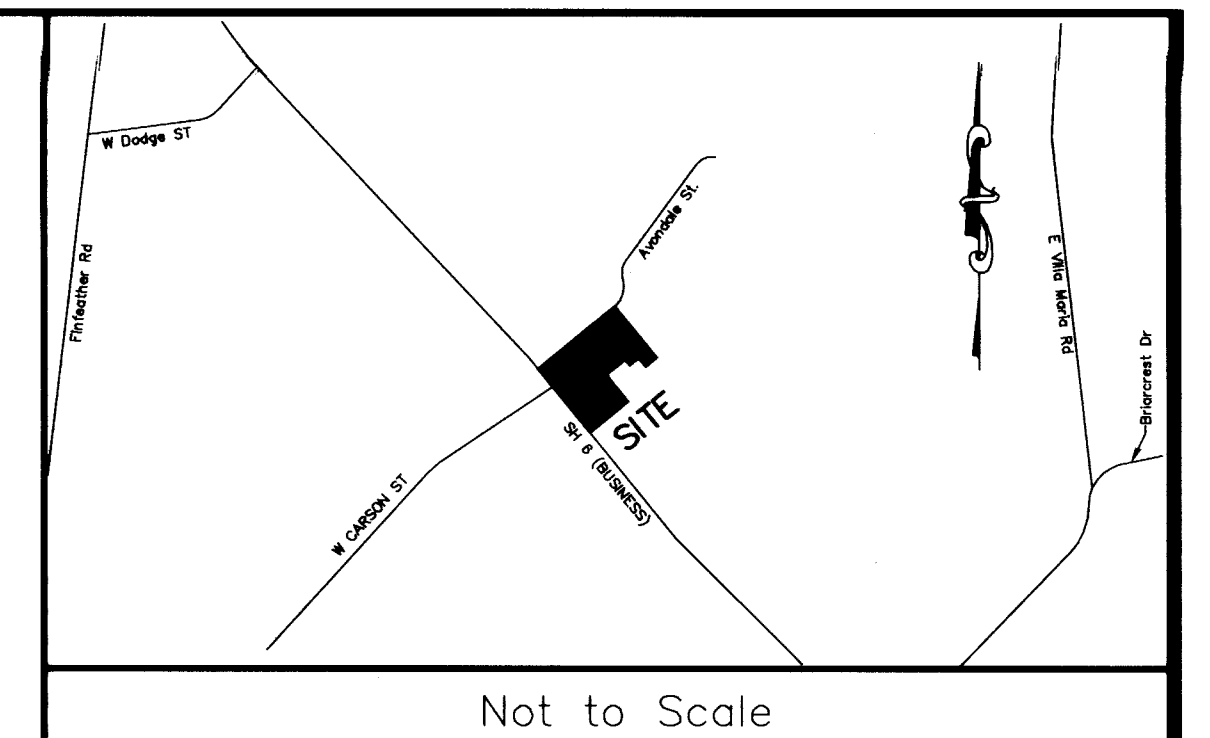
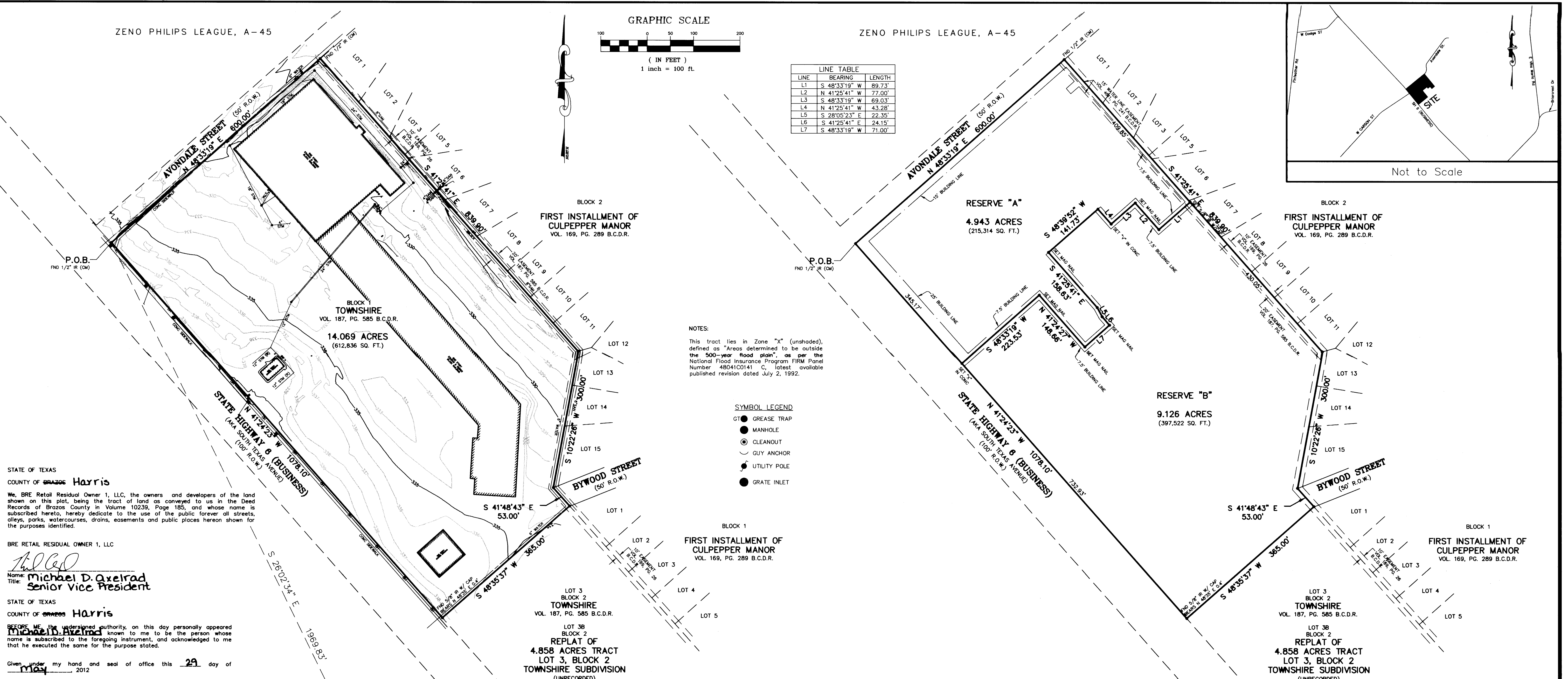


LINE	BEARING	LENGTH
L1	S 48°33'19" W	89.73'
L2	N 41°25'41" W	77.00'
L3	S 48°33'19" W	69.03'
L4	N 41°25'41" W	43.28'
L5	S 28°05'23" E	22.35'
L6	S 41°25'41" E	24.15'
L7	S 48°33'19" W	71.00'



Not to Scale



NOTES:
This tract lies in Zone "X" (unshaded), defined as "Areas determined to be outside the 500-year flood plain", as per the National Flood Insurance Program FIRM Panel Number 48041C0141 C, latest available published revision dated July 2, 1992.

- SYMBOL LEGEND**
- GREASE TRAP
 - MANHOLE
 - CLEANOUT
 - GUY ANCHOR
 - UTILITY POLE
 - GRATE INLET

STATE OF TEXAS
COUNTY OF BRAZOS Harris

We, BRE Retail Residual Owner 1, LLC, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 10239, Page 185, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

BRE RETAIL RESIDUAL OWNER 1, LLC

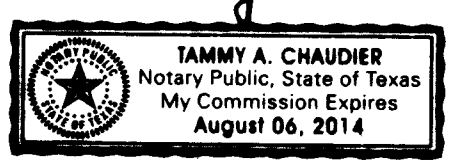
Name: Michael D. Axelrad
Title: Senior Vice President

STATE OF TEXAS
COUNTY OF BRAZOS Harris

BEFORE ME, the undersigned authority, on this day personally appeared Michael D. Axelrad 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 purpose stated.

Given under my hand and seal of office this 29 day of May 2012

Harris
Notary Public, Brazos County, Texas: Tammy A. Chaudier



STATE OF TEXAS
COUNTY OF BRAZOS

I, George Collison, Registered Professional Land Surveyor No. 4461 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.

Registered Professional Land Surveyor: George Collison



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 ordinances of the City of Bryan and was approved on the 4th day of JUNE, 2012.

City Engineer, Bryan, Texas: W. Paul Kasper

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 4th day of June, 2012.

City Planner, Bryan, Texas: Kevin Russell

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 the 11 day of June 2012, in the Official Records of Brazos County in Volume 10239 Page 291.

County Clerk Brazos County, Texas: Karen McQueen
By Amber Moshlan

EXISTING PLAT
VOL. 187, PG. 585, B.C.D.R.

Doc	Bk	Vol	Pg
01122808	OR	10725	291

Filed for Record in:
BRAZOS COUNTY

On: Jun 11 2012 at 02:53P

As a
Plat

Document Number: 01122808

Amount: 63.00

Receipt Number - 440220
By: Amber Moshlan

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.

Jun 11 2012

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

METES AND BOUNDS DESCRIPTION
14.069 ACRES (612,836 SQUARE FEET)
ZENO PHILIPS LEAGUE, ABSTRACT NUMBER 45
BRAZOS COUNTY, TEXAS

Being a tract or parcel containing 14.069 acres (612,836 square feet) of land situated in the Zeno Phillips League, Abstract Number 45, Brazos County, Texas, being all of Block 1 of Townshires, a subdivision of record in Volume 187, Page 585 of the Deed Records of Brazos County, Texas as conveyed to BRE Retail Residual Owner 1, LLC in Volume 10239, Page 186 of the Deed Records of Brazos County, Texas, said 14.069 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas State Plane Coordinate system central zone):

BEGINNING at a 1/2-inch iron rod found marking the intersection of the southeasterly right-of-way line of Avondale Street (50 feet wide) and the northeasterly right-of-way line of State Highway 6 (Business) (aka South Texas Avenue) (100 feet wide), same being the west corner of said Block 1 and the west corner of the herein described tract;

THENCE North 48°33'19" East, along the southeasterly right-of-way line of said Avondale Street, a distance of 600.00 feet to a 1/2-inch iron rod found marking the west corner of Block 2 of First Installment of Culpepper Manor, a subdivision of record in Volume 169, Page 289 of the Deed Records of Brazos County, Texas, the north corner of said Block 1 and the north corner of the herein described tract;

THENCE South 41°25'41" East, along a southwesterly line of said Block 2, a distance of 839.90 feet to an angle point of said Block 2 and of the herein described tract;

THENCE South 10°22'26" West, continuing along a southwesterly line of said Block 2, a distance of 300.00 feet to a point in the northerly R.O.W. line of Bywood Street (50-foot wide), for the south corner of said Block 2 and an angle point of the herein described tract;

THENCE South 41°48'43" East, along the westerly line of said Bywood Street, a distance of 53.00 feet to a point in the southerly R.O.W. line of said Bywood Street, for the north corner of Lot 3, Block 2 of the aforesaid Townshires, for the northwesterly corner of Block 1 of said First Installment of Culpepper Manor and for the most southeasterly corner of the herein described tract;

THENCE South 48°35'37" West, along the common line of said Block 1 and said Lot 3, Block 2, a distance of 365.00 feet to a point in the northwesterly line of the aforesaid State Highway 6 (Business), same being the south corner of the herein described tract, from which a 5/8-inch iron rod with cap found bears North 48°35' East, 0.4 feet;

THENCE North 41°24'23" West, along said State Highway 6 (Business), a distance of 1078.10 feet to the POINT OF BEGINNING and containing 14.069 acres (612,836 square feet) of land.

TOWNSHIRE, REPLAT NO. 1

A SUBDIVISION OF 14.069 ACRE OF LAND
BEING A REPLAT OF BLOCK 1, TOWNSHIRE
RECORDED IN VOLUME 187, PAGE 585, B.C.D.R.
LOCATED IN THE
ZENO PHILIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

2 RESERVES 1 BLOCK

OWNER:
BRE RETAIL RESIDUAL OWNER 1, LLC
3901 BELLAIRE BLVD.
HOUSTON, TEXAS 77025
713-660-4300

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
12012 WICKCHESTER LANE, SUITE 500
HOUSTON, TEXAS 77079
281-920-6318

SURVEYOR:
TERRA SURVEYING CO., INC.
3000 WILCREST DR. STE 210
HOUSTON, TEXAS 77042
713-993-0327