

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

1. Richard A. Creed, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 2215, Page 258, 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 for the purposes identified.

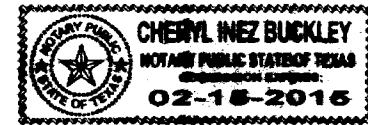
Richard A. Creed
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Richard A. Creed, 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 13th day of December, 2012.

David Buckley
Notary Public, Brazos County, Texas



APPROVAL OF THE 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 10th day of January, 2014.

City Planner, Bryan, Texas

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 13th day of January, 2014.

City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, Michael Sealandoff, 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 13th day of December, 2012, and same was duly approved on the 4th day of December, 2013, by said Commission.

Michael Sealandoff
Chairman, Planning & Zoning Commission, Bryan, Texas

METES AND BOUNDS DESCRIPTION OF A 4.48 ACRE TRACT ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 4.49 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MAS DEVELOPMENT CO. LP RECORDED IN VOLUME 10607, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID 4.49 ACRE TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED AS ALL OF TRACT 1, 2 & 3 BY A DEED RECORDED IN VOLUME 1146, PAGE 607 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT REMAINS OF A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE NORTHEAST LINE OF N. HARVEY MITCHELL PARKWAY - FM 2818 (R.O.W. VARIES) MARKING THE SOUTH CORNER OF SAID 4.49 TRACT;

THENCE: ALONG THE NORTHEAST LINE OF FM 2818 FOR THE FOLLOWING CALLS:

N 28° 29' 04" W FOR A DISTANCE OF 202.20 FEET (CALLED: N 55° 59' 00" W - 202.20 FEET, PER R.O.W. PLANS) TO THE REMAINS OF A CONCRETE RIGHT-OF-WAY MARKER FOUND;

N 49° 57' 04" W FOR A DISTANCE OF 235.76 FEET (CALLED: N 47° 27' 00" W, PER R.O.W. PLANS) TO A POINT MARKING THE WEST CORNER OF SAID 4.49 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 4.040 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO NEW AMERICAN DREAM, LTD RECORDED IN VOLUME 7870, PAGE 171 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (SAID 4.040 ACRE TRACT BEING A PORTION OF A CALLED 12.29 ACRE TRACT OF LAND AS DESCRIBED BY A DEED RECORDED IN VOLUME 310, PAGE 502 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: N 49° 57' 04" W FOR A DISTANCE OF 1149.63 FEET (CALLED: N 47° 27' 00" W, PER R.O.W. PLANS);

THENCE: N 45° 15' 04" E ALONG THE COMMON LINE OF SAID 4.49 ACRE TRACT AND SAID 4.040 ACRE TRACT, AT 0.19 FEET, PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 450.79 FEET (DEED CALL: N 46° 52' 00" E - 450.56 FEET, 1146/607 & 310/502) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 4.49 ACRE TRACT;

THENCE: N 78° 53' 02" E CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 164.48 FEET (DEED CALL: N 80° 29' 58" E - 167.04 FEET, 1146/607 & N 80° 30' 00" E - 167.04 FEET, 310/502) TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF TURKEY CREEK ROAD - FM 2513 (100' R.O.W.) MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 06° 47' 25" W FOR A DISTANCE OF 2.73 FEET. SAID IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 868.60 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 55' 07" FOR AN ARC DISTANCE OF 226.17 FEET (CHORD BEARS: S 05° 00' 25" E - 225.53 FEET) TO A 1/2 INCH IRON ROD SET AT THE INTERSECTION OF THE SOUTHWEST LINE OF FM 2513 AND THE NORTHEAST LINE OF FM 2818. SAID IRON ROD SET MARKING THE END POINT OF SAID CURVE;

THENCE: ALONG THE NORTHEAST LINE OF FM 2818 FOR THE FOLLOWING CALLS:

S 03° 40' 04" E FOR A DISTANCE OF 327.60 FEET (CALLED: S 01° 10' 00" E - 327.60 FEET, PER R.O.W. PLANS) TO A 1/2 INCH IRON ROD SET. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 62° 53' 11" E FOR A DISTANCE OF 1.57 FEET;

S 72° 02' 54" W FOR A DISTANCE OF 178.00 FEET (S 74° 33' 00" W - 178.00 FEET, PER R.O.W. PLANS) TO THE POINT OF BEGINNING CONTAINING 4.48 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY, 2012. SEE PLAT PREPARED JULY, 2012, FOR MORE DESCRIPTIVE INFORMATION. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

FINAL PLAT NOTES:

- 1. (U) (D) (R) (B) (C) (I) DENOTES OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS.
2. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0195E, MAY 16, 2012.
3. BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
4. BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH PER GPS OBSERVATIONS.
5. ALL PROPERTY CORNERS ARE MONUMENTED BY YELLOW CAPPED (KERR RPLS No. 4502) 1/2" IRON RODS UNLESS OTHERWISE NOTED.
6. NEITHER PARKLAND DEDICATION NOR OVERSITY PARTICIPATION APPLIES TO THIS SUBDIVISION.
7. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE AGENCY (OF No. FAH12001256 - EFFECTIVE DATE: 2/5/12).

THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
A) CITY OF BRYAN (VOLUME 141, PAGE 639)
B) A&M COLLEGE OF TEXAS (VOLUME 145, PAGE 165)

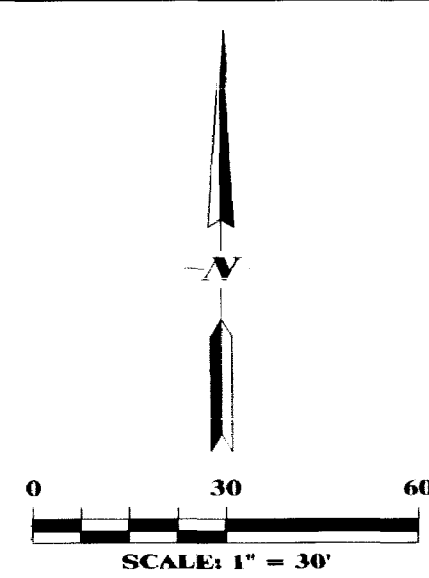
8. THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED WITH COMMERCIAL BUILDINGS AND ACCESSORY USES. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING "INDUSTRIAL" AT THE TIME OF DEVELOPMENT.

9. ALL DISTANCES SHOWN ALONG A CURVE OR PORTION OF A CURVE ARE THE ARC LENGTHS.

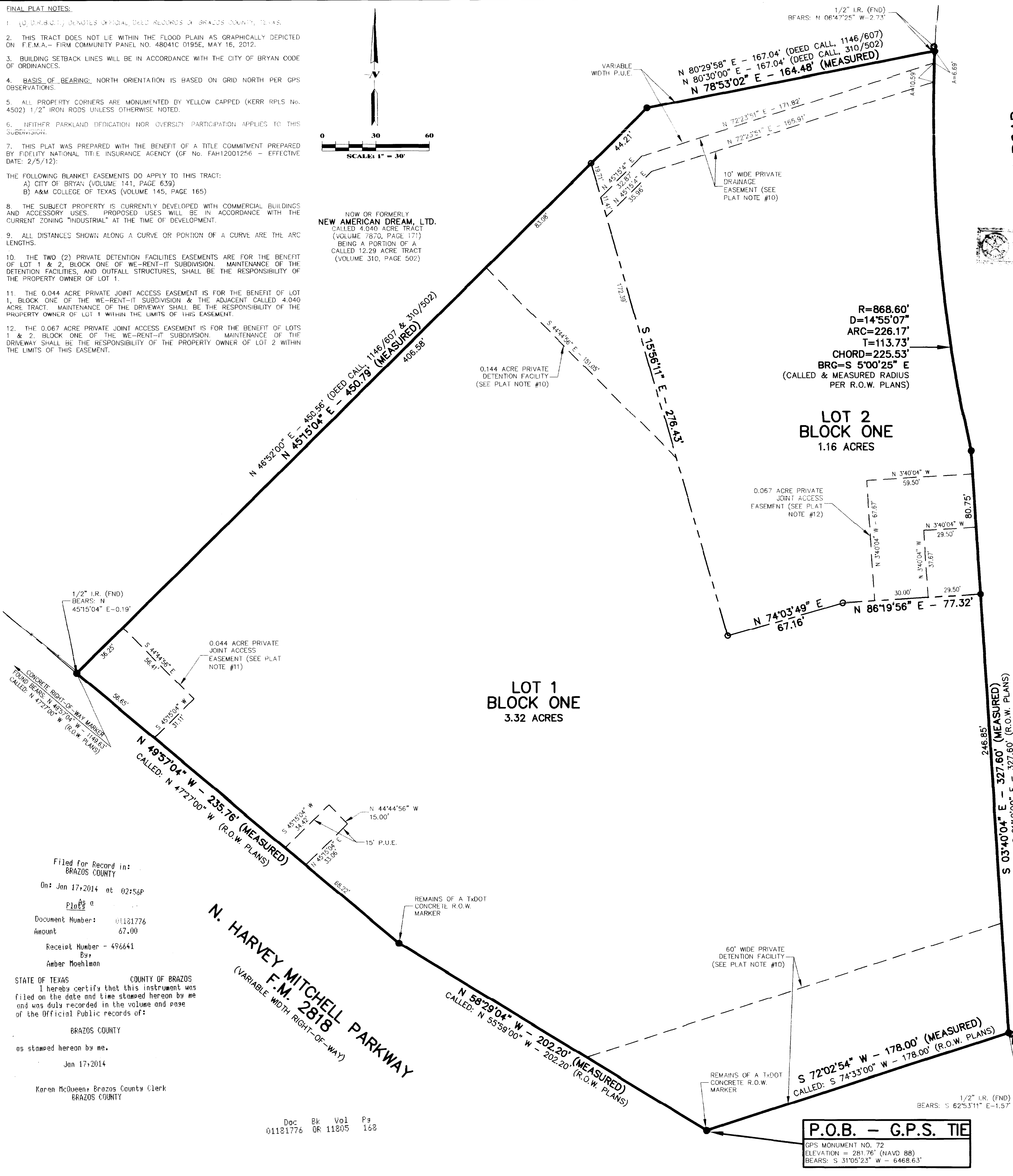
10. THE TWO (2) PRIVATE DETENTION FACILITIES EASEMENTS ARE FOR THE BENEFIT OF LOT 1 & 2, BLOCK ONE OF THE WE-RENT-IT SUBDIVISION. MAINTENANCE OF THE DETENTION FACILITIES, AND OUTFALL STRUCTURES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF LOT 1.

11. THE 0.044 ACRE PRIVATE JOINT ACCESS EASEMENT IS FOR THE BENEFIT OF LOT 1, BLOCK ONE OF THE WE-RENT-IT SUBDIVISION & THE ADJACENT CALLED 4.040 ACRE TRACT. MAINTENANCE OF THE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF LOT 1 WITHIN THE LIMITS OF THIS EASEMENT.

12. THE 0.067 ACRE PRIVATE JOINT ACCESS EASEMENT IS FOR THE BENEFIT OF LOTS 1 & 2, BLOCK ONE OF THE WE-RENT-IT SUBDIVISION. MAINTENANCE OF THE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF LOT 2 WITHIN THE LIMITS OF THIS EASEMENT.



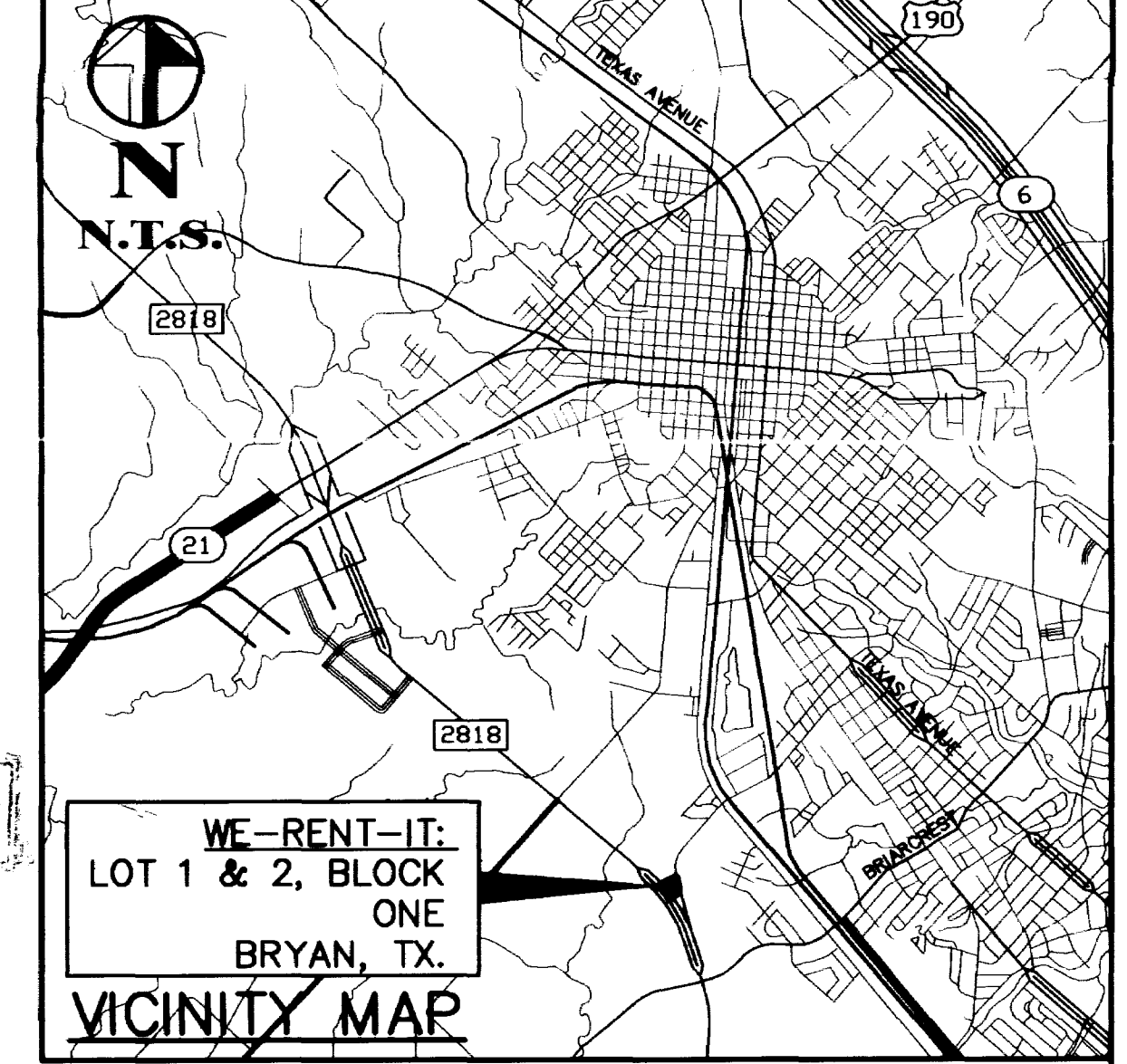
NOW OR FORMERLY NEW AMERICAN DREAM, LTD. CALLED 4.040 ACRE TRACT (VOLUME 7870, PAGE 171) BEING A PORTION OF A CALLED 12.29 ACRE TRACT (VOLUME 310, PAGE 502)



Filed for Record in: BRAZOS COUNTY
On: Jan 17, 2014 at 02:56p
Document Number: 01121776
Amount: 67.00
Receipt Number: 496641
By: Amber Moehlman

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and line 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.
Jan 17, 2014
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

Table with columns: Doc, Bk, Vol, Pg. Values: 01121776, BR, 11805, 168



CERTIFICATION 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 the 17th day of January, 2014, in the Official Records of Brazos County, Texas, in Volume 168, Page 168.

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, BRAD KERR, Registered Professional Land 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 ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

SURVEYED BY: KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

FINAL PLAT OF WE-RENT-IT LOT 1 & 2, BLOCK ONE TOTAL: 4.48 ACRES ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS SURVEYED: JULY 11, 2012

Project information including RME Consulting Engineers logo, address (7607 Eastmark Dr., Ste. 252), contact info, and Texas Firm Registration No. F-4695.