

CURVE TABLE - 25' ACCESS EASEMENT

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10.00'	90°41'22"	15.83'	S 07° 22' 26" W	14.23'
C2	28.41'	86°32'50"	42.92'	N 05° 59' 32" E	38.95'
C3	26.50'	36°43'06"	16.98'	S 35° 00' 41" W	16.69'
C4	26.50'	12°58'09"	6.00'	N 59° 54' 52" E	5.98'
C5	10.50'	97°55'27"	17.95'	N 11° 40' 51" E	15.84'
C6	23.12'	88°16'57"	35.62'	N 08° 23' 35" E	32.20'
C7	7.00'	90°25'26"	11.05'	N 82° 04' 10" E	9.94'

6.4937 ACRES OF LAND LOCATED IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 33 BRAZOS COUNTY, TEXAS.

DESCRIPTION OF 6.4937 ACRES (282,868 SQUARE FEET) OF LAND LOCATED IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 33, BRAZOS COUNTY, TEXAS, SAID 6.4937 ACRE TRACT BEING OUT OF THOSE LANDS CONVEYED TO ARVINO PATEL AS PER AN INSTRUMENT RECORDED IN VOLUME 9862, PAGE 117 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP FOUND AT THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 21, A PUBLIC RIGHT-OF-WAY BASED ON A VARIABLE WIDTH, AND THE NORTHEAST RIGHT-OF-WAY OF MURPHY ROAD, A VARIABLE WIDTH PRIVATE HIGHWAY;

THENCE NORTH 52° 43' 07" EAST, ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 337.41 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND FOR THE MOST NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

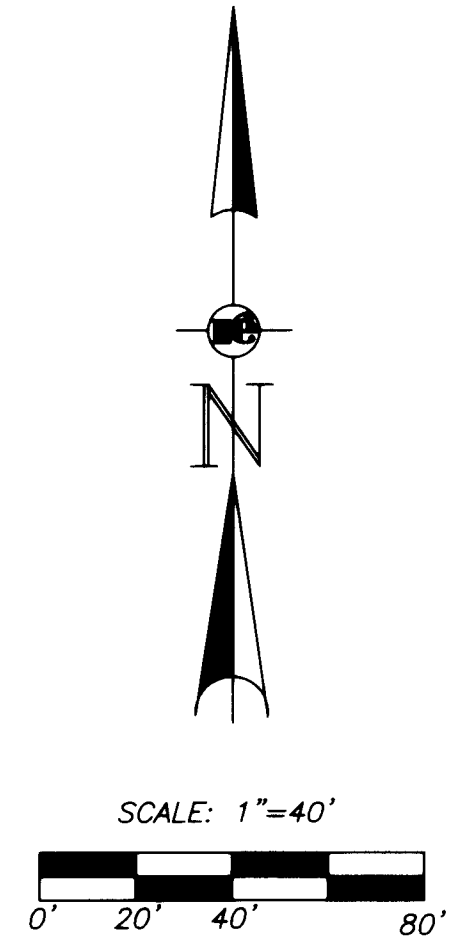
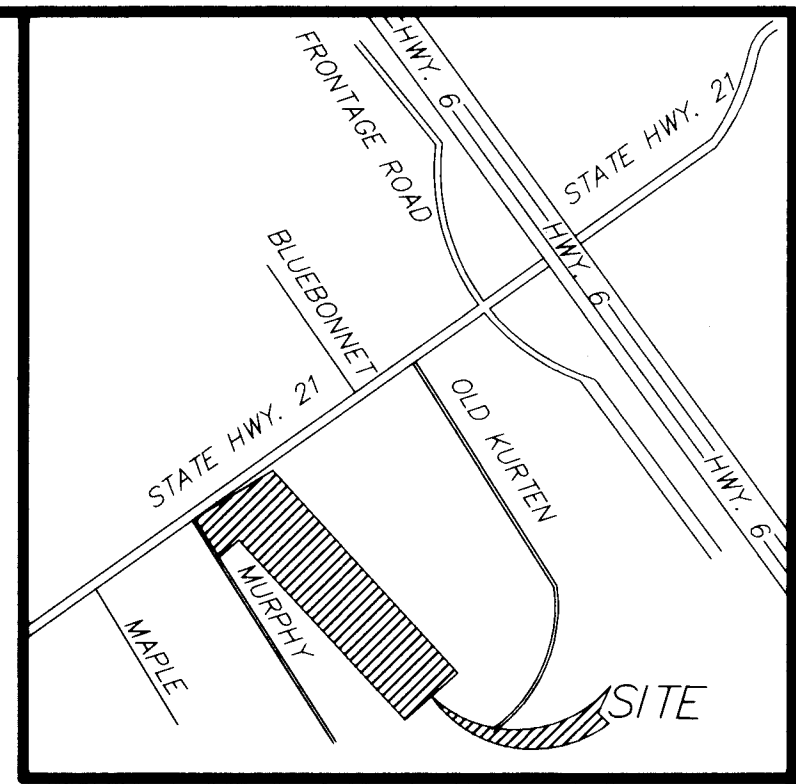
THENCE SOUTH 47° 59' 54" EAST, ALONG THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 1005.78 FEET TO A 1 INCH IRON PIPE FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF OLD KURTEN ROAD, A PUBLIC RIGHT-OF-WAY BASED ON A WIDTH OF 50 FEET, FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 42° 09' 35" WEST, ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE, SAME BEING THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 258.73 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 48° 19' 26" WEST, ALONG THE NORTHEAST LINE OF THE AMENDING PLAT FOR THE TAPLON SUBDIVISION AND BLOCK 19 OF THE S.F. AUSTIN #10 SUBDIVISION, A DISTANCE OF 900.20 FEET TO A 1/2 INCH IRON PIPE FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 43° 05' 15" WEST, ALONG THE WEST LINE OF LOT 14.1 OF BLOCK 19, SAME BEING THE MOST NORTHERLY SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 97.01 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "REKHA 4218" SET IN THE SAID NORTHEAST RIGHT-OF-WAY LINE FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 37° 58' 15" WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 168.36 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.4937 ACRES (282,868 SQUARE FEET) OF LAND.

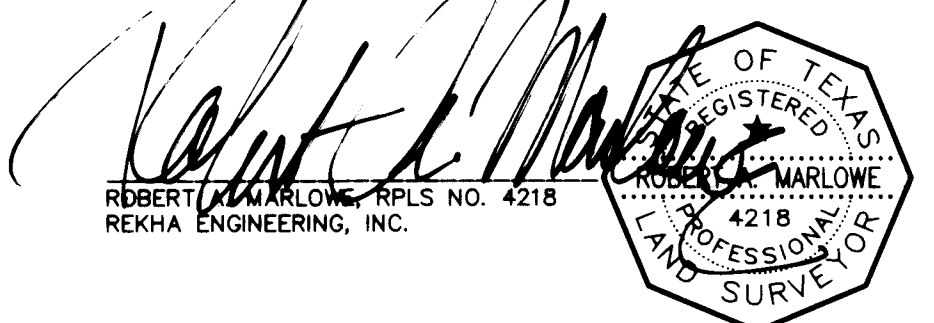


PLAT NOTES

- According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 48041C0205F, revised April 02, 2014 the subject tract is located in Zone "X" (unshaded), areas determined to be outside the 0.2% annual chance floodplain.
- Basis of Bearing is the Texas State Plane Coordinate System, NAD 83, Central Zone.
- PROPERTY IS ZONED C-3 - COMMERCIAL DISTRICT.

SURVEYOR'S CERTIFICATION

I, ROBERT A. MARLOWE, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN SET TO THE TEXAS COORDINATE SYSTEM, NAD'83, CENTRAL ZONE (4203).



FINAL PLAT OF SCOTT PROPERTIES SUBDIVISION

FINAL PLAT OF SCOTT PROPERTIES SUBDIVISION
6.4937 ACRES LOCATED IN THE STEPHEN F. AUSTIN
LEAGUE NO.10, ABSTRACT NO. 63
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 40' 1 BLOCK 2 LOTS DATE: OCTOBER, 2016

OWNER:
AGGIELAND CHICKEN 2, LLC
1432 OVERLOOK RIDGE DRIVE
BELTON, TEXAS 76513

PREPARED BY:
CIVIL ENGINEERING AND LAND SURVEYING FIRM:
REKHA ENGINEERING, INC.



5301 Hollister Street, Suite 190
Houston, Texas 77040
713-895-8080
713-895-8081
Fax: 713-895-7686
Job No.: 0316-3674
TBPLS FIRM NO. 10133800
TBPE NO. F-3712
Contact: John H. English, Sr. Vice President
jake1@pdq.net

STATE OF TEXAS
COUNTY OF BELL

KNOWN ALL MEN BY THESE PRESENTS, AGGIELAND CHICKEN 2, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT, AS RECORDED IN VOLUME 12798, PAGE 260, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND DESIGNATED HEREIN AS "SCOTT PROPERTIES" SUBDIVISION, IN THE CITY OF BRYAN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAIN, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

AGGIELAND CHICKEN 2, LLC
132 OVERLOOK RIDGE DRIVE
BELTON, TEXAS 76513

By: *Todd W. Scott*
TODD W. SCOTT
PRINCIPLE

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD W. SCOTT KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF October, 2016

By: *Cary Douglas*
CARY DOUGLAS
NOTARY PUBLIC SIGNATURE

STATE OF TEXAS
COUNTY OF BELL

WE, CENTRAL NATIONAL BANK, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS FINAL PLAT OF SCOTT PROPERTIES SUBDIVISION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN VOLUME 12798, PAGE 264 AND VOLUME 13590, PAGE 206, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

By: *Gary Schmidt*
GARY SCHMIDT, PRESIDENT
CENTRAL NATIONAL BANK

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED GARY SCHMIDT KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF October, 2016

By: *Cary Douglas*
CARY DOUGLAS
NOTARY PUBLIC SIGNATURE

APPROVAL OF THE PLANNING AND ZONING COMMISSION.

I, *Robby Gutierrez*, 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 20 DAY OF October, 2016 AND SAME WAS DULY APPROVED ON THE 20 DAY OF October, 2016 BY SAID COMMISSION.

By: *Robby Gutierrez*
ROBBY GUTIERREZ
CHAIR
PLANNING & ZONING COMMISSION BRYAN, TEXAS.

APPROVAL OF THE CITY PLANNER.

I, *Maria 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 20 DAY OF October, 2016

By: *Maria Zimmerman*
MARIA ZIMMERMAN
CITY PLANNER, BRYAN, TEXAS.

APPROVAL OF THE CITY ENGINEER.

I, *W. Paul Kasper*, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCE OF THE CITY OF BRYAN AND WAS APPROVED ON THE 20 DAY OF October, 2016.

By: *W. Paul Kasper*
W. PAUL KASPER
CITY ENGINEER, BRYAN, TEXAS.

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 RECORDS IN MY OFFICE THE 1 DAY OF November 2016 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 10454, PAGE 119

By: *Karen McQueen*
KAREN McQUEEN
COUNTY CLERK, BRAZOS COUNTY, TEXAS.
By: *Debra Baxton*
Debra Baxton
Dep. City Clerk

COSMIO FELIPEZ
S.F. AUSTIN #10
3494220 D.R.B.C.T.
(RD-5 RESIDENTIAL DISTRICT)

NOTE: LASON A
S.F. AUSTIN #10
6389708 D.R.B.C.T.
(RD-5 RESIDENTIAL DISTRICT)

Doc: 01280775 Blk: Vol: Pg: 01280775 DR: 13495 119

Filed for Record in: BRAZOS COUNTY

On: Nov 07 2016 at 12:24P

As of: Files

Document Number: 01280775

Amount: 72.00

Receipt Number: 588229

Debtor: Soler

STATE OF 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, _____

Nov 07 2016

Karen McQueen, County Clerk

- LEGEND**
- AC. ACRES
 - A.E. AERIAL EASEMENT
 - B.L. BUILDING LINE
 - C.I.R. CAPPED IRON ROD
 - D.R.B.C.T. DEED RECORDS BRAZOS COUNTY, TEXAS
 - F.N.D. FOUND
 - I.R. IRON ROD
 - M.R.C.T. MAP RECORDS BRAZOS COUNTY, TEXAS
 - R.O.W. RIGHT OF WAY
 - S.F. SQUARE FEET
 - U.E. UTILITY EASEMENT
 - VOL., PAGE VOLUME, PAGE
 - W.L.E. WATER LINE EASEMENT