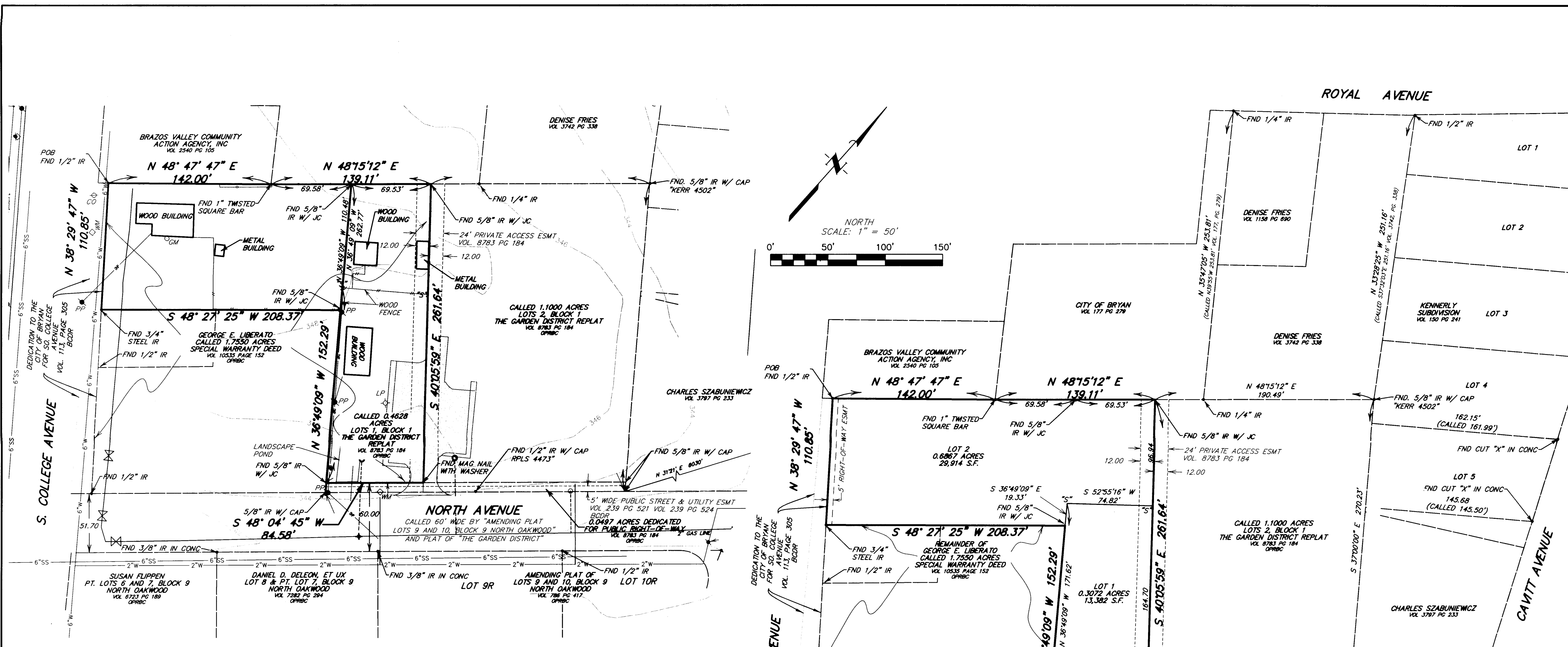
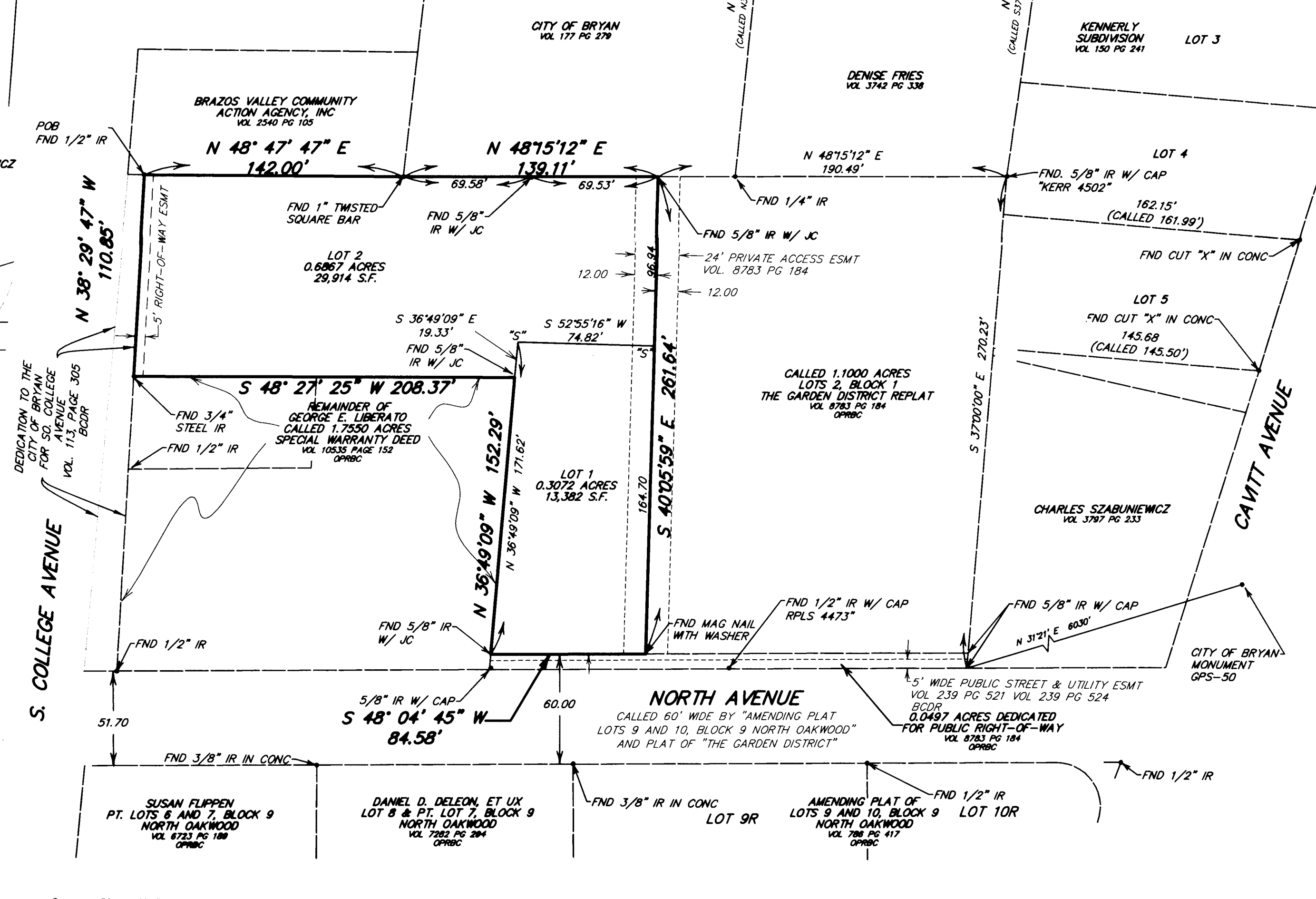
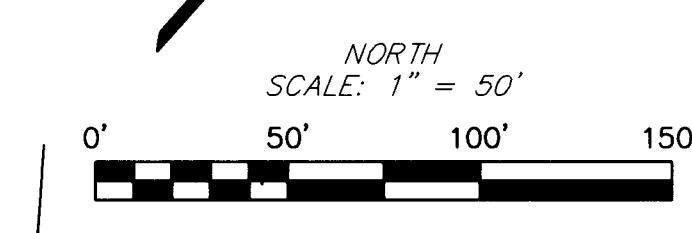


VICINITY MAP



ORIGINAL PLAT



REPLAT

- General Notes:
- Bearings shown hereon are based on a call of North 48° 15' 12" East along the north line of the Garden District Replat, recorded under volume 8783, page 184 of the Official Records of Brazos County.
 - According to Map No. 48041C141C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for the City of Bryan in Brazos County Texas, dated July 2, 1992, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain.
 - This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - This property is currently zoned SC-B, South College - Business. The property is subject to all conditions and restrictions of the City of Bryan's zoning ordinances, in Chapter 62, Article IV thereof, including, but not limited to, building set-back lines.
 - The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
 - Underground gas lines shown hereon were scaled from a map provided by Atmos Energy.
 - Water lines and sanitary sewer lines and their respective sizes shown hereon are from maps provided by the City of Bryan and were not field located.
 - All set iron rods are 5/8-inch rods with a cap stamped "Jones & Carter, Inc.", unless otherwise noted.

STATE OF TEXAS §
 COUNTY OF BRAZOS §

A METES & BOUNDS description of a certain 0.9940 acre tract situated in the J.E. Scott League, Abstract No. 50 in Brazos County, Texas; being a portion of a called 1.7550 acre tract conveyed to George E. Liberato in a Special Warranty Deed recorded in Volume 10535, Page 152 of the Official Public Records of Brazos County, said 0.9940 acre tract being more particularly described as follows: all bearings being based on a call of North 48°15'12" East along the north line of the Garden District Replat recorded in Volume 8783, Page 184 of the Official Public Records of Brazos County;

BEGINNING at a found 1/2-inch iron rod marking the west corner of the said 1.7550 acre tract also being in the northeast right-of-way of S. College Avenue recorded in Volume 113, Page 305 of the Brazos County Deed Records;

THENCE North 48°47'47" East, along the southeast line of the Brazos Valley Community Action Agency, Inc. tract recorded in Volume 2540, Page 105 of the Official Public Records of Brazos County, 142.00 feet to a found 1-inch twisted square bar;

THENCE North 48°15'12" East, along the southeast line of the City of Bryan tract recorded in Volume 177, Page 279, passing at 69.58 feet a found 5/8-inch iron rod with cap stamped "Jones & Carter Inc.", continuing a total distance of 139.11 feet to a found 5/8-inch iron rod with cap stamped "Jones & Carter Inc." marking the west corner of Lot 2, Block 1 of the said "The Garden District Replat" and also being in the southeast line of the said City of Bryan tract, from which a found 1/4-inch iron rod bears North 48°15'12" East, 42.10 feet, and a found 5/8-inch iron rod with cap stamped "Kerr 4502" bears North 48°15'12" East, 190.49 feet;

THENCE South 40°05'59" East, along the southwest line of Lot 2, Block 1 of the said "The Garden District Replat", passing at 96.94 feet a set 5/8-inch iron rod with cap stamped "Jones & Carter Inc.", continuing a total distance of 261.64 feet to a found mag nail with washer marking the south corner of the of Lot 2, Block 1 of the said "The Garden District Replat" and also being in the northeast right-of-way dedication of North Avenue recorded in Volume 8783, Page 184 of the Official Public Records of Brazos County;

THENCE South 48°04'45" West, along the said northeast right-of-way dedication, a distance of 84.58 feet to a found 5/8-inch iron rod with cap stamped "Jones & Carter Inc.";

THENCE through the said 1.7550 acre tract the following two courses and distances:

- North 36°49'09" West, 152.29 feet to a found 5/8-inch iron rod with cap stamped "Jones & Carter Inc.";
 - South 48°27'25" West, 208.37 feet to a found 3/4-inch stainless-steel rod being in the said northeast right-of-way of S. College Avenue;
- THENCE North 38°29'47" West, along the said northeast right-of-way of S. College Avenue 110.85 feet to the POINT OF BEGINNING, CONTAINING 0.9940 acres of land in Brazos County, Texas, as shown on Drawing No. 1050 in the office of Jones & Carter Inc. in Bryan, Texas.

SOUTH COLLEGE-NORTH AVENUE TRACT
MINOR PLAT
 BEING A REPLAT OF
THE GARDEN DISTRICT REPLAT
 RECORDED IN VOL. 8783 PAGE 184
 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
 BEING
0.9940 ACRES
 OUT OF THE
J. E. SCOTT LEAGUE, A-50
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS
 APRIL 2012
 1 BLOCK, 2 LOTS

REASON FOR REPLAT: RECONFIGURE LOT 1

Owner:
JC JONES & CARTER, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 1716 Briarcrest Drive, Suite 160
 Bryan, Texas 77802-2776
 (979) 731-8000
 www.jonescarter.com

Filed for Record in:
 BRAZOS COUNTY
 On: May 14, 2012 at 09:57A
 As a
 Plat
 Document Number: 01119872
 Amount: 63.00
 Receipt Number - 437916
 Victoria Elliott

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public Records of:
 BRAZOS COUNTY
 as stamped herein by me,
 May 14, 2012
 Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY
 011 19872 BR 10671 FJ 218

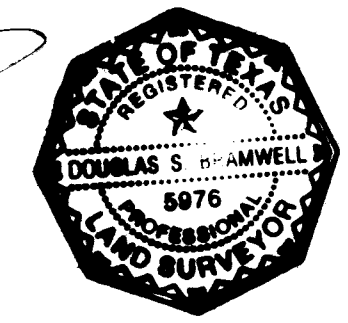
CERTIFICATION BY THE COUNTY CLERK
 STATE OF TEXAS §
 COUNTY OF BRAZOS §
 I, Karen McQueen, County Clerk in and for Brazos County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 14th day of May, 2012, in the Official Public Records of Brazos County, Texas in Volume 10671 Page 218

Karen McQueen
 County Clerk, Brazos County, Texas
Victoria Elliott

APPROVAL OF THE CITY PLANNER
 STATE OF TEXAS §
 COUNTY OF BRAZOS §
 I, Kevin Russell, 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 10th day of May, 2012.
Kevin Russell
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, W. Paul Kozgar, 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 14th day of May, 2012.
W. Paul Kozgar
 City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS §
 COUNTY OF BRAZOS §
 I, Douglas S. Bromwell, Registered Professional Land Surveyor No. 5976 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 geometric form.
Douglas S. Bromwell
 Douglas S. Bromwell
 Registered Professional Land Surveyor No. 5976
 4/16/2012



CERTIFICATION OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS §
 COUNTY OF BRAZOS §
 I, George Liberato, the owner and developer of the land shown on this plat, being part of the tract of land conveyed to me in the Official Public Records of Brazos County, Texas in Volume 10535, Page 152, 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.
George Liberato
 Notary Public, Brazos County, Texas