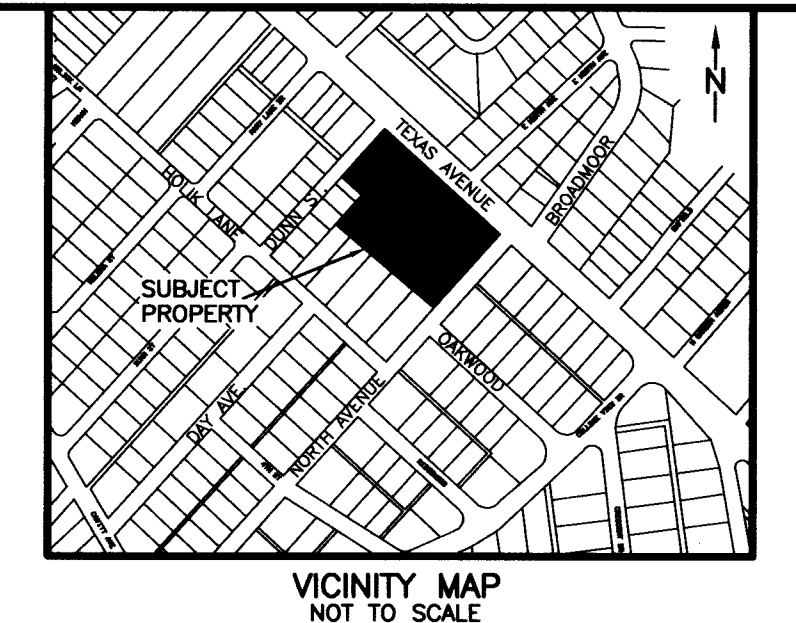
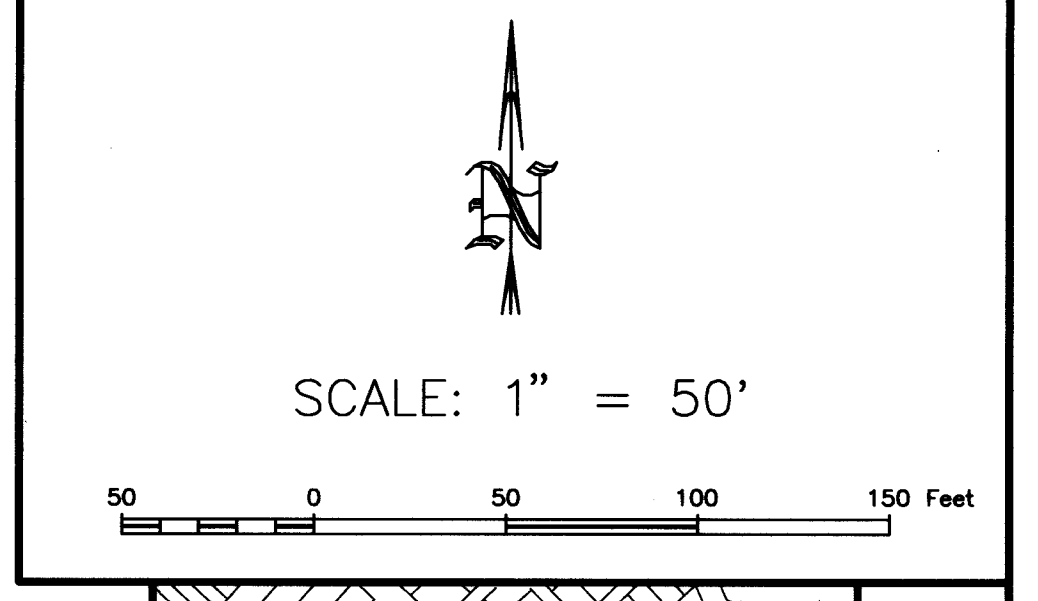


REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I (We) Paul Torres, 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 7438, Page 287, 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.

[Signature]
 Owner(s)

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *[Signature]* 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 purpose and consideration therein stated.

Given under my hand and seal on this 16 day of January, 2006.

BEATRIZ D. GREEN
 Notary Public, Brazos County, Texas
 My Comm. Exp. JUNE 11, 2010

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I (We) Bryan Plaza 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 6594, Page 146 & 151, 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.

[Signature]
 Owner(s)

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *[Signature]* 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 purpose and consideration therein stated.

Given under my hand and seal on this 9th day of NOVEMBER, 2006.

HANGLAM
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. March 30, 2010

CERTIFICATE OF 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 on the day of December, 2006, in the Official Public Records of Brazos County, Texas, in Volume 7113, Page 72.

[Signature]
 County Clerk
 Brazos County, Texas
 by: *[Signature]*

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

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 upon my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

[Signature]
 Brad Kerr, R.P.L.S. No. 4502



APPROVAL OF PLANNING AND ZONING COMMISSION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, *[Signature]*, Chairman 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 & Zoning Commission of the City of Bryan on the 13 day of February, 2006, and same was approved on the 2nd day of November, 2006.

[Signature]
 Chairman

CERTIFICATION OF CITY PLANNER
 STATE OF TEXAS
 COUNTY OF BRAZOS

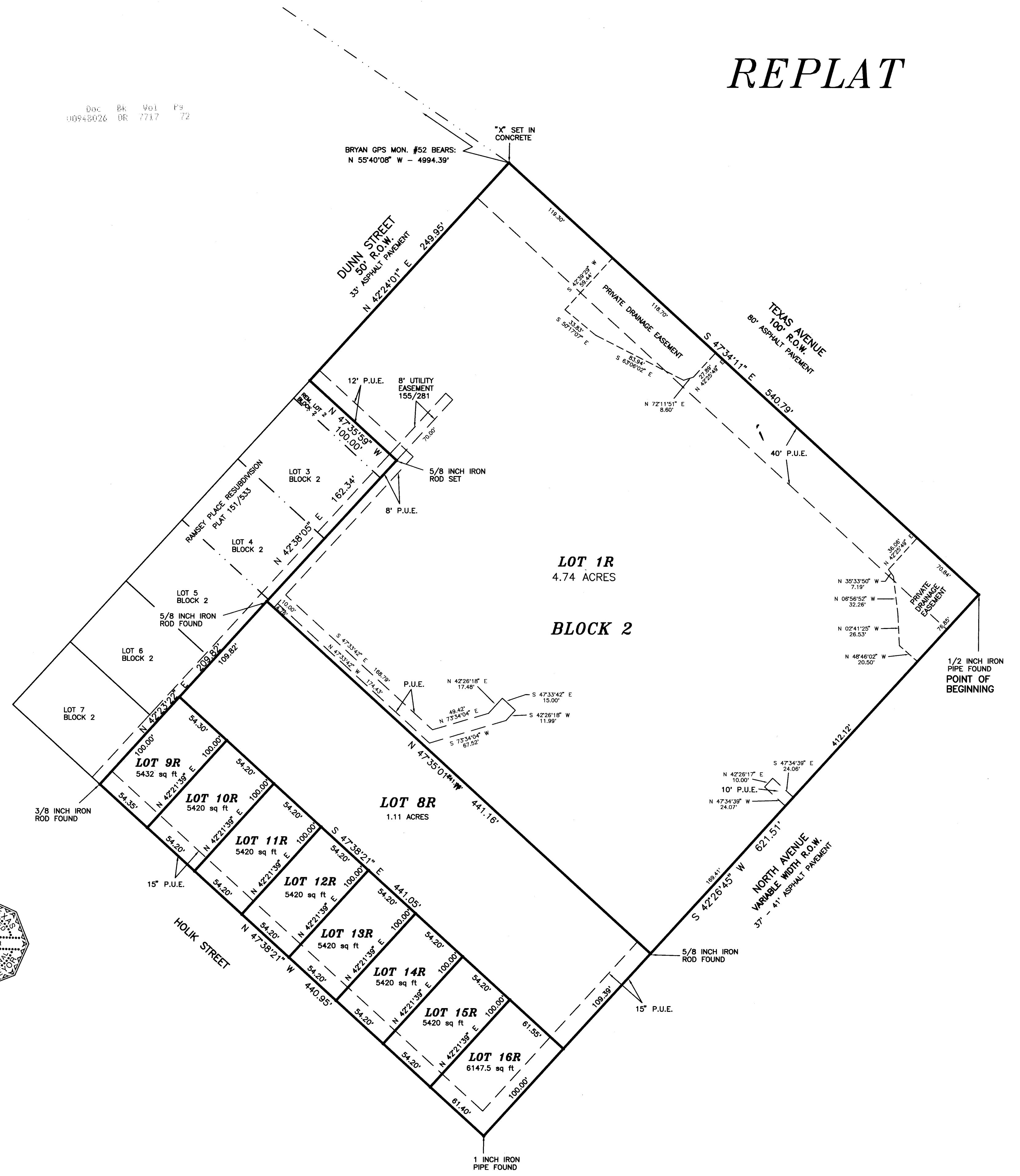
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 2nd day of November, 2006.

[Signature]
 City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER
 STATE OF TEXAS
 COUNTY OF BRAZOS

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 2nd day of November, 2006.

[Signature]
 City Engineer, City of Bryan



- GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON PER GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C, DATED JULY 2, 1992.
 3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.
 4. P.U.E. - PUBLIC UTILITY EASEMENT
 5. LOCATION OF UNDERGROUND UTILITIES AS PER CITY OF BRYAN DIGITAL MAPS AND AS EVIDENCED ON THE GROUND.
 6. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
 7. PRIVATE DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED FOR DETENTIONS AREAS.

SHEET ONE OF TWO

REPLAT
 OF
 PART OF LOT 11
 AND ALL OF LOTS 12-15
RAMSEY PLACE SUBDIVISION
 VOLUME 89, PAGE 208
 LOT 1, THE ADJOINING 20' ALLEY
 AND 50' OF LOT 2, BLOCK 2
RAMSEY PLACE RESUBDIVISION
 VOLUME 151, PAGE 533
 TO CREATE
 LOTS 1R AND 8R-16R
 BLOCK 2
RAMSEY PLACE RESUBDIVISION
 6.86 ACRES
 J. E. SCOTT SURVEY, A-50
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
 SURVEY DATE: SEPT. 2006
 PLAT DATE: 09-19-06
 REVISED: 10-11-06
 JOB NUMBER: 06-599
 CAD NAME: 06-599
 CR5 FILE: C-CLUB (cont); 06-613 (job)

PREPARED BY: KERR SURVEYING, LLC
 505 CHURCH STREET, P.O. BOX 289
 COLLEGE STATION, TEXAS 77841
 PHONE (979) 268-3195

PREPARED FOR: DAVID COTTRELL
 7505 HIGHMEADOW
 HOUSTON, TEXAS 77063
 PHONE (713) 783-5052

ORIGINAL PLAT

00940226 BR 7717 78

Filed for Record in
BRAZOS COUNTY
On: Dec 06, 2006 at 03:49
As a
Plat
Document Number: 00940226
Amount: \$5,000
Receipt Number: 304772
By:
Victoria Elliott

ATL DE TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stated herein by me
and was duly recorded in the volume and page
of the Official Public Records of:
BRAZOS COUNTY
as stated herein by me.
Dec 06, 2006

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

METES AND BOUNDS DESCRIPTION
OF A
6.86 ACRE TRACT
J. E. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. E. SCOTT SURVEY, ABSTRACT NO. 50, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF LOTS 11, 12, 13, 14 AND 15, RAMSEY PLACE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 89, PAGE 208 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; AND LOT 1, THE ADJOINING 20' ALLEY, AND LOT 2, BLOCK 2, RAMSEY PLACE RESUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 151, PAGE 533 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED TRACT OF LAND AS DESCRIBED BY TWO DEEDS TO BRYAN PLAZA, LTD. RECORDED IN VOLUME 8594, PAGES 146 AND 151 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 2.122 ACRE TRACT AS DESCRIBED BY A DEED TO PAUL E. TORRES AND GREGORY H. EDMONDSON RECORDED IN VOLUME 7439, PAGE 267 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 PIPE FOUND AT THE INTERSECTION OF THE SOUTHWEST LINE OF TEXAS AVENUE (100' R.O.W.) AND THE NORTHWEST LINE OF NORTH AVENUE (VARIABLE WIDTH R.O.W.) MARKING THE EAST CORNER OF SAID LOT 15;

THENCE: S 42° 26' 45" W ALONG THE NORTHWEST LINE OF NORTH AVENUE FOR A DISTANCE OF 621.51 FEET TO A 1 INCH IRON PIPE FOUND ON THE NORTHEAST LINE OF HOLIK STREET MARKING THE SOUTH CORNER OF SAID LOT 15;

THENCE: N 47° 38' 21" W ALONG THE NORTHEAST LINE OF HOLIK STREET FOR A DISTANCE OF 440.95 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 7, BLOCK 2, RESUBDIVISION OF PART OF LOT 9, ALL OF LOT 10 AND PART OF LOTS 11, RAMSEY PLACE, ACCORDING TO THE PLAT RECORDED IN VOLUME 151, PAGE 533 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 23' 22" E ALONG THE COMMON LINE OF SAID BLOCK 2 AND SAID 2.122 ACRE TRACT FOR A DISTANCE OF 209.82 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 2.122 ACRE TRACT;

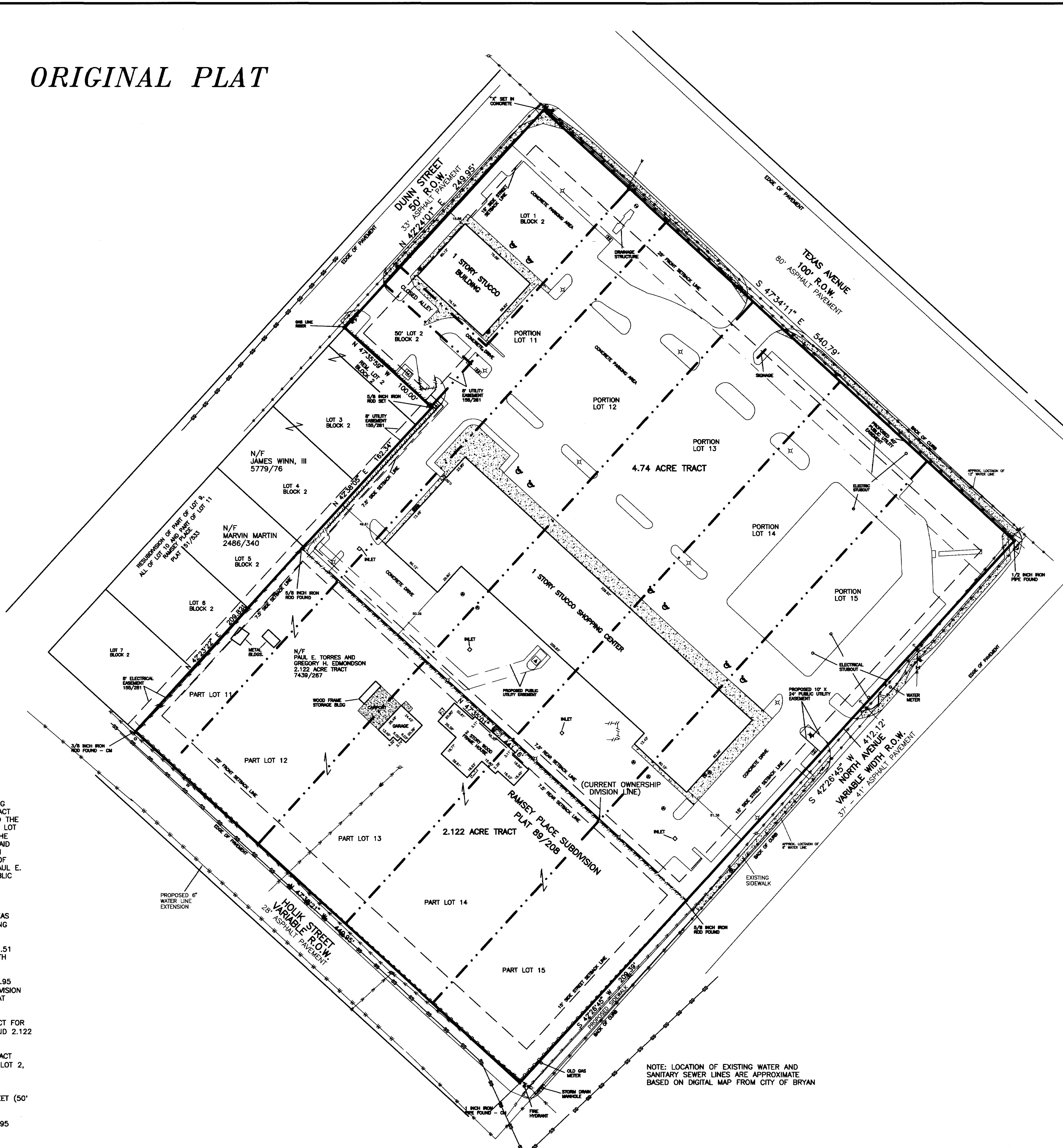
THENCE: N 42° 38' 05" E ALONG THE COMMON LINE OF SAID BLOCK 2 AND SAID BRYAN PLAZA TRACT FOR A DISTANCE OF 162.34 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHEAST LINE OF SAID LOT 2, BLOCK 2, MARKING AN INTERIOR WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 47° 35' 59" W THROUGH SAID LOT 2 AND ALONG A SOUTHWEST LINE OF SAID BRYAN PLAZA TRACT FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHEAST LINE OF DUNN STREET (50' R.O.W.) MARKING A NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

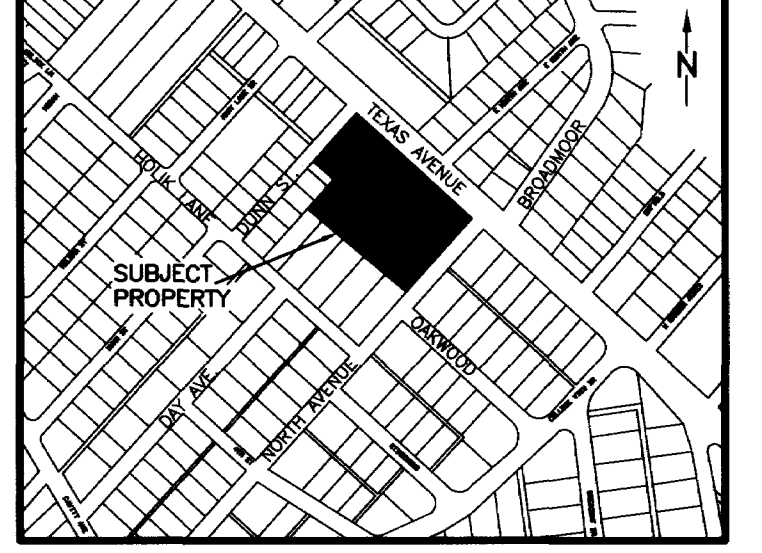
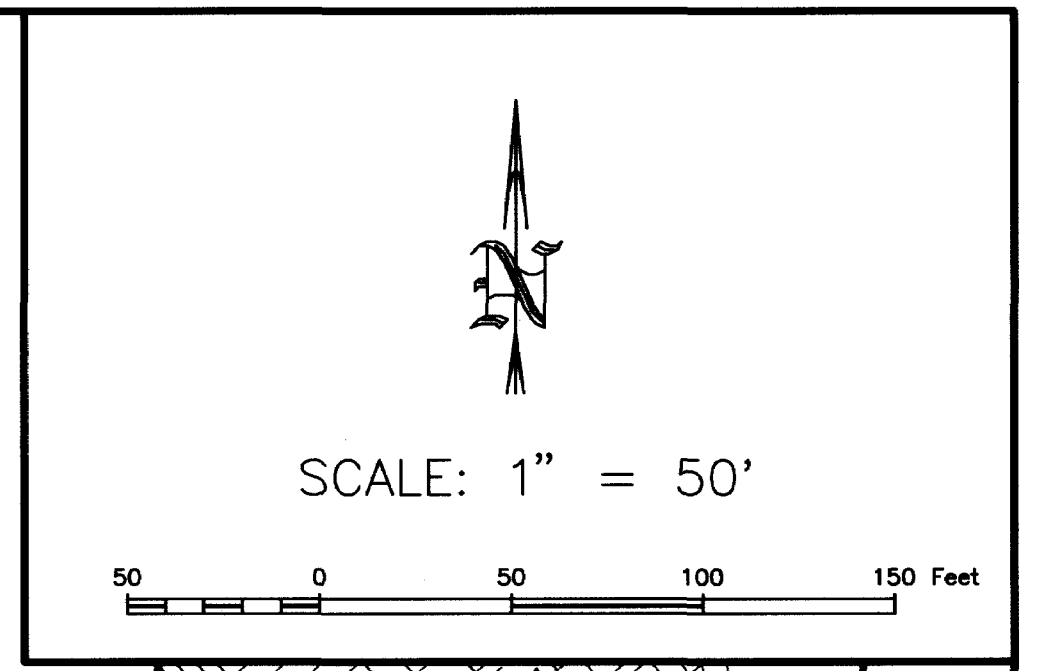
THENCE: N 42° 24' 01" E ALONG THE SOUTHEAST LINE OF DUNN STREET FOR A DISTANCE OF 249.95 FEET TO AN "X" SET IN CONCRETE ON THE SOUTHWEST LINE OF TEXAS AVENUE MARKING THE NORTH CORNER OF SAID LOT 1, BLOCK 2;

THENCE: S 47° 34' 11" E ALONG THE SOUTHWEST LINE OF TEXAS AVENUE FOR A DISTANCE OF 540.79 FEET TO THE POINT OF BEGINNING CONTAINING 6.86 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND SEPTEMBER, 2006. SEE PLAT PREPARED SEPTEMBER, 2006, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
R.P.L.S. NO. 4502



NOTE: LOCATION OF EXISTING WATER AND SANITARY SEWER LINES ARE APPROXIMATE BASED ON DIGITAL MAP FROM CITY OF BRYAN



- LEGEND:
- HANICAP PARKING SPACE
 - ⊕ TRANSFORMER
 - ⊖ CLEAN OUT
 - ⊕ WATER VALVE
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ LIGHT POLE
 - ⊕ UTILITY POLE
 - GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - CONCRETE

SHEET TWO OF TWO

REPLAT
OF
PART OF LOT 11
AND ALL OF LOTS 12-15
RAMSEY PLACE SUBDIVISION
VOLUME 89, PAGE 208
LOT 1, THE ADJOINING 20' ALLEY
AND 50' OF LOT 2, BLOCK 2
RAMSEY PLACE RESUBDIVISION
VOLUME 151, PAGE 533
TO CREATE
LOTS 1R AND 8R-16R
BLOCK 2
RAMSEY PLACE RESUBDIVISION
6.86 ACRES
J. E. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: SEPT. 2006
PLAT DATE: 09-19-06
REVISED: 10-11-06
JOB NUMBER: 06-599
CAD NAME: 06-599
CR5 FILE: C-CLUB (cont); 06-613 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: DAVID COTTRELL
7505 HIGHMEADOW
HOUSTON, TEXAS 77063
PHONE (713) 783-5052