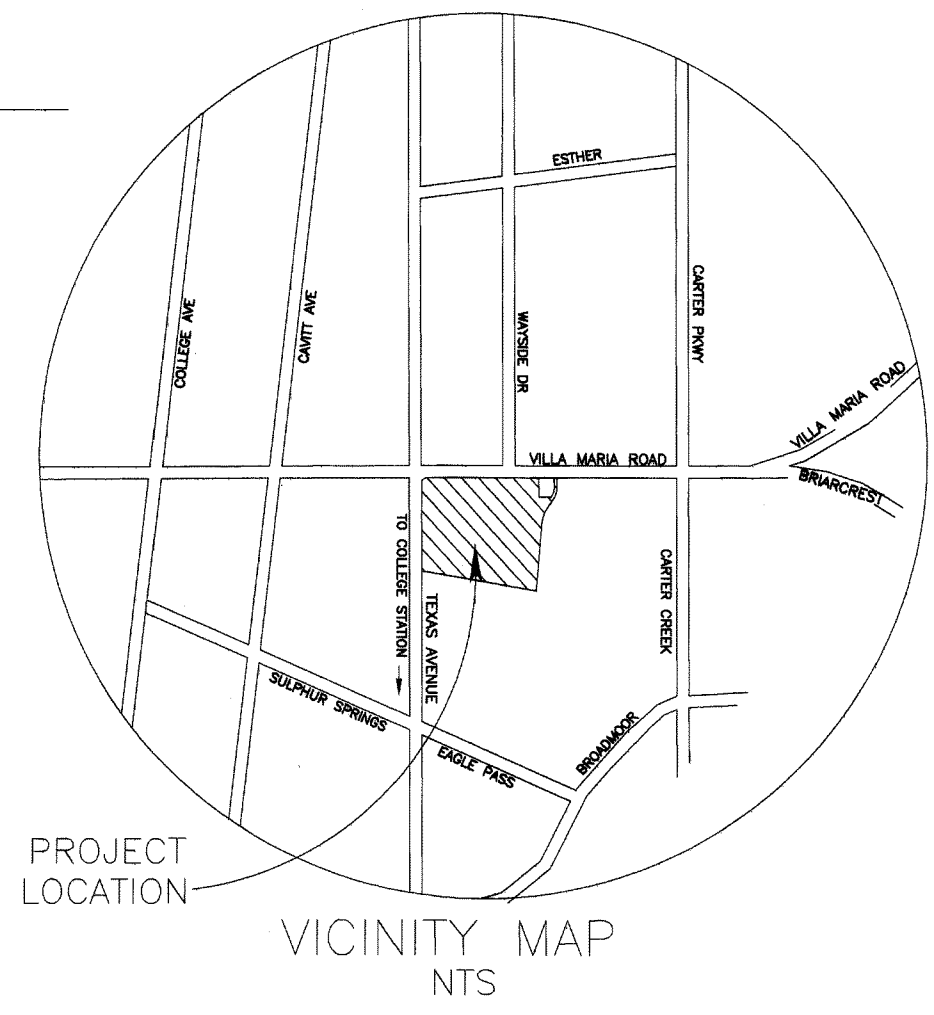
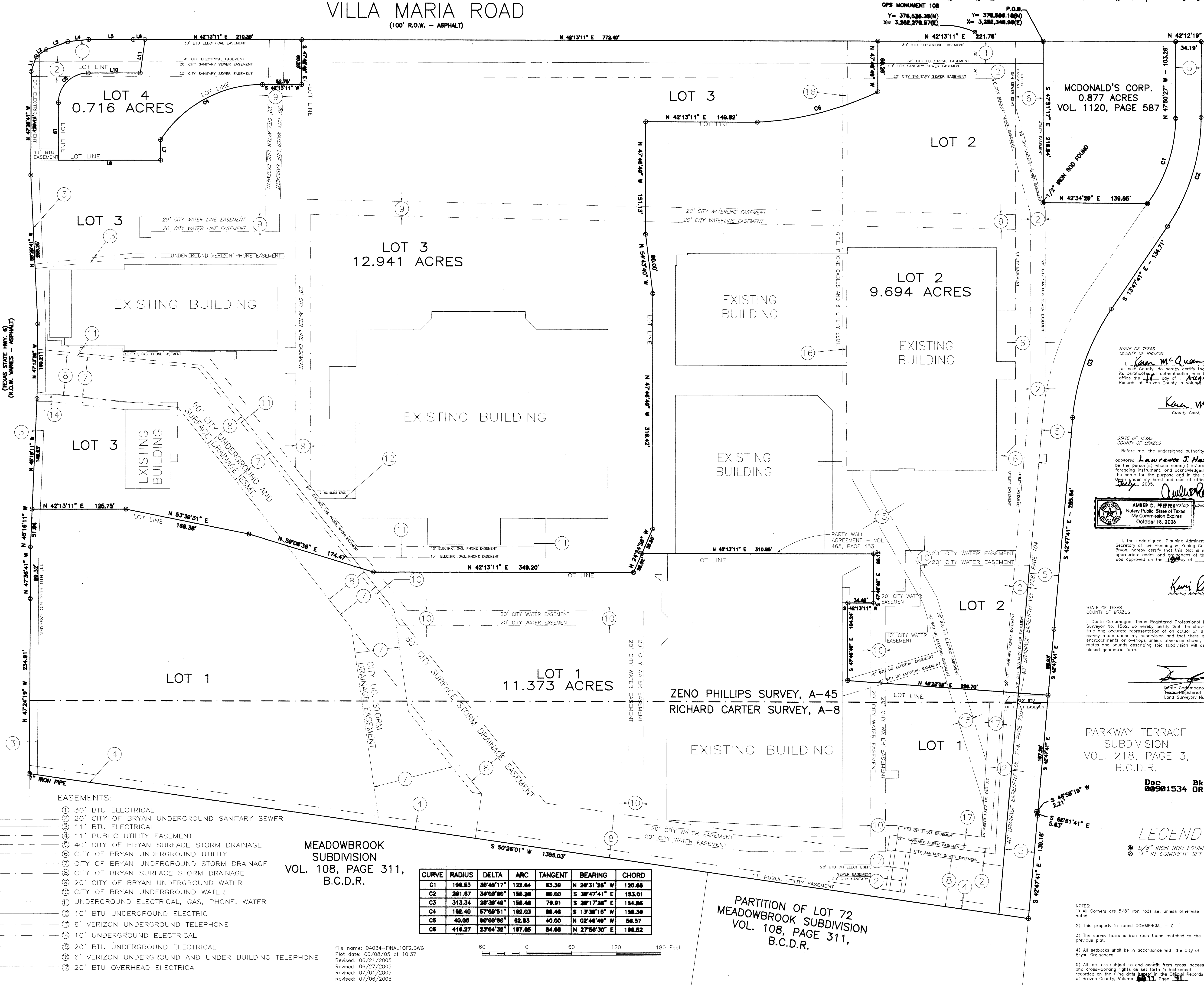


VILLA MARIA ROAD
(100' R.O.W. - ASPHALT)

TEXAS AVENUE
(TEXAS STATE HWY. 8)
(R.O.W. Varies - ASPHALT)



BRYAN PUBLIC SCHOOLS
CITY OF BRYAN
18.263 ACRE TRACT
VOL. 207, PAGE 95,
B.C.D.R.

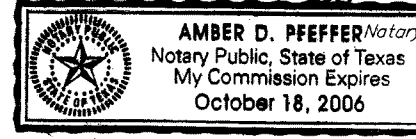
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, County Clerk in and for said County, do hereby certify that this plat together with its certificate of authorization was filed for record in my office on the 18 day of August, 2005, in the Official Records of Brazos County, Texas, Volume 687, Page 126-95.

Karen McQueen
County Clerk, Brazos County, Texas
By: Sam Dumb

I, Kim Casey, the Chairman of the Planning & 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 14 day of July, 2005 by said Commission.

Kim Casey
Chairman, Planning & Zoning Commission, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Lawrence J. Markies, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein stated. Given under my hand and seal of office this 27th day of July, 2005.



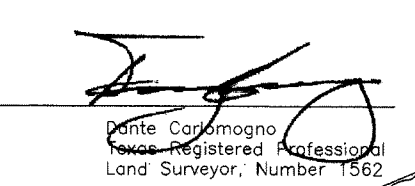
I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 16th day of August, 2005.

Karin Russell
Planning Administrator, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Tejas Center, Ltd., the owner and developer of the land shown on this plat, being the tract of land as conveyed to it instruments recorded in the Official Records of Brazos County in Volume 1700, Page 17, and Volume 4832, Page 142, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all water courses, drainage, easements shown hereon for the purposes identified.

Tejas Center, Ltd.
By: Jan Hobb
President

STATE OF TEXAS
COUNTY OF BRAZOS
I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps, unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.



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 18th day of August, 2005.

D.W. Huff
City Engineer, Bryan, Texas

LINE	DISTANCE	BEARING
L1	20.88'	N 28°56'41" W
L2	18.00'	N 08°20'18" E
L3	31.32'	N 21°44'58" E
L4	28.02'	N 38°20'41" E
L5	58.88'	N 42°11'11" E
L6	15.88'	N 42°13'11" E
L7	27.53'	S 47°48'48" E
L8	137.22'	S 42°13'11" W
L9	77.68'	N 47°48'48" W
L10	88.78'	N 42°13'11" E
L11	46.45'	N 38°51'30" W

PARKWAY TERRACE
SUBDIVISION
VOL. 218, PAGE 3,
B.C.D.R.

Doc 00901534 Bk OR Vol 6878 Pg 94

LEGEND

- 5/8" IRON ROD FOUND
- "X" IN CONCRETE SET

FINAL PLAT

TEXAS CENTER SUBDIVISION
LOT 1 - 11.373 ACRES
LOT 2 - 9.694 ACRES
LOT 3 - 12.941 ACRES
LOT 4 - 0.716 ACRES

RICHARD CARTER SURVEY, A-8
ZENO PHILLIPS SURVEY, A-45
BRAZOS COUNTY, TEXAS

CARLOMAGNO Surveying Inc.
2714 Finleywood Road, Bryan, Texas 77801
Phone (979) 775-2873 Fax (979) 775-4787 www.CarloMagnoSurveying.com

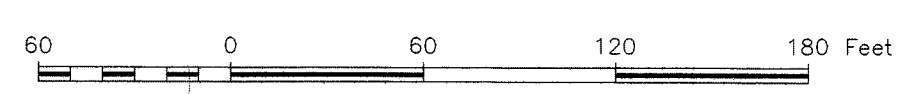
DRAWN BY: A. WALLACE DRAWING NO: 04034
SHEET 1 OF 2

- EASEMENTS:
- 30' BTU ELECTRICAL
 - 20' CITY OF BRYAN UNDERGROUND SANITARY SEWER
 - 11' BTU ELECTRICAL
 - 11' PUBLIC UTILITY EASEMENT
 - 40' CITY OF BRYAN SURFACE STORM DRAINAGE
 - CITY OF BRYAN UNDERGROUND UTILITY
 - CITY OF BRYAN UNDERGROUND STORM DRAINAGE
 - CITY OF BRYAN SURFACE STORM DRAINAGE
 - 20' CITY OF BRYAN UNDERGROUND WATER
 - CITY OF BRYAN UNDERGROUND WATER
 - UNDERGROUND ELECTRICAL, GAS, PHONE, WATER
 - 10' BTU UNDERGROUND ELECTRIC
 - 6' VERIZON UNDERGROUND TELEPHONE
 - 10' UNDERGROUND ELECTRICAL
 - 20' BTU UNDERGROUND ELECTRICAL
 - 6' VERIZON UNDERGROUND AND UNDER BUILDING TELEPHONE
 - 20' BTU OVERHEAD ELECTRICAL

MEADOWBROOK
SUBDIVISION
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CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	196.53	38°45'17"	122.84	83.38	N 28°31'25" W	120.88
C2	281.87	34°08'00"	156.38	88.00	S 32°47'41" E	153.01
C3	313.34	28°38'48"	188.48	79.91	S 28°17'24" E	184.88
C4	182.40	57°08'51"	102.03	88.48	S 13°38'18" W	156.38
C8	48.00	88°08'00"	82.83	40.00	N 02°48'48" W	58.57
C8	418.27	23°04'32"	187.88	84.88	N 27°56'30" E	188.52

File name: 04034-FINAL10F2.DWG
Plot date: 06/08/05 at 10:37
Revised: 06/21/2005
Revised: 06/27/2005
Revised: 07/01/2005
Revised: 07/06/2005



PARTITION OF LOT 72
MEADOWBROOK SUBDIVISION
VOL. 108, PAGE 311,
B.C.D.R.

- NOTES:
- All corners are 5/8" iron rods set unless otherwise noted.
 - This property is zoned COMMERCIAL - C.
 - The survey basis is iron rods found matched to the previous plat.
 - All setbacks shall be in accordance with the City of Bryan Ordinances.
 - All lots are subject to and benefit from cross-access and cross-parking rights as set forth in instrument recorded on the filing date of this plat in the Official Records of Brazos County, Volume 687, Page 94.

