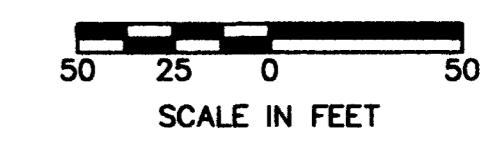


LINE #	LENGTH	DIRECTION
L1	60.11'	S42° 02' 22" W



- 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 BRYAN CONTROL MONUMENT GPS-113 (N: 10225834.89; E: 3547751.50) 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 1.0001271487178 (CALCULATED USING GEOID128).
  - BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE (CB) AND PLAT, 2695/231 (P).
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE MAP FOR THE BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100210F, EFFECTIVE DATE APRIL 2, 2014.
  - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
  - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
  - ZONING FOR THIS TRACT IS C-2 RETAIL.
  - BLANKET EASEMENT TO LONE STAR COMPANY 71/585, DOES APPLY TO THIS PROPERTY.

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 (We, Brent Greer, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us) in the Deeds Records of Brazos County in Volume 3148, Page 104, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.)  
 \_\_\_\_\_  
 Owner

CENTRAL TEXAS DIGESTIVE REAL ESTATE HOLDINGS, LLC  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.  
 Given under my hand and seal on this 10<sup>th</sup> day of July, 2018.  
 \_\_\_\_\_  
 Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, JOHN JORDAN, PRESIDENT OF BRISTOL VILLAGE PARTNERS, LLC, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 9318, Page 230, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.  
 \_\_\_\_\_  
 PRESIDENT  
 BRISTOL VILLAGE PARTNERS, LLC

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared JOHN JORDAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.  
 Given under my hand and seal on this 10<sup>th</sup> day of July, 2018.  
 \_\_\_\_\_  
 Notary Public, Brazos County, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared JOHN JORDAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.  
 Given under my hand and seal on this 10<sup>th</sup> day of July, 2018.  
 \_\_\_\_\_  
 Notary Public, Brazos County, Texas

ORIGINAL PLAT  
 VOL. 2695 PG. 231  
 R.P.L.S. No. 4502  
 I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct as 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.

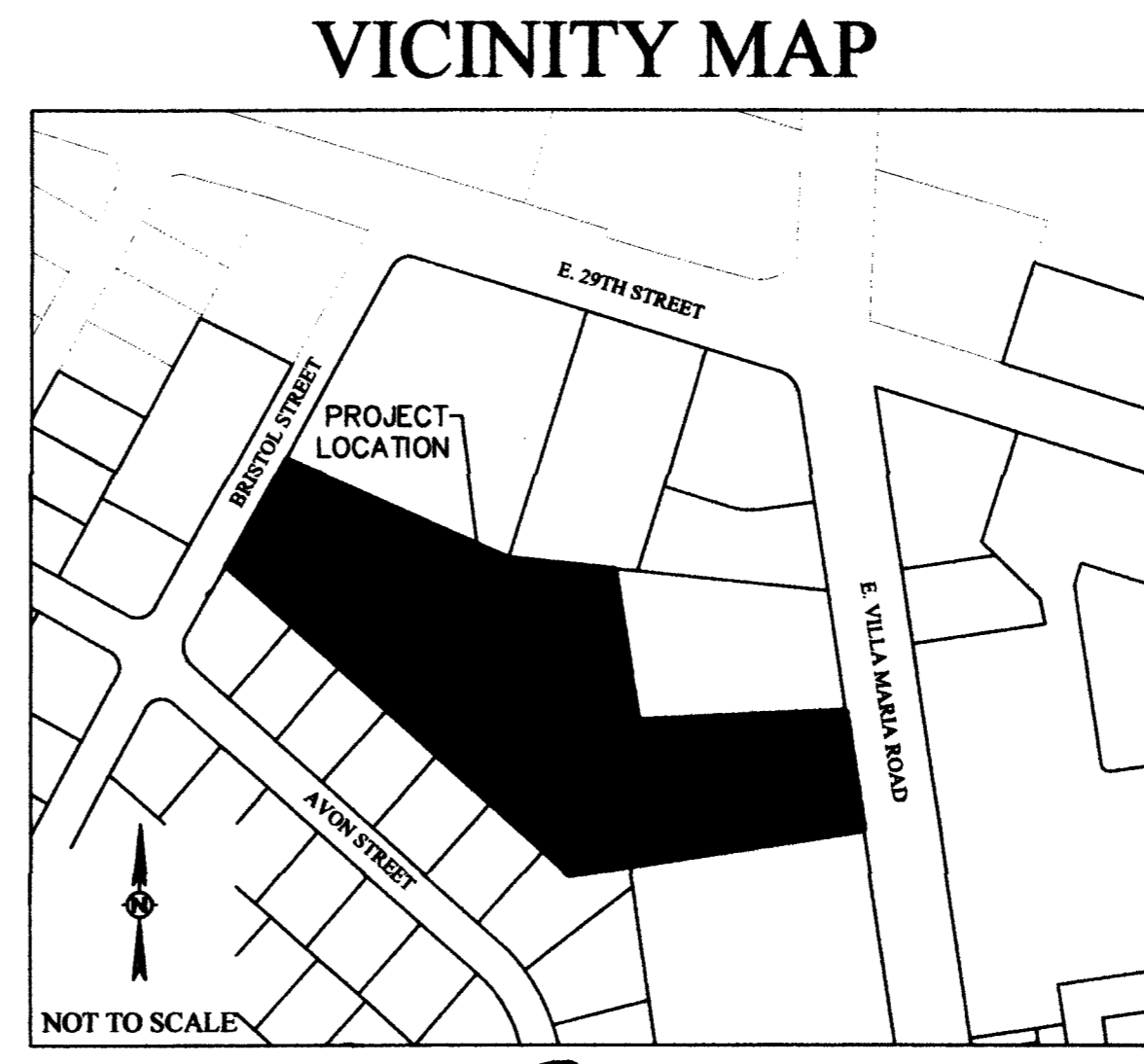
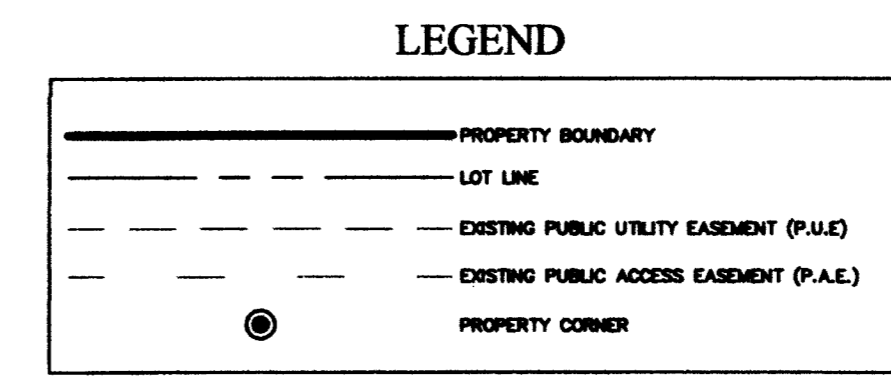
CERTIFICATION OF THE SURVEYOR  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct as prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.  
 \_\_\_\_\_  
 R.P.L.S. No. 4502

CERTIFICATE OF THE CITY PLANNER  
 I, Randy Hynes, 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 10<sup>th</sup> day of July, 2018.  
 \_\_\_\_\_  
 City Planner, Bryan, Texas  
 (For M. ZIMMERMAN)



APPROVAL OF THE CITY ENGINEER  
 I, Johnnie Price, 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 10<sup>th</sup> day of July, 2018.  
 \_\_\_\_\_  
 City Engineer, Bryan, Texas

METES AND BOUNDS DESCRIPTION  
 4.325 ACRE TRACT  
 PATRICIA PLACE  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A 1/2" IRON ROD FOUND ON THE SOUTHWEST CORNER OF BRISTOL STREET (50' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 2 AND THE WEST CORNER OF LOT 1, BLOCK 1, PATRICIA PLACE. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-113 (N: 10225834.89; E: 3547751.50) 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 1.0001271487178 (CALCULATED USING GEOID128).  
 THENCE: S 65° 47' 13" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 1 FOR A DISTANCE OF 308.87 FEET TO A 1/2" IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF COMMUNITY BUSINESS CENTER, ACCORDING TO THE PLAT RECORDED IN VOLUME 1902, PAGE 17 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;  
 THENCE: S 64° 02' 22" E ALONG THE COMMON LINE OF SAID LOT 2 AND COMMUNITY BUSINESS CENTER FOR A DISTANCE OF 135.78 FEET TO A 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF LOT 3, BLOCK 1, PATRICIA PLACE;  
 THENCE: S 09° 30' 18" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 3 FOR A DISTANCE OF 184.33 FEET TO AN "X" IN CONCRETE MARKING THE SOUTHWEST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF SAID LOT 4;  
 THENCE: N 87° 23' 53" E ALONG THE COMMON LINE OF SAID LOT 4 AND SAID LOT 3 FOR A DISTANCE OF 241.56 FEET TO THE WEST LINE OF E. VILLA MARIA ROAD (100' R.O.W.) FOR THE NORTHEAST CORNER OF SAID LOT 4, FOR REFERENCE A 1/2" IRON ROD FOUND BEARS: S 59° 14' 03" E FOR A DISTANCE OF 0.13 FEET;  
 THENCE: S 09° 28' 31" E ALONG THE WEST LINE OF E. VILLA MARIA ROAD FOR A DISTANCE OF 153.70 FEET TO A POINT WITHIN AN EXISTING TREE MARKING THE SOUTHWEST CORNER OF SAID LOT 4 AND THE NORTHEAST CORNER OF A CALLED 2.0 ACRE TRACT AS DESCRIBED BY A DEED TO KRISHN EMS, LLC RECORDED IN VOLUME 13086, PAGE 258 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;  
 THENCE: S 91° 31' 08" W ALONG THE COMMON LINE OF SAID LOT 4 AND SAID 2.0 ACRE TRACT FOR A DISTANCE OF 288.28 FEET TO A 1/2" IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 4 AND SAID LOT 2;  
 THENCE: S 91° 34' 44" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 2.0 ACRE TRACT FOR A DISTANCE OF 114.28 FEET TO A 1/2" IRON ROD FOUND MARKING AN ANGLE POINT IN THE NORTHEAST LINE OF LESTER'S WINDOW PLACE, 3RD INSTALLMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 270, PAGE 189 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;  
 THENCE: N 47° 57' 38" W ALONG THE COMMON LINE OF SAID LOT 2 AND LESTER'S WINDOW PLACE, 3RD INSTALLMENT, FOR A DISTANCE OF 89.28 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTHWEST CORNER OF BRISTOL STREET MARKING THE WEST CORNER OF SAID LOT 2;  
 THENCE: N 89° 51' 18" E ALONG THE SOUTHWEST LINE OF BRISTOL STREET FOR A DISTANCE OF 153.77 FEET TO THE POINT OF BEGINNING CONTAINING 4.325 ACRES OF LAND AS SURVEYED ON THE GROUND MAY 2018.



**FINAL PLAT**  
 OF  
**PATRICIA PLACE**  
 SUBDIVISION  
 LOTS 2R & 4R, BLOCK 1 - 4.325 ACRES  
 BEING A  
**REPLAT**  
 OF  
**PATRICIA PLACE**  
 SUBDIVISION  
 LOTS 2 & 4, BLOCK 1  
 VOLUME 2695, PAGE 231  
 BRYAN, TEXAS

OWNER/DEVELOPER:  
 OWNER OF REMAINDER OF LOT 2  
 BRISTOL VILLAGE PARTNERS, LLC  
 PO BOX 10233  
 COLLEGE STATION, TX 77842  
 979.823.8525  
 OWNER OF LOT 4 & PORTION OF LOT 2  
 CENTRAL TEXAS DIGESTIVE  
 REAL ESTATE HOLDINGS, LLC  
 2206 E. VILLA MARIA RD.  
 BRYAN, TX 77802  
 979.776.4600

SCALE 1" = 50'  
 JULY 2018

SURVEYOR:  
 Brad Kerr, RPLS No. 4502  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 (979) 268-3195

ENGINEER:  
 TPBE NO. 12327  
 911 SOUTHWEST POKY E.  
 College Station, Texas 77840  
 (979) 784-3900