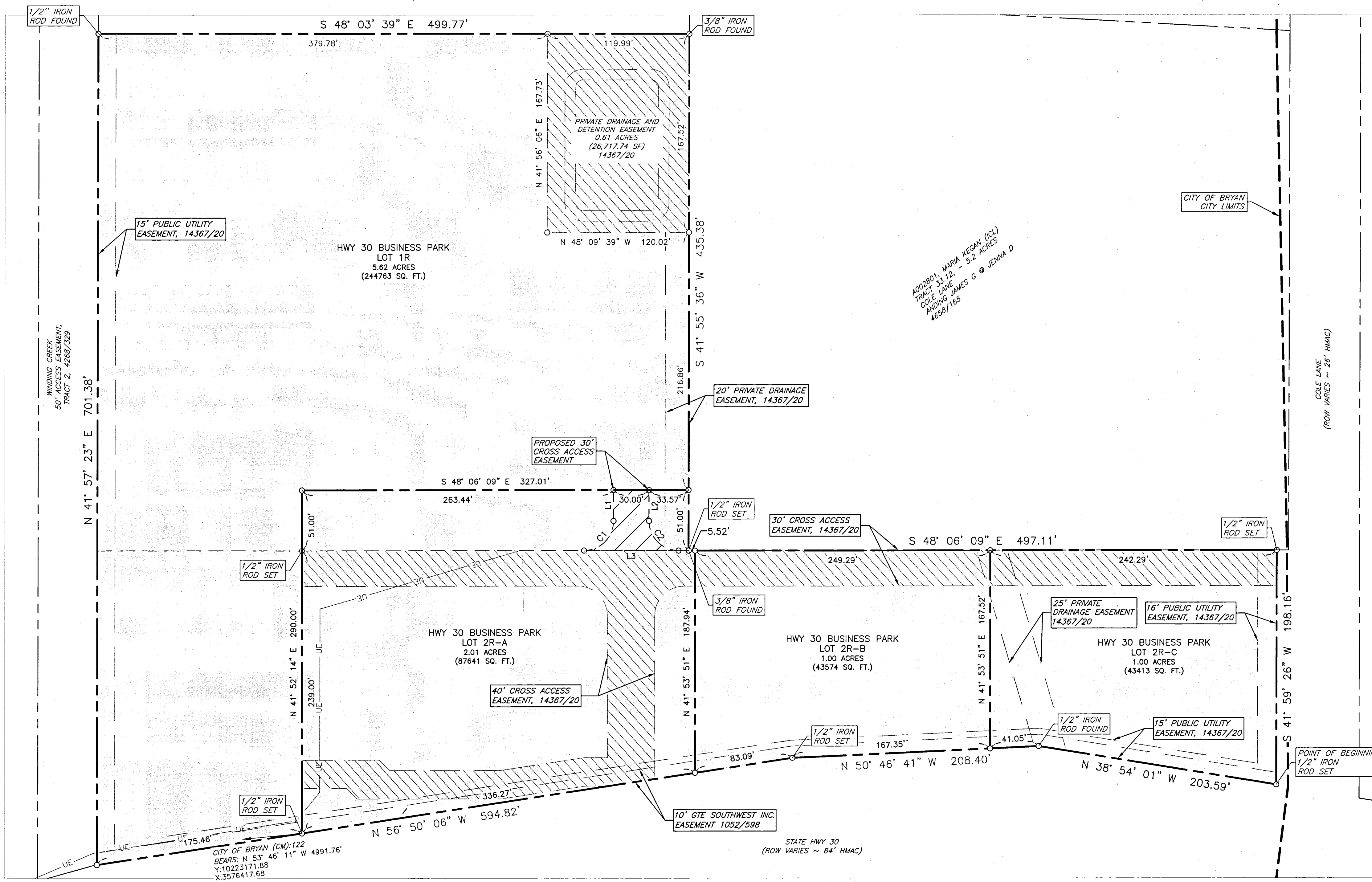


REPLAT



METES AND BOUNDS DESCRIPTION OF 9.628 ACRE TRACT HWY 30 BUSINESS PARK BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1 AND 2, HWY 30 BUSINESS PARK ACCORDING TO THE PLAT RECORDED IN VOLUME 14367, PAGE 20 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET AT THE INTERSECTION OF THE NORTHEAST LINE OF STATE HIGHWAY NO. 30 (VARIABLE WIDTH R.O.W.) AND COLE LANE (VARIABLE WIDTH R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 2. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD 83 (TEXAS STATE PLAIN CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-224 (Y:10219505.37; X:3580987.00) AND AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000108943225 (CALCULATED USING GEOID 12B).

- THENCE: ALONG THE NORTHEAST LINE OF STATE HIGHWAY NO. 30 FOR THE FOLLOWING CALLS:
- N 38° 54' 01" W FOR A DISTANCE OF 203.59 FEET TO A 1/2 INCH IRON ROD FOUND;
 - N 50° 46' 41" W FOR A DISTANCE OF 208.40 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" RE-SET;
 - N 56° 50' 06" W FOR A DISTANCE OF 594.82 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND ON THE SOUTHEAST LINE OF WINDING CREEK ROAD MARKING THE WEST CORNER OF SAID LOT 1;
- THENCE: N 41° 57' 23" E ALONG THE SOUTHEAST LINE OF WINDING CREEK ROAD FOR A DISTANCE OF 701.38 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 1 AND THE WEST CORNER OF A CALLED 4.97 ACRE TRACT AS DESCRIBED BY A DEED TO SHIRLEY KEOWIN AND KIMBERLY LYLE RECORDED IN VOLUME 4268, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;
- THENCE: S 48° 03' 39" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID 4.97 ACRE TRACT FOR A DISTANCE OF 499.77 FEET TO A 3/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF A CALLED 5.26 ACRE TRACT AS DESCRIBED BY A DEED TO JAMES G. ANDING AND WIFE, JENNA D. ANDING RECORDED IN VOLUME 4658, PAGE 165 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE EAST CORNER OF SAID LOT 1;
- THENCE: S 41° 55' 36" W ALONG THE COMMON LINE OF SAID LOT 1 AND SAID 5.26 ACRE TRACT FOR A DISTANCE OF 435.38 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" RE-SET ON THE NORTHEAST LINE OF SAID LOT 2 MARKING THE WEST CORNER OF SAID 5.26 ACRE TRACT;
- THENCE: S 48° 06' 09" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 5.26 ACRE TRACT FOR A DISTANCE OF 497.11 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET ON THE NORTHWEST LINE OF COLE LANE MARKING THE EAST CORNER OF SAID LOT 2;
- THENCE: S 41° 59' 26" W ALONG THE NORTHWEST LINE OF COLE LANE FOR A DISTANCE OF 198.16 FEET TO THE POINT OF BEGINNING CONTAINING 9.628 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.95'	N 41° 52' 01" E
L2	25.97'	N 41° 52' 01" E
L3	80.00'	N 48° 06' 09" W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	39.28'	25.00'	90° 01' 50"	N 86° 52' 56" E	35.36'	25.01'
C2	39.26'	25.00'	89° 58' 13"	S 3° 07' 05" E	35.35'	24.99'

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, **Fatch Rajan**, owner of SF Business LLC, owner of the 5.97 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 969, Page 737, and designated herein as Lots 1R, 2R-A, 2R-B, and 2R-C, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

SF Business Investments LLC, Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared, **Fatch Rajan**, 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 on this **30th** day of **September**, 20**19**.

Janal Juarez
 Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, **Fatch Rajan**, owner of BV Diamond Jubilee LLC, owner of the 3.63 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 969, Page 737, and designated herein as Lots 1R, 2R-A, 2R-B, and 2R-C, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

BV Diamond Jubilee, LLC, Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared, **Fatch Rajan**, 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 on this **30th** day of **September**, 20**19**.

Janal Juarez
 Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, **Brad Kerr**, Registered Professional Land 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY PLANNER
 I, **Justin 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 **25th** day of **September**, 20**19**.

Justin Zimmerman
 City Planner
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, **W. Paul Korman**, 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 **25th** day of **September**, 20**19**.

W. Paul Korman
 City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, **Billy G. Johnson**, 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 **14th** day of **June**, 20**19**, and same was duly approved on the **15th** day of **June**, 20**19**, by said Commission.

Billy G. Johnson
 Chair, Planning & Zoning Commission, Bryan, Texas

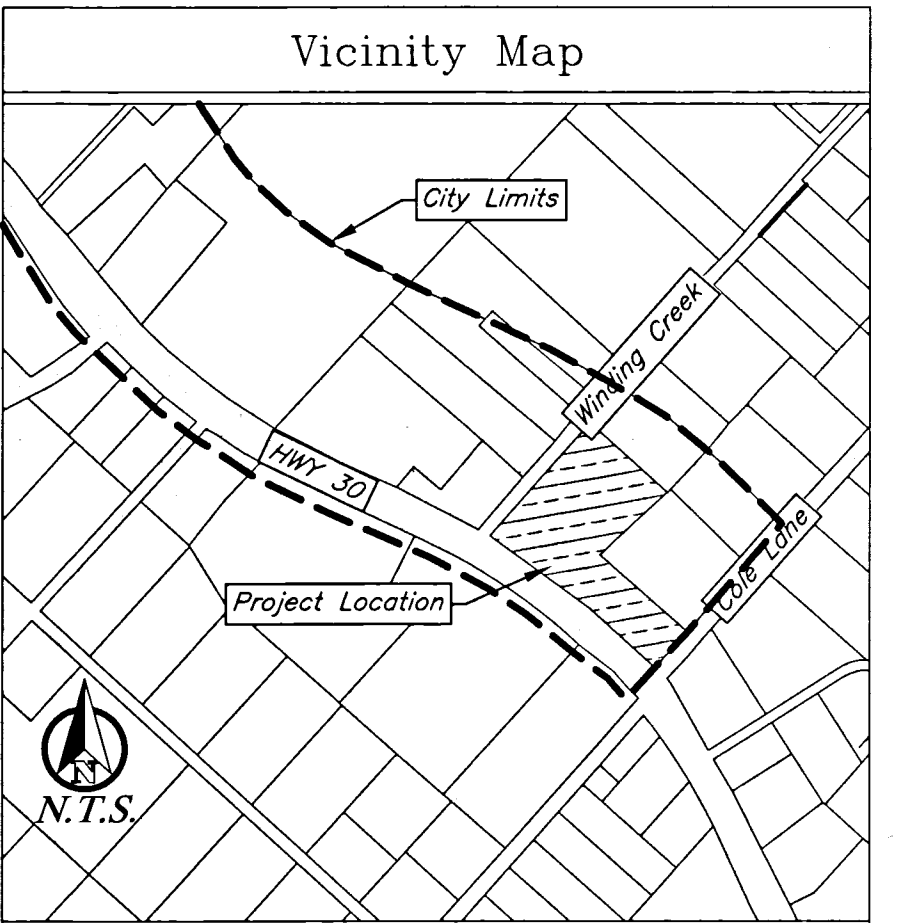
Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 10/25/2019 1:14:13 PM
 in the PLAT Records

Doc Number: 2019-1376136
 Volume - Page: 15652 - 183
 Number of Pages: 2
 Amount: 73.00
 Order: 20191025-000080
 By: DB

Karen McQueen
 County Clerk, Brazos County, Texas

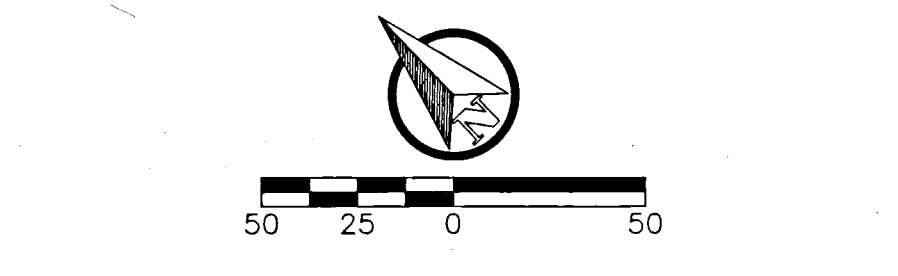
Debra Baker

said county, do hereby certify that this plat was filed for record in my office in the Official Records of



General Notes:

- Coordinates and Bearing system shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the city of College Station control monument CS94-224 (Y:10219505.37; X:3580987.00) and as established by gps observation.
- Distances shown hereon are grid distances unless otherwise noted; to obtain surface distances multiply by a combined scale factor of 1.000108943225 (Calculated using GEOID12B).
- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DFORM for Brazos County, Texas and incorporated areas, Map No. 48041C0205E, effective May 5, 2012, and panel No. 48041C0220F dated April 2, 2014.
- All utilities shown hereon are approximate locations.
- The topography shown is from City of Bryan GIS Data.
- This property is located within Wicketon Creek SUD and falls within the City of College Station sewer CCK.
- This property is currently zoned (A-0) Agricultural-Open District, and (C-2) Retail.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Lot 1R does not have access to Winding Creek Road as it is not a public right-of-way.



FINAL PLAT

Hwy 30 Business Park
 Lots 1R, 2R-A,
 2R-B, and 2R-C

Being a Replat of
 Hwy 30 Business Park
 Lots 1 & 2 ~ 9.673 Acres
 Bryan, Brazos County, Texas

Sep 2019

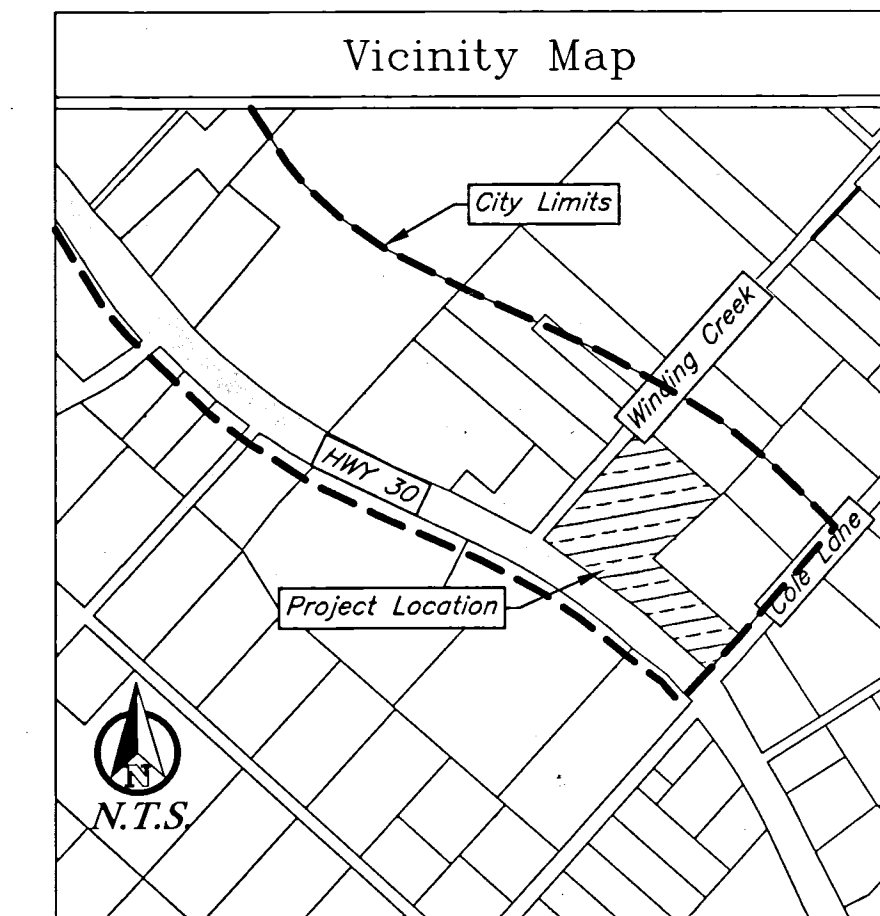
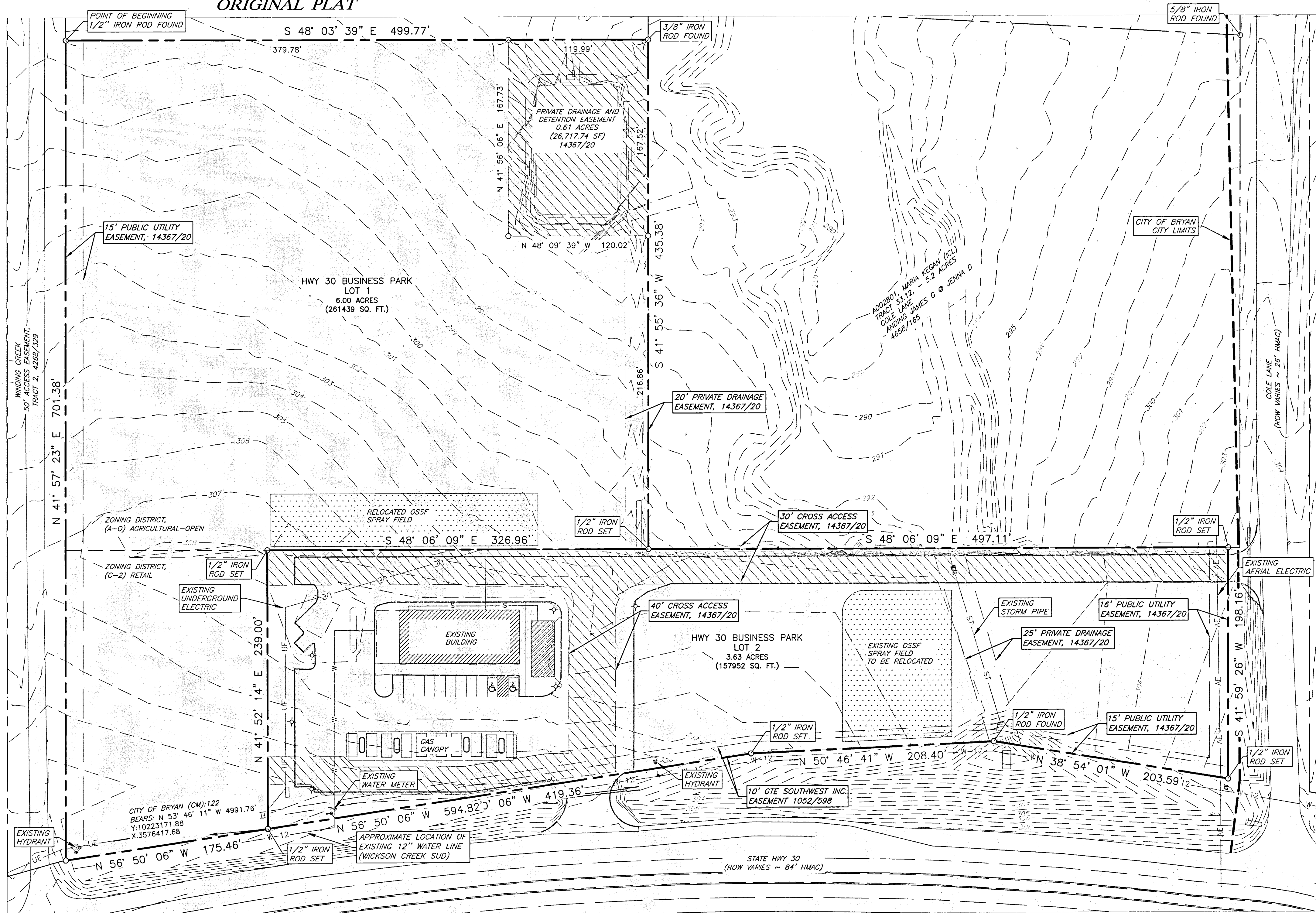
Owner:
 SF Business Investments LLC
 2001 S College Ave
 Bryan, TX 77801-1420

Engineer:
 W Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE-F-9951

Owner:
 BV Diamond Jubilee LLC
 11701 SH-30
 Bryan, TX 77801-1420

Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195

ORIGINAL PLAT



General Notes:

- Coordinates and Bearing system shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the city of College Station control monument CS94-224 (Y:10219505.37, X:3580987.00) and as established by gps observation.
- Distances shown hereon are grid distances unless otherwise noted, to obtain surface distances multiply by a combined scale factor of 1.000108943225 (Calculated using GEOID12B).
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- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas. Map No. 48041C02055E, effective May 5, 2012, and panel NO. 49041C0220F dated April 2, 2014.
- All utilities shown hereon are approximate locations.
- The topography shown is from City of Bryan GIS Data.
- This property is located within Wickson Creek SUD and falls within the City of College Station sewer CCN.
- This property is currently zoned (A-0) Agricultural-Open District, and (C-2) Retail.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Lot 1R does not have access to Winding Creek Road as it is not a public right-of-way.



FINAL PLAT

Hwy 30 Business Park
Lots 1R, 2R-A,
2R-B, and 2R-C

Being a Replat of
Hwy 30 Business Park
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Bryan, Brazos County, Texas

Sep 2019

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SF Business Investments LLC
2001 S College Ave
Bryan, TX 77801-1420

Owner:
BV Diamond Jubilee LLC
11701 SH-30
Bryan, TX 77801-1420

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
IA Engineering
PO Box 5192
Bryan, TX 77805
979-730-0567
TBPE-F-9951