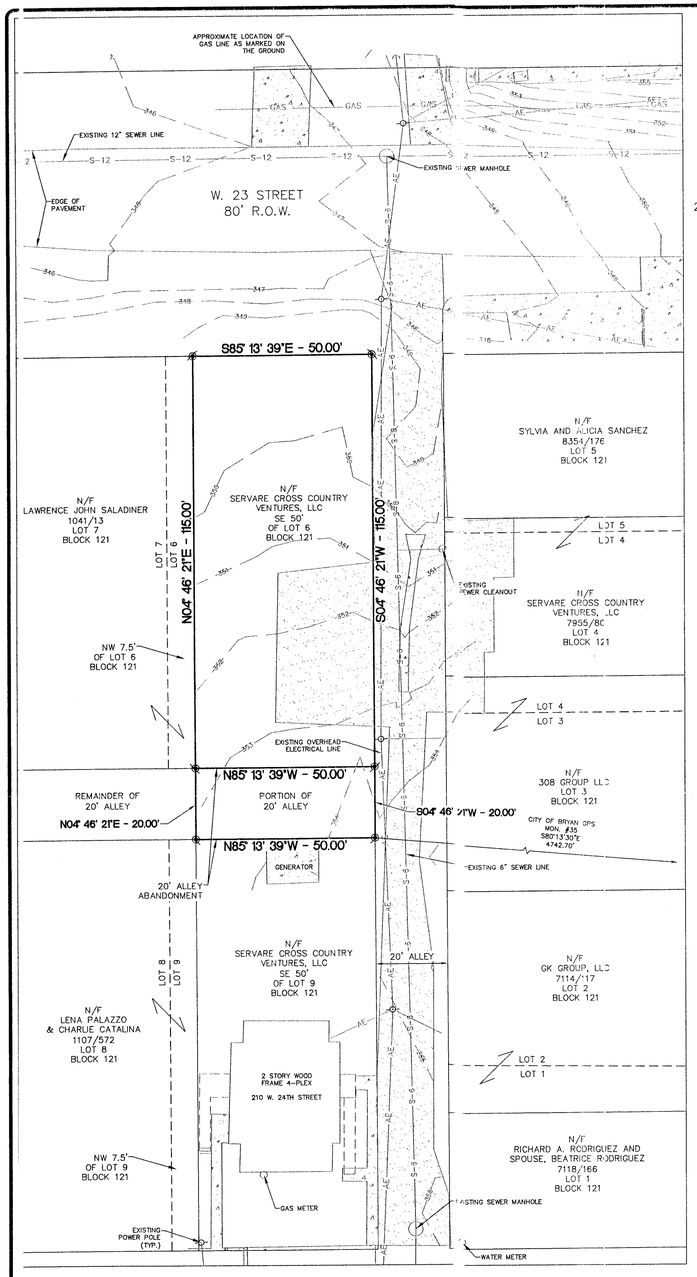
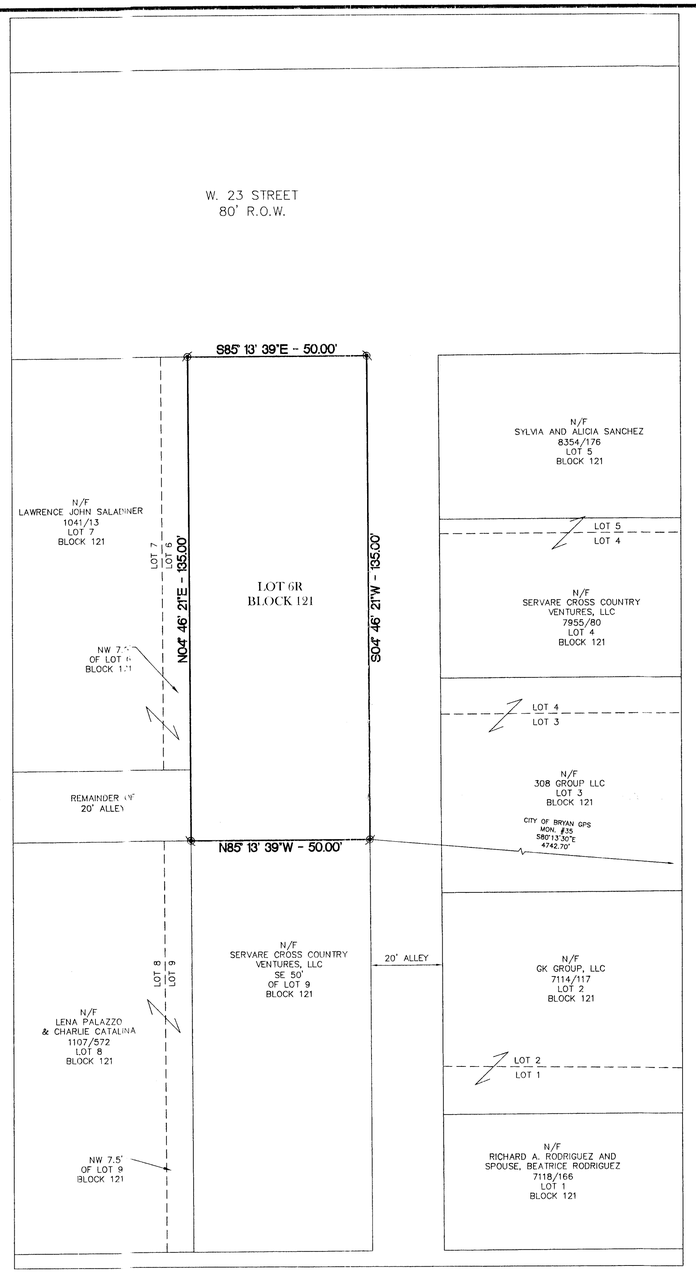


ORIGINAL PLAT



RE-PLAT

LEGEND

- PLAT BOUNDARY
- ADJACENT PROPERTY LINE
- ORIGINAL LOT LINES
- EXISTING CONTOURS
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- GAS LINE
- PROPERTY CORNER
- EXISTING GRAVEL
- EXISTING CONCRETE

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.
3. NO PORTION OF THIS TRACT IS WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215 E, EFFECTIVE DATE: 05-16-2012.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JEFFREY W. BROWN, MANAGER AND MANAGING MEMBER of SERVARE CROSS COUNTRY VENTURES, LLC, owner and developer of the land shown on this plat, and designated herein as the LOT 6R, BLOCK 121 to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

By: _____

JEFFREY W. BROWN, MANAGER AND MANAGING MEMBER

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared JEFFREY W. BROWN, 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 on this _____ day of _____, 20____.

_____
Notary Public, Brazos County , Texas

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____ day of _____, 20____.

_____
City Planner
Bryan, Texas

METES AND BOUNDS DESCRIPTION
OF A
0.155 ACRE TRACT
BRYAN ORIGINAL TOWNSITE
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 A PORTION OF LOT 6, BLOCK 121 AND A PORTION OF THE ADJOINING 20.00 FOOT WIDE ALLEY, BRYAN ORIGINAL OTWNSITE, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF W. 23RD STREET (80' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 6;

THENCE: S 04° 46' 21" W ALONG THE EAST LINE OF SAID LOT 6, SAME BEING THE WEST LINE OF ANOTHER 20.00 FOOT WIDE ALLEY, AT 115.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 6, CONTINUE ON ACROSS THE FIRST MENTIONED ALLEY FOR A TOTAL DISTANCE OF 135.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF LOT 9, BLOCK 121;

THENCE: N 85° 13' 39" W ALONG THE COMMON LINE OF SAID LOT 9 AND SAID FIRST MENTIONED ALLEY FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 04° 46' 21" E THROUGH SAID ALLEY AND THROUGH SAID LOT 6 FOR A DISTANCE OF 135.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF W. 23RD STREET MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 85° 13' 39" E ALONG THE SOUTH LINE OF W. 23RD STREET FOR A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.155 OF AN ACRE OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair 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 and Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

_____
Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF 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 _____ day of _____, 20____.

_____
City Engineer, Bryan, 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 the property markers and monuments were placed under my supervision on the ground.

_____
Brad Kerr, R.P.L.S. No. 4502

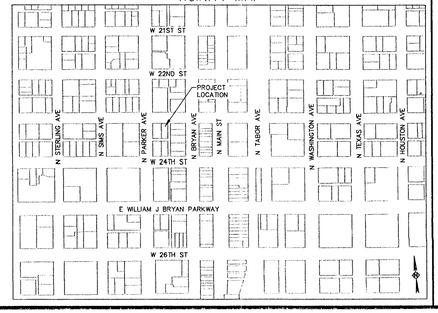
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

_____
County Clerk
Brazos County, Texas

VICINITY MAP



RE-PLAT
OF
A PORTION OF A 20' ALLEY AND SE 50' OF LOT 6, BLOCK 121
BRYAN ORIGINAL TOWNSITE
VOLUME 'H', PAGE 721
0.155 ACRES
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20'
APRIL 2013

ENGINEER:
SCHULTZ ENGINEERING, LLC.
TBPE Firm Reg. No. 12327
2730 Longmire Drive, Suite A College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

OWNER/DEVELOPER:
SERVARE CROSS COUNTRY VENTURES, LLC
318 N BRYAN AVE
BRYAN, TX 77803

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, Texas 77803
(979) 268-3195

RECEIVED
APR 10 2013