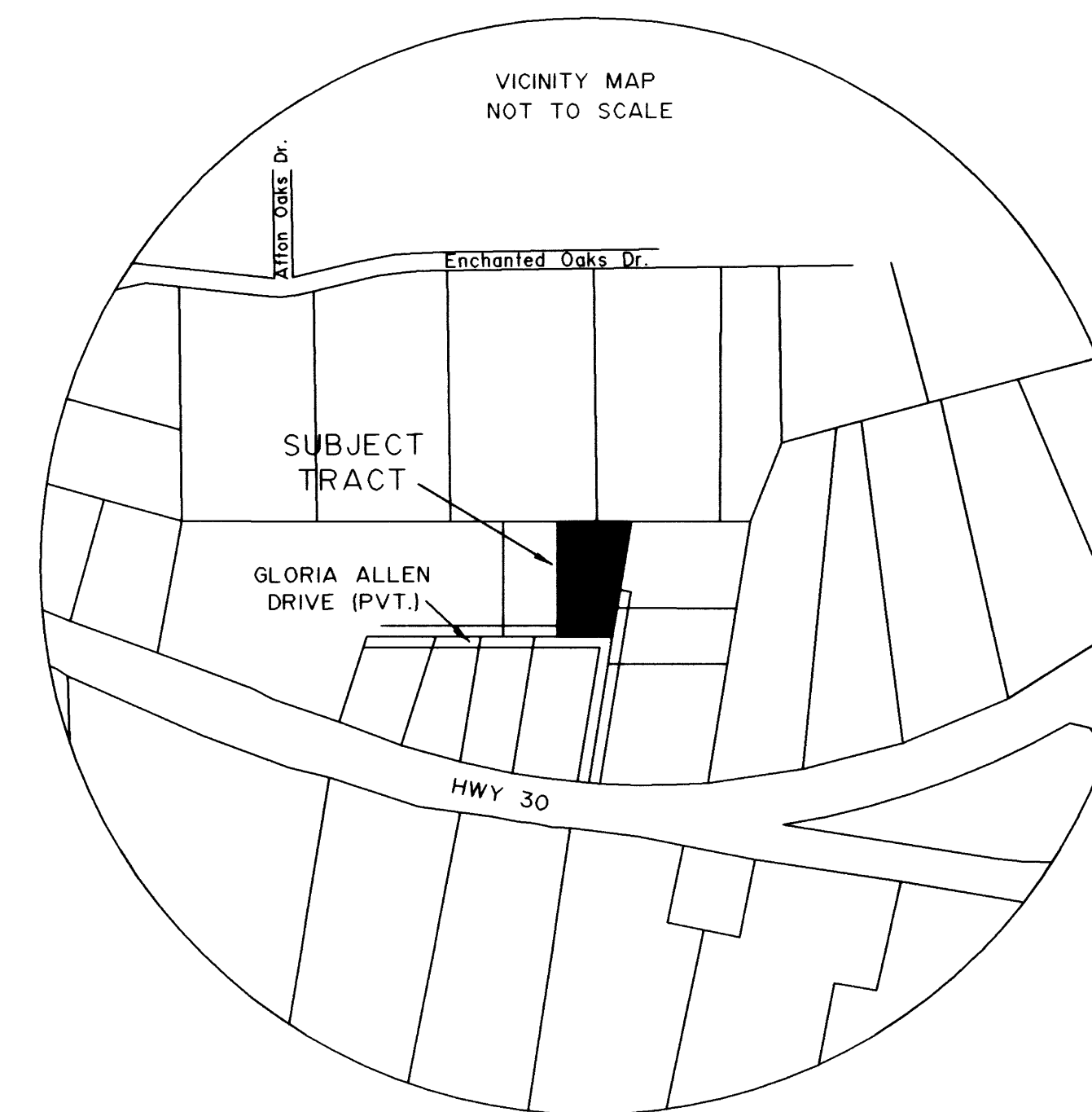
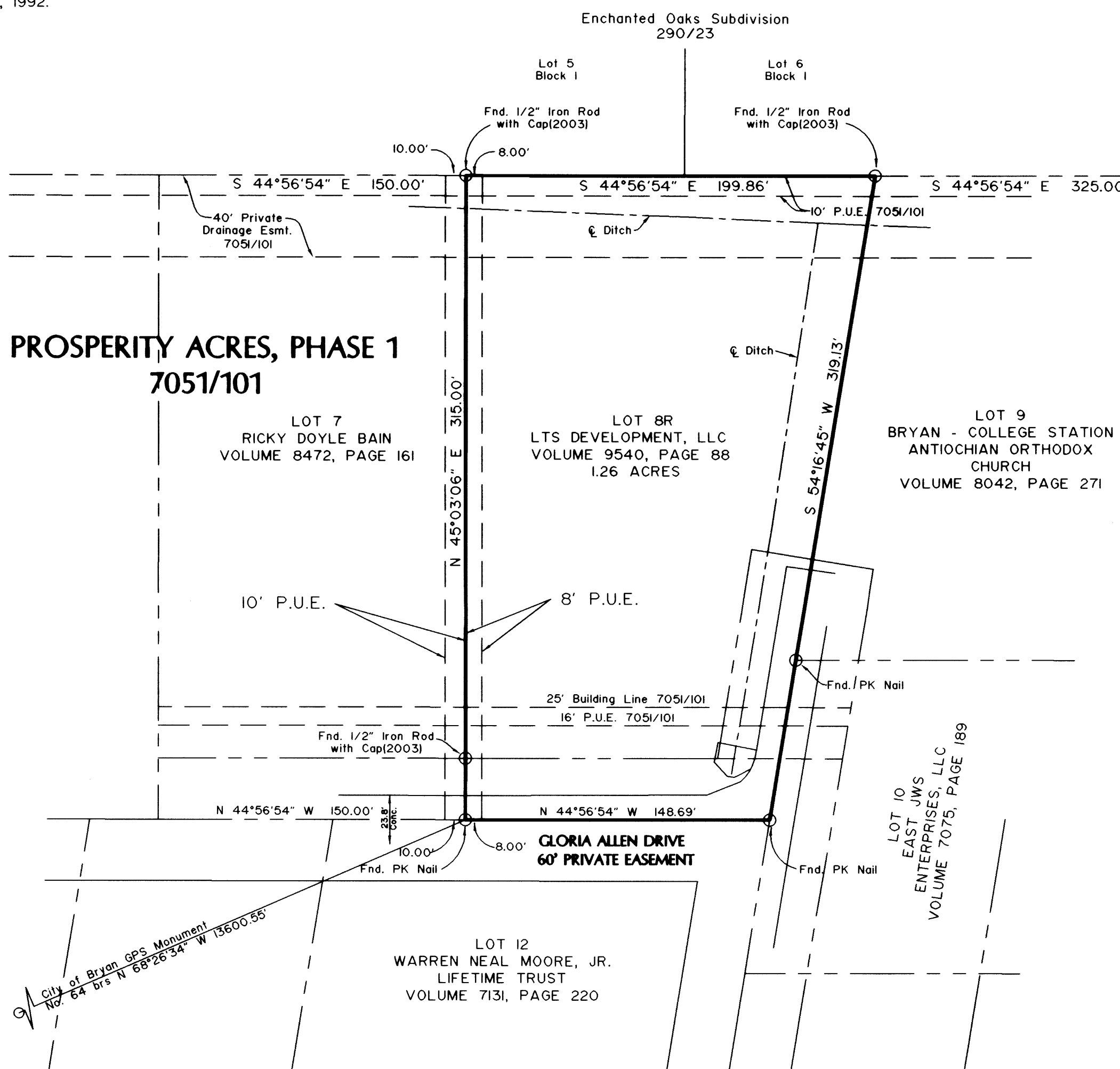
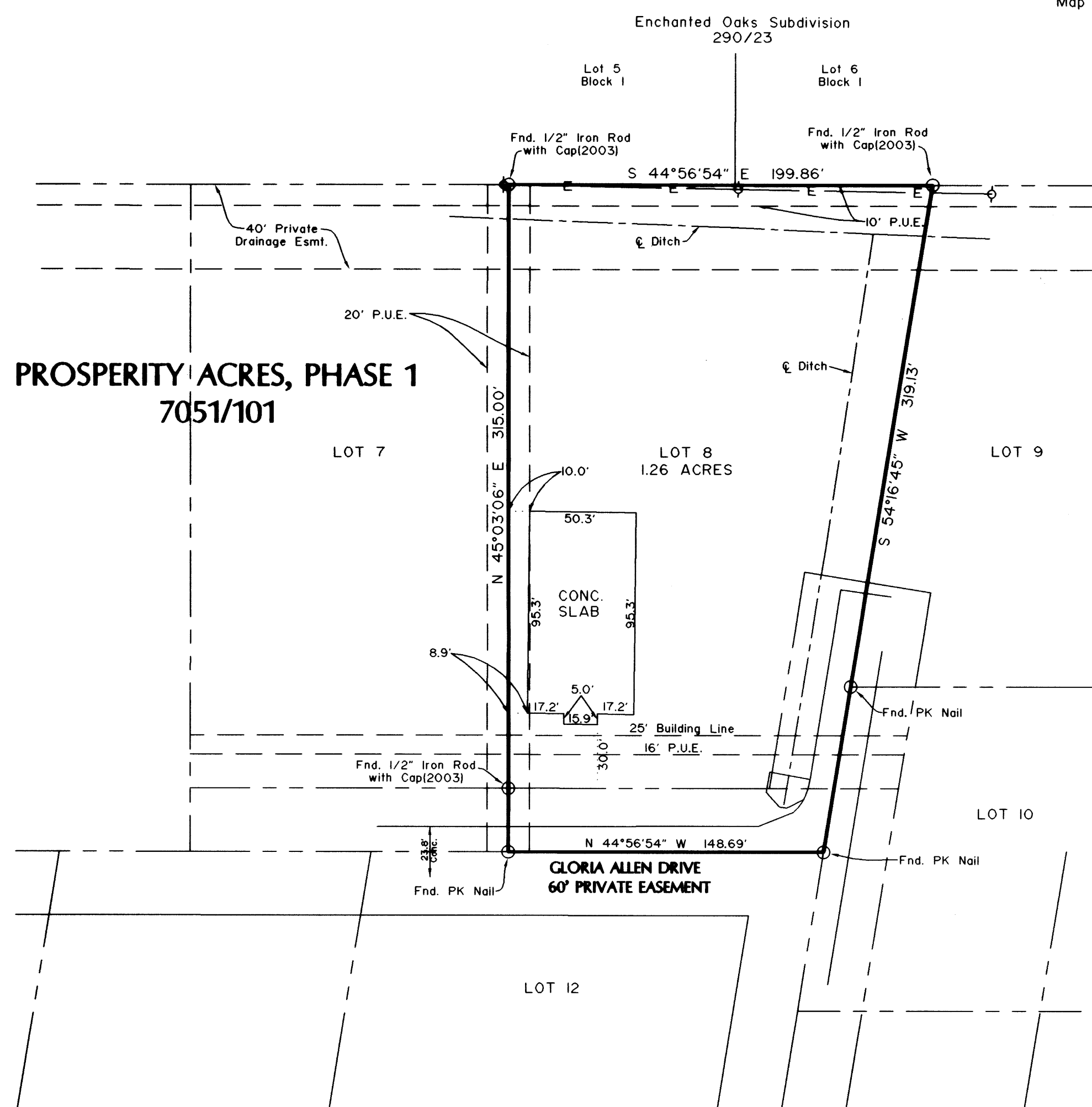


NOTES:  
 1. North orientation is based on rotating the northeast line of Lot 8 to Plat Calls in 7051/101.  
 2. All bearings and distances are call and actual.  
 3. This property does not lie within a Flood Hazard Area according to Flood Insurance Rate Map No. 48041C0161 C, Dated: July 2, 1992.



FIELD NOTES  
 OF  
 1.26 ACRES

All that certain lot, tract or parcel of land being 1.26 acres situated in the MARIA KEGANS SURVEY, Abstract No. 28, Brazos County, Texas, and being all of Lot 8 of Prosperity Acres, Phase One, according to the Final Plat recorded in Volume 7051, Page 101 of the Official Records of Brazos County, Texas, said 1.26 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail found for the most southerly corner of said Lot 8, said corner being the most easterly corner of Lot 12 of said Prosperity Acres, said corner also being located in the northwest line of Lot 10 of said Prosperity Acres;  
 THENCE N 44° 56' 54" W, along the southwest line of said Lot 8 and the northeast line of said Lot 12 a distance of 148.69 feet to a PK Nail found for the most westerly corner of said Lot 8, said corner being the most southerly corner of Lot 7 of said Prosperity Acres;  
 THENCE N 45° 03' 06" E, along the northwest line of said Lot 8 and the southeast line of said Lot 7 a distance of 315.00 feet to a 1/2" Iron Rod with Cap found for the most northerly corner, said corner being the most easterly corner of said Lot 7, said corner also being located in the southwest line of Lot 5, Block 1 of the Enchanted Oaks Subdivision of record in Volume 290, Page 23;  
 THENCE S 44° 56' 54" E, along the northeast line of said Lot 8 and the southwest line of said Lot 5 and Lot 6, Block 1 of said Enchanted Oaks Subdivision a distance of 199.86 feet to a 1/2" Iron Rod with Cap found for the most easterly corner of said Lot 8, said corner being the most northerly corner of Lot 9 of said Prosperity Acres;  
 THENCE S 54° 16' 45" W, along the southeast line of said Lot 8 and the northwest line of said Lot 9 a distance of 319.13 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 1.26 ACRES OF LAND, MORE OR LESS.

ORIGINAL PLAT

REPLAT

Doc Bk Vol Pg  
 01069659 OR 9785 22

APPROVAL OF COUNTY JUDGE

I, Randy Sims, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the 27th day of July, 2010.  
 County Judge, Brazos County, Texas: Randy Sims

CERTIFICATE OF THE COUNTY CLERK

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 August, 2010, in the Official Records of Brazos County in Volume 7051, Page 22.  
 County Clerk Brazos County, Texas: Karen McQueen

APPROVAL OF THE CITY PLANNER

I, Kevin Swales, 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 6th day of August, 2010.  
 City Planner, Bryan, Texas: Kevin Swales

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michael Beaman, 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 16th day of June, 2010 and same was duly approved on the 15th day of July, 2010 by said Commission.

APPROVAL OF THE CITY ENGINEER

I, W. 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 9th day of August, 2010.  
 City Engineer, Bryan, Texas: W. Paul Kaspar

CERTIFICATE OF SURVEYOR

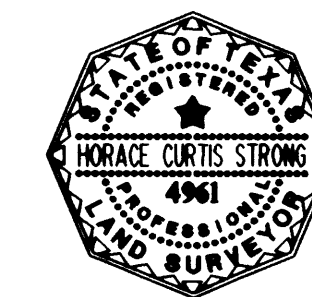
I, H. Curtis Strong, Registered Professional Land Surveyor, No. 4961, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometrical form.  
 Registered Professional Land Surveyor: H. Curtis Strong

Filed for Record in:  
 BRAZOS COUNTY

On: Aug 18, 2010 at 02:04P  
 As a Plat  
 Document Number: 01069659  
 Amount: 63.00  
 Receipt Number - 396531  
 By: Cynthia Rincon

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,  
 Aug 18, 2010  
 HONORABLE KAREN MCQUEEN, COUNTY CLERK  
 BRAZOS COUNTY



PROPERTY OWNER:  
 LTS Development LLC  
 CONTACT: KENN WALSH  
 12633 SH 30  
 COLLEGE STATION, TX. 77845  
 PHONE: (979) 774 - 3600  
 FAX: (979) 774 - 3611

REPLAT  
 OF  
 LOT 8  
 PROSPERITY ACRES, PHASE 1  
 1.26 ACRES  
 VOLUME 7051, PAGE 101  
 MARIA KEGANS SURVEY, A - 28

BRAZOS COUNTY, TEXAS

SCALE 1" = 50' JUNE 10, 2010

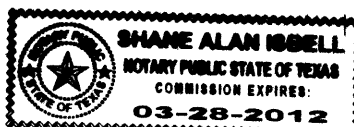
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Leigh Phillips, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County, in Volume 9540, Page 88, 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.

Owner(s)  
Leigh Phillips

THE STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Leigh Phillips, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes stated.  
 Given under my hand and seal of office this 27 day of July, 2010.



Notary Public, Brazos County, Texas: Sharon Adell