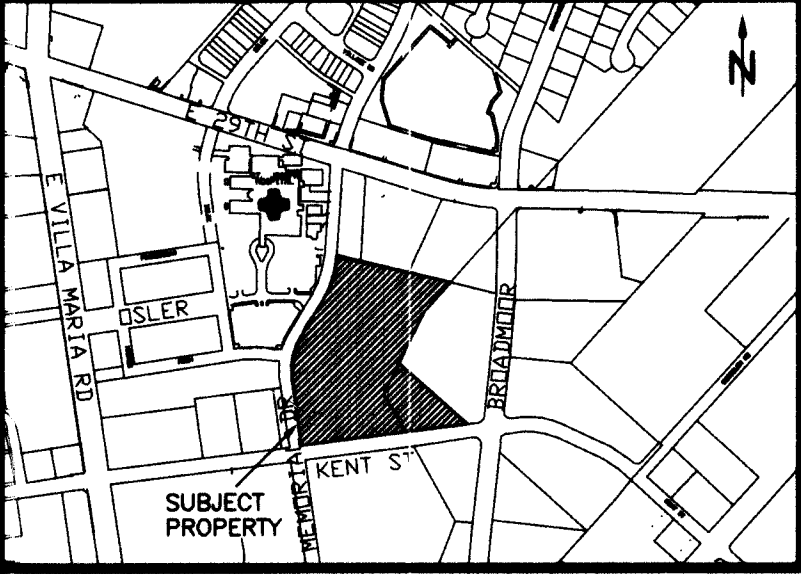


REPLAT



SCALE: 1" = 40'



VICINITY MAP NOT TO SCALE

PROFESSIONAL COMPLEX LOT 1R, BLOCK G PLAT 508/563

BUSINESS COMPLEX SUBDIVISION LOT 1, BLOCK 1 PLAT 824/537

BUSINESS COMPLEX SUBDIVISION LOT 2, BLOCK 1 PLAT 824/537

BRYAN MEDICAL BUILDING SUBDIVISION LOT 1, BLOCK 1 PLAT 8345/87

10' UTILITY EASEMENT

10' SANITARY SEWER EASEMENT 265/290

10' SANITARY SEWER EASEMENT 265/295

5/8 INCH IRON ROD FOUND

20' PUE 8345/87

30' DRAINAGE EASEMENT 8345/87

D=28'05"23" R=418.03' ARC=204.94' T=104.57' CHORD=202.90' BRG=N 18'06"10" E

10' PUBLIC UTILITY EASEMENT 6557/123

MEMORIAL DRIVE 50' R.O.W. 33.5' ASPHALT PAVEMENT

LOT 1R, BLOCK 1 3.95 ACRES

1/2 INCH IRON ROD FOUND

PLACE 29, PHASE 2 LOT 1, BLOCK 1 PLAT 451/861

1/2 INCH IRON ROD FOUND

10' GAS LINE EASEMENT

D=40'35"56" R=245.34' ARC=173.84' T=90.75' CHORD=170.23' BRG=N 11'50"54" E

15' PUBLIC UTILITY EASEMENT

LOT 2, BLOCK 1 4.29 ACRES

KENT STREET 60' R.O.W. 32' ASPHALT PAVEMENT

0.164 AC. R.O.W. DEDICATION

- GENERAL NOTES: 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. 2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA...

CERTIFICATE OF OWNERSHIP AND DEDICATION

Doc Bk Vol Pg 01166881 0R 11549 237

SEE SHEET 2 FOR ORIGINAL PLAT SHEET 1 OF 2

STATE OF TEXAS COUNTY OF BRAZOS

John C. Culpepper III and Moore-Sherwood General Partnership, owners and developers of the land shown on this plat, being the tract of land as conveyed to them in the Official Records of Brazos County, in Vol. 1190, Pg. 486, Vol. 2820, Pg. 136, Vol. 2820, Pg. 133, Vol. 10401, Pg. 51 and Vol. 10401, Pg. 54 and whose names are 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.

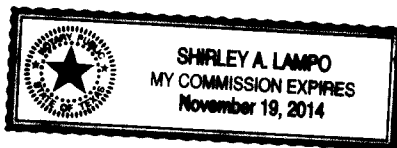
John C. Culpepper III, Tyler Moore, Trustees of Edge Texas 1997 Trust

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John C. Culpepper, III, 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 purposes stated.

Given under my hand and seal on this 25th day of June 2013

Notary Public, State of Texas

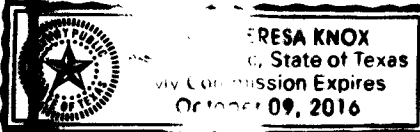


STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared W. Tyler Moore, Trustee of Edge Texas 1997 Trust, General Partner of Moore-Sherwood General Partnership, and acknowledged to me that he executed the same for the purposes stated on behalf of said trust and partnership.

Given under my hand and seal on this 28th day of June 2013

Notary Public, State of Texas



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 upon an actual survey of the property and that the metes and bounds describing said subdivision will describe a closed geometric form.

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



APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michael Beckendorf, 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 17th day of June 2013, and same was duly approved on the 17th day of June 2013.

CERTIFICATION OF CITY PLANNER

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 17th day of June 2013.

APPROVAL OF THE CITY ENGINEER

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 17th day of June 2013.

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 13th day of June 2013, in the Official Public Records of Brazos County, Texas, in Volume 11549, Page 237.

Karen McQueen, County Clerk, Brazos County, Texas

REPLAT OF LOT 1, BLOCK 1 SHERWOOD #1 VOLUME 2512, PAGE 305 LOT 4 CEDAR CREEK SUBDIVISION, PHASE II VOLUME 472, PAGE 659 AND A PORTION OF BRYAN HOSPITAL TRACT VOLUME 312, PAGE 285 TO CREATE LOT 1R AND LOT 2, BLOCK 1 SHERWOOD #1 8.238 ACRES, JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS



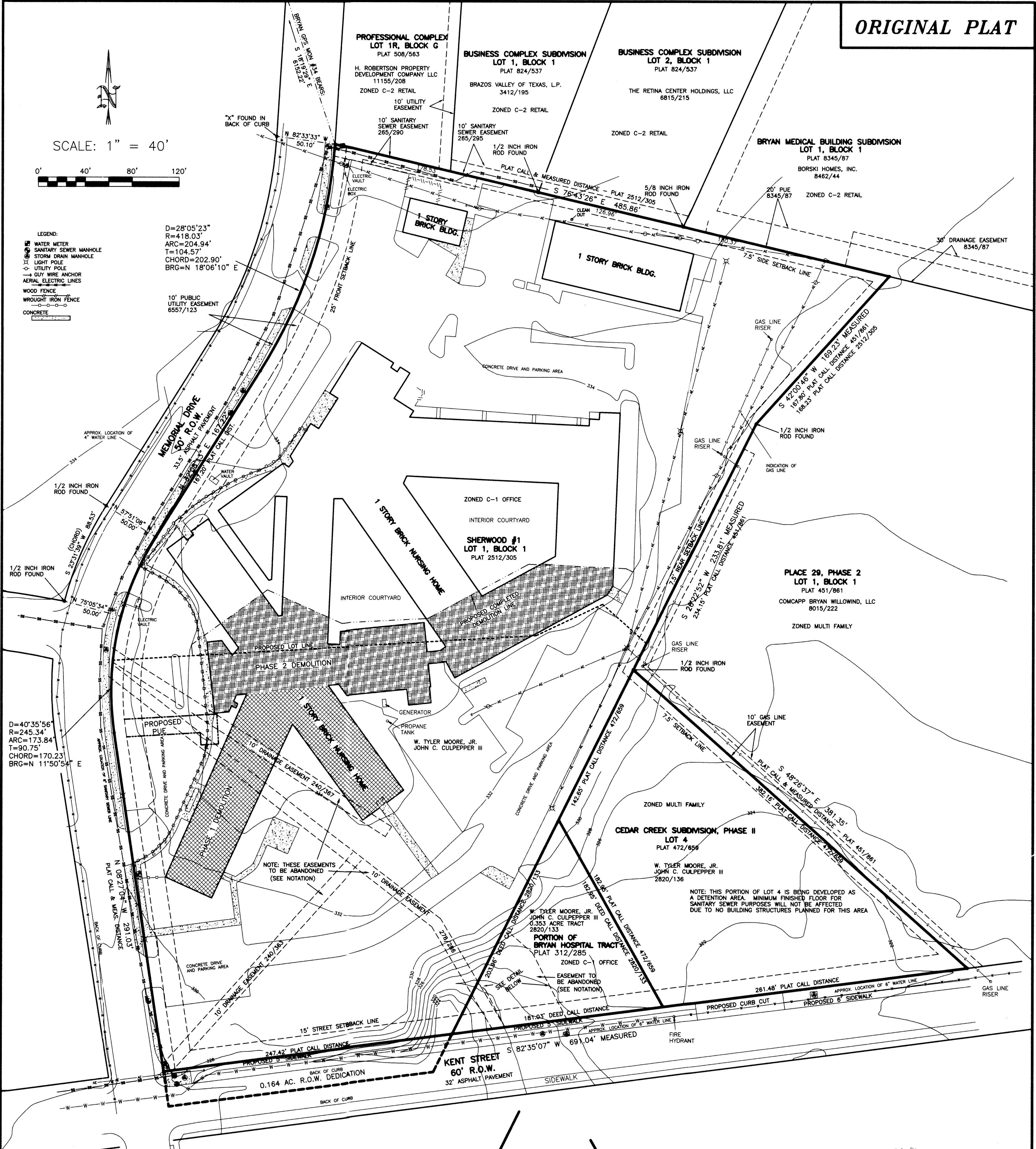
SCALE: 1" = 40'



- LEGEND:
- WATER METER
  - SANITARY SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - LIGHT POLE
  - UTILITY POLE
  - GUY WIRE ANCHOR
  - AERIAL ELECTRIC LINES
  - WOOD FENCE
  - WROUGHT IRON FENCE
  - CONCRETE

D=28'05"23"  
 R=418.03'  
 ARC=204.94'  
 T=104.57'  
 CHORD=202.90'  
 BRG=N 18'06"10" E

10' PUBLIC UTILITY EASEMENT 6557/123



D=40'35"56"  
 R=245.34'  
 ARC=173.84'  
 T=90.75'  
 CHORD=170.23'  
 BRG=N 11'50"54" E

NOTE: THESE EASEMENTS TO BE ABANDONED (SEE NOTATION)

NOTE: THIS PORTION OF LOT 4 IS BEING DEVELOPED AS A DETENTION AREA. MINIMUM FINISHED FLOOR FOR SANITARY SEWER PURPOSES WILL NOT BE AFFECTED DUE TO NO BUILDING STRUCTURES PLANNED FOR THIS AREA

NOTE: THE DRAINAGE EASEMENTS SHOWN HEREON ARE TO BE ABANDONED BY SEPARATE INSTRUMENT AS THEY WERE DEDICATED BY SEPARATE INSTRUMENT. THE PORTION OF THE DRAINAGE EASEMENT WITHIN THE BRYAN HOSPITAL TRACT SHALL BE ABANDONED BY THIS REPLAT.

METES AND BOUNDS DESCRIPTION OF A 3.238 ACRE TRACT JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BLOCK 1, SHERWOOD #1, ACCORDING TO THE PLAT RECORDED IN VOLUME 2512, PAGE 305 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF LOT 4, CEDAR CREEK SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 472, PAGE 659 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.353 ACRE TRACT AS DESCRIBED BY A DEED TO W. TYLER MOORE, JR. AND JOHN C. CULPEPPER, III, RECORDED IN VOLUME 2820, PAGE 133 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 SET ON THE EASTERLY LINE OF MEMORIAL DRIVE (50' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 1R, BLOCK G, PROFESSIONAL COMPLEX, ACCORDING TO THE PLAT RECORDED IN VOLUME 508, PAGE 563 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE AN "X" FOUND IN CONCRETE ON THE WESTERLY LINE OF MEMORIAL DRIVE BEARS: N 82° 33' 33" W FOR A DISTANCE OF 50.10 FEET;

THENCE: S 76° 43' 26" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 1R, AT 178.53 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 1 AND SAID LOT 1R, BLOCK G, PROFESSIONAL COMPLEX, ACCORDING TO THE PLAT RECORDED IN VOLUME 824, PAGE 537 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AT 305.49 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 2 AND SAID LOT 1, BLOCK 1, BRYAN MEDICAL BUILDING SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 8345, PAGE 87 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON FOR A TOTAL DISTANCE OF 485.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SHERWOOD #1 AND THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 1, PLACE 29, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 451, PAGE 861 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 00' 46" W ALONG THE COMMON LINE OF SHERWOOD #1 AND PLACE 29, PHASE 2, FOR A DISTANCE OF 233.81 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE.

THENCE: S 26° 22' 52" W CONTINUING ALONG THE COMMON LINE OF SHERWOOD #1 AND PLACE 29, PHASE 2, FOR A DISTANCE OF 233.81 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 4, CEDAR CREEK SUBDIVISION, PHASE II;

THENCE: S 48° 26' 37" E ALONG THE COMMON LINE OF SAID LOT 4 AND PLACE 29, PHASE 2, FOR A DISTANCE OF 381.35 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTH LINE OF KENT STREET (60' R.O.W.) MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 82° 35' 07" W ALONG THE NORTH LINE OF KENT STREET FOR A DISTANCE OF 173.84 FEET (CHORD BEARS: N 11° 50' 54" E - 170.23 FEET) TO THE END OF SAID CURVE. FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF MEMORIAL DRIVE BEARS: N 57° 51' 08" W FOR A DISTANCE OF 50.00 FEET;

THENCE: ALONG THE EASTERLY LINE OF MEMORIAL DRIVE FOR THE FOLLOWING CALLS: N 08° 27' 04" W FOR A DISTANCE OF 291.03 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 245.34 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40° 35' 56" FOR AN ARC DISTANCE OF 173.84 FEET (CHORD BEARS: N 11° 50' 54" E - 170.23 FEET) TO THE POINT OF BEGINNING CONTAINING 8.238 ACRES OF LAND, MORE OR LES, AS SURVEYED ON THE GROUND MAY 2013. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

N 32° 08' 13" E FOR A DISTANCE OF 167.22 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 418.03 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 05' 23" FOR AN ARC DISTANCE OF 204.94 FEET (CHORD BEARS: N 18° 06' 10" E - 202.90 FEET) TO THE POINT OF BEGINNING CONTAINING 8.238 ACRES OF LAND, MORE OR LES, AS SURVEYED ON THE GROUND MAY 2013. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

Doc. Bk. Vol. P# 01166881 OR 11549 238

SEE SHEET 1 FOR REPLAT SHEET 2 OF 2

**REPLAT**  
 OF  
**LOT 1, BLOCK 1 SHERWOOD #1**  
 VOLUME 2512, PAGE 305  
**LOT 4 CEDAR CREEK SUBDIVISION, PHASE II**  
 VOLUME 472, PAGE 659  
 AND A PORTION OF  
**BRYAN HOSPITAL TRACT**  
 VOLUME 312, PAGE 285  
 TO CREATE  
**LOT 1R AND LOT 2, BLOCK 1 SHERWOOD #1**  
 8.238 ACRES, JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS

Filed for Record in: BRAZOS COUNTY  
 On: Aug 13 2013 at 03:18P  
 As a Plats  
 Document Number: 01166881  
 Amount: 63.00  
 Receipt Number: 481233  
 By: Kala Brunner  
 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 13 2013  
 Karen McQueen, Brazos County Clerk  
 BRAZOS COUNTY

SCALE: 1 INCH = 40 FEET  
 SURVEY DATE: 05-09-13  
 PLAT DATE: 05-15-13  
 REVISED: 05-31-13  
 JOB NUMBER: 13-272  
 CAD NAME: 13-272  
 CRS FILE: MARIA (cont); 13-272 (job)

PREPARED BY: KERR SURVEYING, LLC  
 408 N. TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 268-3195

PREPARED FOR: SHERWOOD REAL PROPERTY GENERAL PARTNERSHIP  
 1700 GEORGE BUSH DR. E. SUITE 240  
 COLLEGE STATION, TEXAS 77840  
 PHONE (979) 686-1444