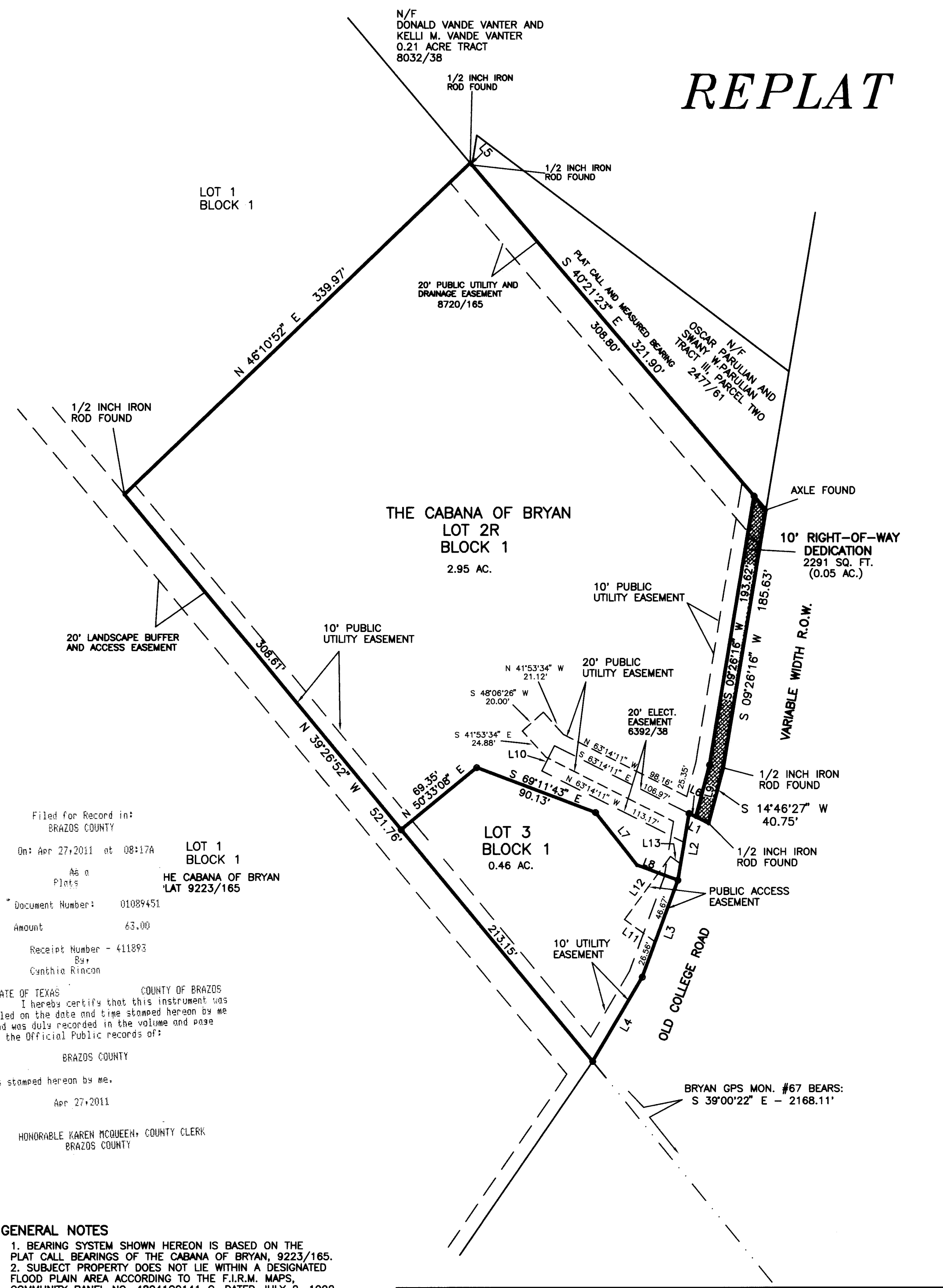
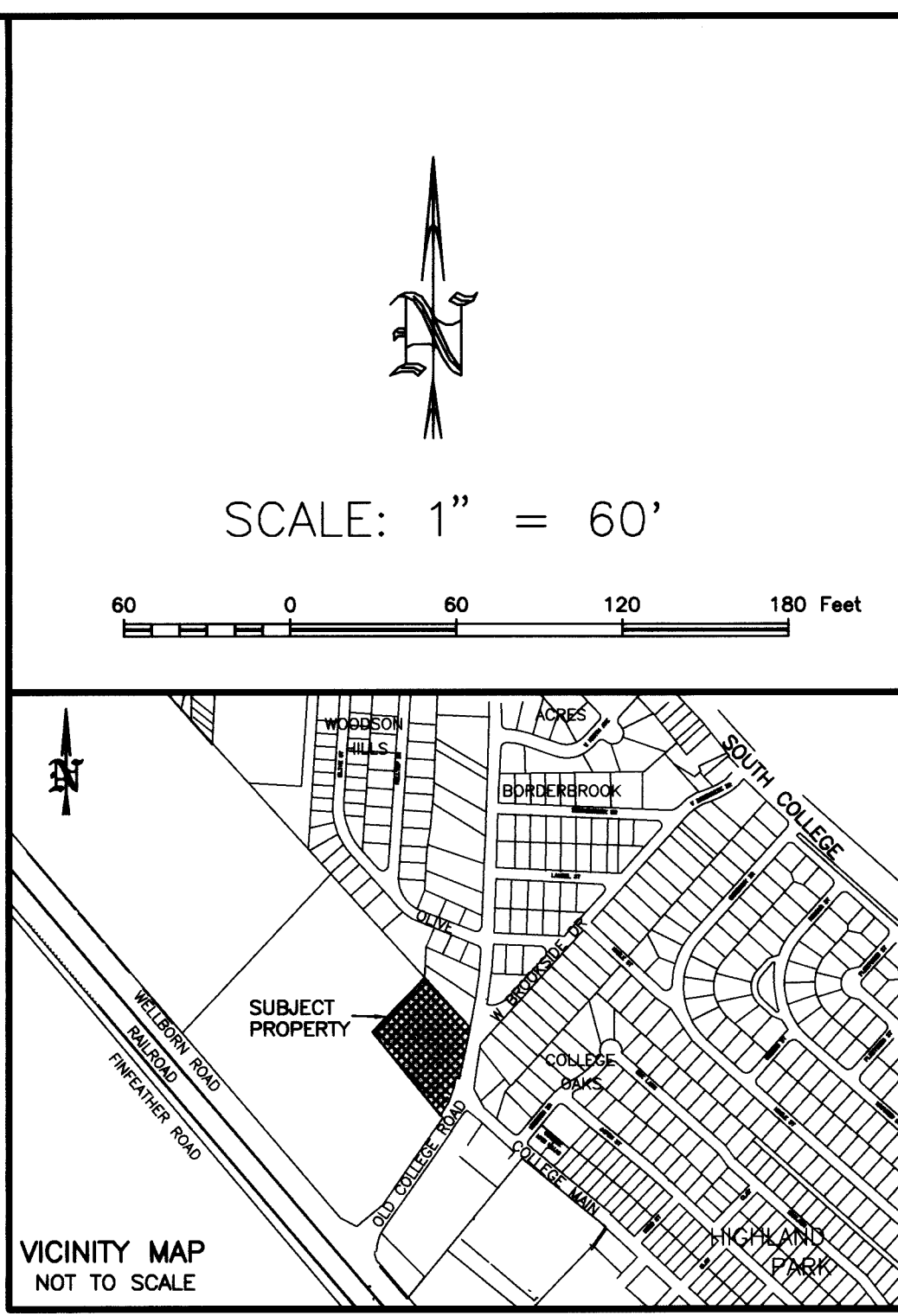
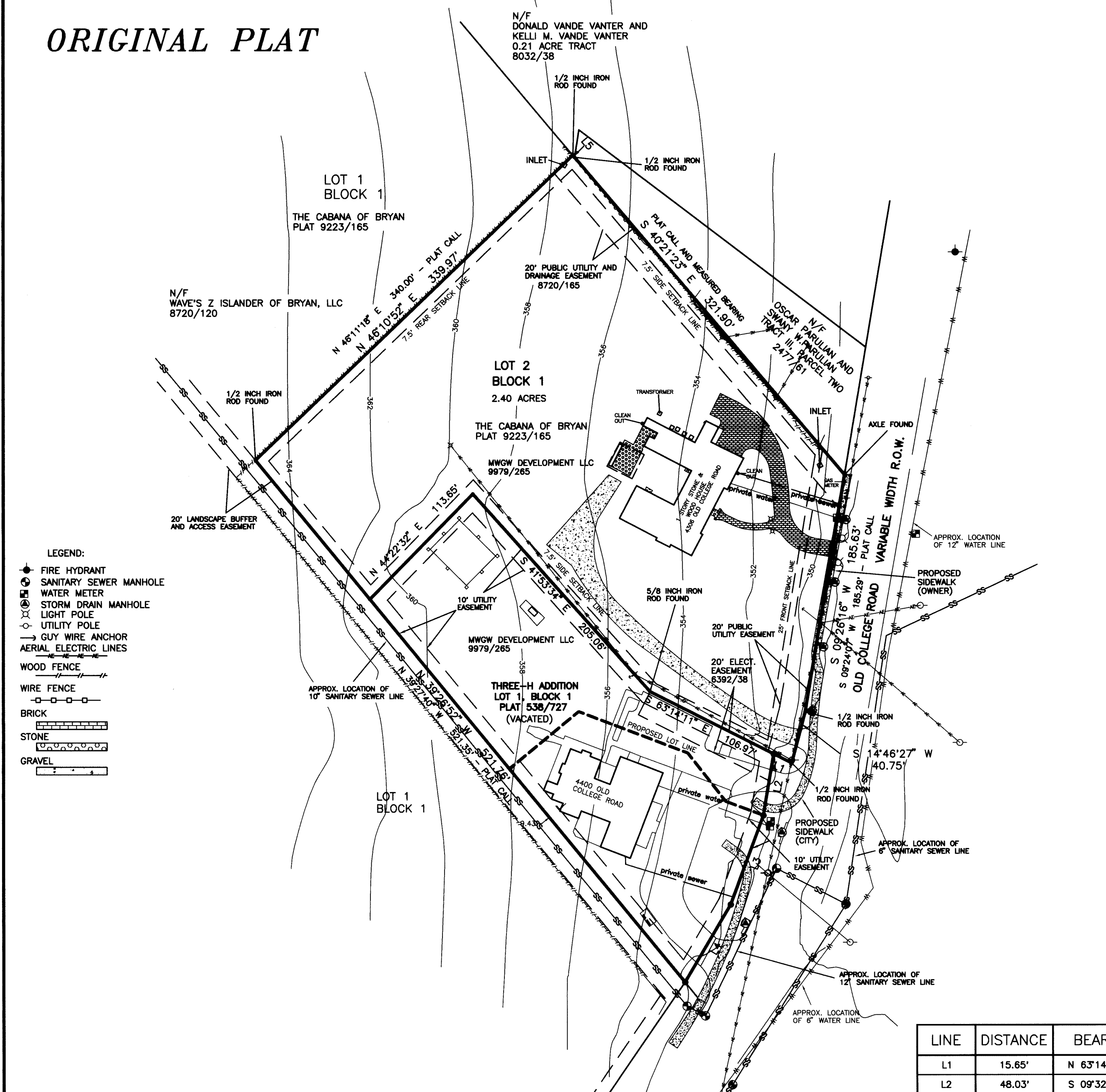


**ORIGINAL PLAT**

**REPLAT**



**METES AND BOUNDS DESCRIPTION**  
 OF A  
 3.46 ACRE TRACT  
 THREE-H ADDITION  
 LOT 2, BLOCK 1  
 THE CABANA OF BRYAN  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF THREE-H ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 538, PAGE 727 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF LOT 2, BLOCK 1, THE CABANA OF BRYAN, ACCORDING TO THE PLAT RECORDED IN VOLUME 9223, PAGE 165 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT AN AXLE FOUND ON THE WESTERLY LINE OF OLD COLLEGE ROAD (VARIABLE R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 2 AND THE SOUTH CORNER OF A CALLED TRACT OF LAND DESCRIBED AS TRACT III, PARCEL TWO, BY A DEED TO OSCAR PARULIAN AND SWAMY W. PARULIAN RECORDED IN VOLUME 2477, PAGE 61 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE WESTERLY LINE OF OLD COLLEGE ROAD, SAME BEING THE EASTERLY LINE OF SAID LOT 2 AND THREE-H ADDITION, FOR THE FOLLOWING CALLS:  
 S 09° 26' 16" W FOR A DISTANCE OF 185.63 FEET TO A 1/2 INCH IRON ROD FOUND;  
 S 14° 46' 27" W FOR A DISTANCE OF 40.75 FEET TO A 1/2 INCH IRON ROD FOUND;  
 N 63° 14' 11" W FOR A DISTANCE OF 15.65 FEET;  
 S 09° 32' 51" W FOR A DISTANCE OF 48.03 FEET;  
 S 20° 18' 38" W FOR A DISTANCE OF 73.23 FEET;  
 S 30° 33' 44" W FOR A DISTANCE OF 69.57 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID THREE-H ADDITION AND THE MOST EASTERLY CORNER OF LOT 1, BLOCK 1, THE CABANA OF BRYAN;

THENCE: N 39° 28' 52" W ALONG THE COMMON LINE OF THREE-H ADDITION, SAID LOT 2 AND SAID LOT 1 FOR A DISTANCE OF 521.76 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 2;

THENCE: N 46° 10' 52" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 1 FOR A DISTANCE OF 339.97 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A CALLED 0.21 ACRE TRACT AS DESCRIBED BY A DEED TO DONALD VANDE VANTER AND KELLI M. VANDE VANTER RECORDED IN VOLUME 8032, PAGE 38 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 40° 06' 00" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 0.21 ACRE TRACT FOR A DISTANCE OF 2.07 FEET TO A 1/2 INCH IRON ROD FOUND MARKING A COMMON CORNER OF SAID 0.21 ACRE TRACT AND SAID PARULIAN TRACT;

THENCE: S 40° 21' 23" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID PARULIAN TRACT FOR A DISTANCE OF 321.90 FEET TO THE POINT OF BEGINNING CONTAINING 3.46 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND, BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF THE CABANA OF BRYAN, 9223/165.

Filed for Record in:  
 BRAZOS COUNTY  
 On: Apr 27, 2011 at 08:17A  
 As a  
 Plat  
 Document Number: 01089451  
 Amount: 63.00  
 Receipt Number - 411893  
 By: Cynthia Rincon

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.  
 Apr 27, 2011  
 HONORABLE KAREN ROQUEHEA COUNTY CLERK  
 BRAZOS COUNTY

**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF THE CABANA OF BRYAN, 9223/165.
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. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. CONTOURS SHOWN HEREON PER DIGITAL MAPS.
6. WATER AND SEWER LINES SHOWN HEREON PER APPROXIMATE LOCATION ONLY.
7. THREE-H ADDITION PLAT HAS BEEN VACATED IN VOL. 538, PAGE 727 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND IS NOW A PART OF THE CABANA OF BRYAN UPON APPROVAL AND RECORDING OF THIS REPLAT.

NOTE: CROSS ACCESS AND PARKING ON LOT 1R, BLOCK 1, THREE H ADDITION, WILL BE PROVIDED BY A SEPARATE INSTRUMENT AGREEMENT.

LINE	DISTANCE	BEARING
L1	15.65'	N 63°14'11" W
L2	48.03'	S 09°32'51" W
L3	73.23'	S 20°18'38" W
L4	69.57'	S 30°33'44" W
L5	2.07'	S 40°06'00" E
L6	5.42'	N 63°14'11" W
L7	47.49'	S 38°12'26" E
L8	30.97'	S 69°41'22" E
L9	38.16'	S 14°46'27" W
L10	20.00'	N 26°45'49" E
L11	26.89'	N 53°55'50" W
L12	55.45'	N 36°04'10" E
L13	8.96'	S 53°55'50" E

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, MWGW DEVELOPMENT LLC, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 9979, Page 265, 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.

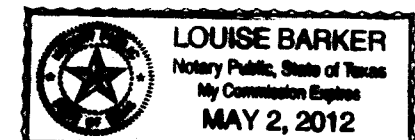
Owner(s)

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Louise Barker, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.

Given under my hand and seal on this 26<sup>th</sup> day of April, 2011.

Louise Barker  
 Notary Public, Brazos County, Texas

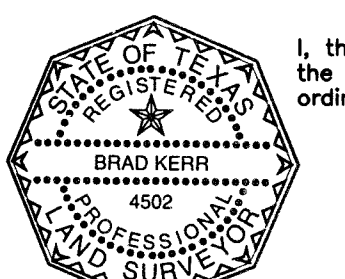


**CERTIFICATE OF SURVEYOR**

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 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 addition 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 23<sup>rd</sup> day of January, 2011, and same was duly approved on the 14<sup>th</sup> day of April, 2011.

Michael Beckendorf  
 Chairman

**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 14<sup>th</sup> day of April, 2011.

Jim Kroll  
 City Planner, City of Bryan

**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 26<sup>th</sup> day of April, 2011.

W. Paul Chapman  
 City Engineer, City of Bryan

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Karen Roquehea, 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 27<sup>th</sup> day of April, 2011, in the Official Public Records of Brazos County, Texas, in Volume 01089451, Page 196.

Karen Roquehea  
 County Clerk  
 Brazos County, Texas

**REPLAT**  
 OF  
 LOT 2, BLOCK 1  
 THE CABANA OF BRYAN  
 VOLUME 9223, PAGE 165  
 AND  
 LOT 1, BLOCK 1  
 THREE-H ADDITION  
 VOLUME 538, PAGE 727 (VACATED)  
 3.46 ACRES, J. E. SCOTT LEAGUE, A-50  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET  
 SURVEY DATE: 12-20-10  
 PLAT DATE: 01-24-11  
 REVISED 02-15-11  
 JOB NUMBER: 10-708  
 CAD NAME: 10-708  
 CRS FILE: 10-708

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

OWNER:  
 MWGW DEVELOPMENT LLC  
 2114 SOUTHWOOD DRIVE  
 COLLEGE STATION, TEXAS 77840  
 PHONE (979) 693-1617