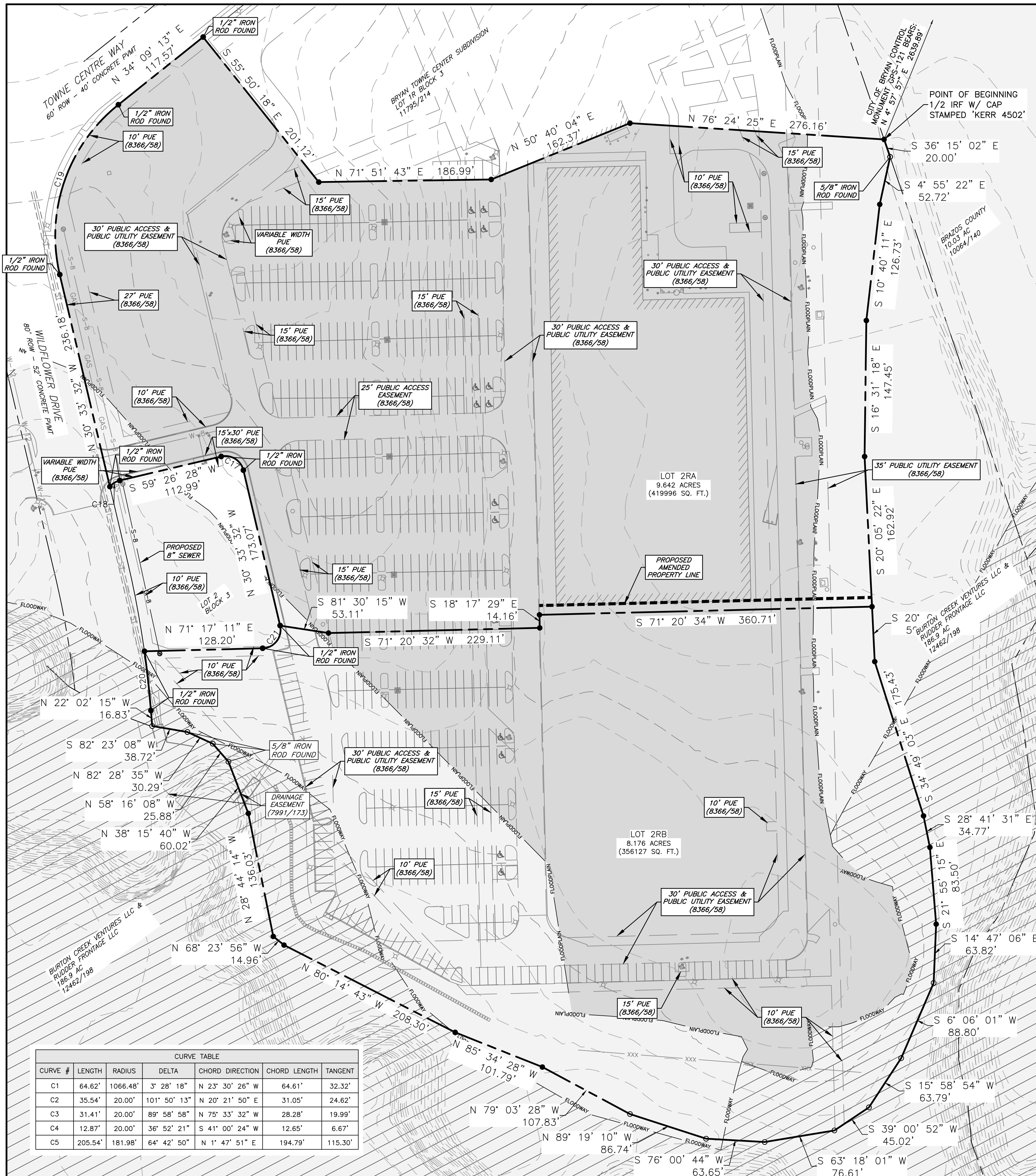


ORIGINAL PLAT



METES AND BOUNDS DESCRIPTION OF LOT 2R, BLOCK 3, BRYAN TOWNE CENTER SUBDIVISION VOLUME 11795, PAGE 214 RICHARD CARTER SURVEY, A-8 COLLEGE STATION, BRAZOS COUNTY, TEXAS

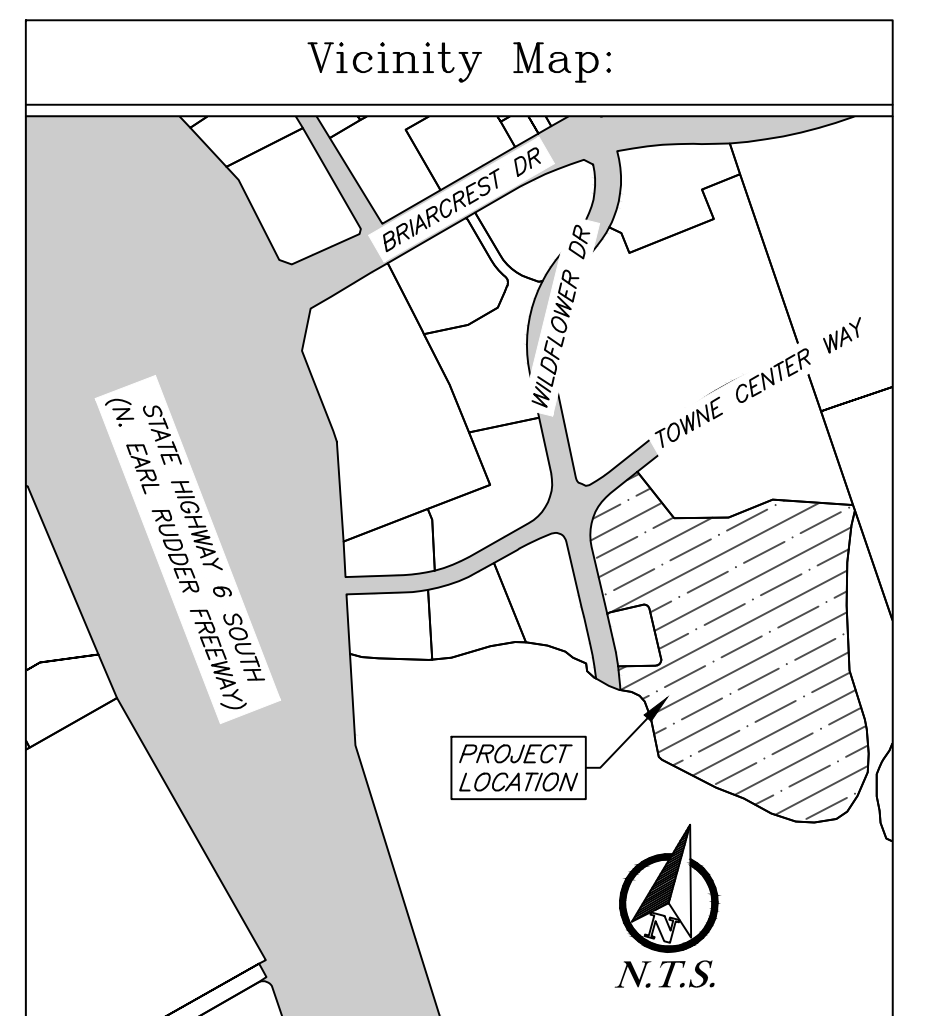
METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER SURVEY, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 2R, BLOCK 3, BRYAN TOWNE CENTER SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 11795, PAGE 214 OF THE OFFICIAL PUBLIC 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 WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND (Y:10227952.10, X:3558150.07) ON THE SOUTHWEST LINE OF A CALLED 10.03 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRAZOS COUNTY RECORDED IN VOLUME 10064, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID LOT 2R AND THE EAST CORNER OF LOT 1R OF SAID BLOCK 3 (FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-121 BEARS: N 04° 57' 57" E FOR A DISTANCE OF 2,639.89 FEET) (COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 [TEXAS STATE PLANE CENTRAL ZONE GRID NORTH] BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-121 AND AS ESTABLISHED BY GPS OBSERVATION; DISTANCES SHOWN HEREIN ARE GRID DISTANCES; TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000110807820743 [CALCULATED USING GEOID12A]);

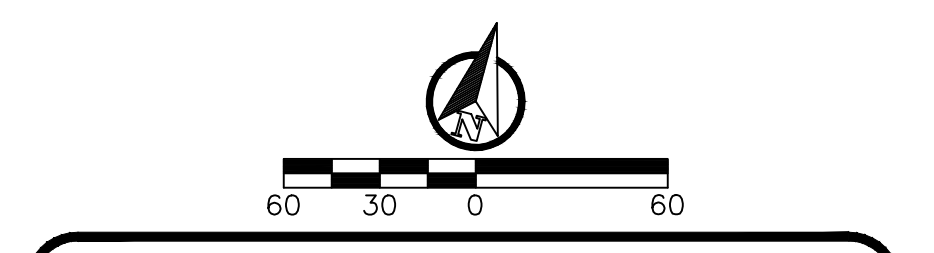
THENCE: S 36° 15' 02" E ALONG THE COMMON LINE OF SAID LOT 2R AND SAID 10.03 ACRE TRACT FOR A DISTANCE OF 20.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'RPLS 1890' FOUND MARKING THE NORTH CORNER OF A CALLED 186.9 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BURTON CREEK VENTURES, LLC & RUDDER FRONTAGE, LLC RECORDED IN VOLUME 12462, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID LOT 2R AND SAID 186.9 ACRE TRACT FOR THE FOLLOWING CALLS:

- S 04° 55' 22" E FOR A DISTANCE OF 52.72 FEET;
- S 10° 40' 11" E FOR A DISTANCE OF 126.73 FEET;
- S 16° 31' 18" E FOR A DISTANCE OF 147.45 FEET;
- S 20° 05' 22" E FOR A DISTANCE OF 222.52 FEET;
- S 34° 49' 03" E FOR A DISTANCE OF 175.43 FEET;
- S 28° 41' 31" E FOR A DISTANCE OF 34.77 FEET;
- S 21° 55' 15" E FOR A DISTANCE OF 83.50 FEET;
- S 14° 47' 06" E FOR A DISTANCE OF 63.82 FEET;
- S 06° 06' 01" W FOR A DISTANCE OF 88.80 FEET;
- S 15° 58' 54" W FOR A DISTANCE OF 63.79 FEET;
- S 39° 00' 52" W FOR A DISTANCE OF 45.02 FEET;
- S 63° 18' 01" W FOR A DISTANCE OF 76.61 FEET;
- S 76° 00' 44" W FOR A DISTANCE OF 63.65 FEET;
- N 89° 19' 10" W FOR A DISTANCE OF 86.74 FEET;
- N 79° 03' 28" W FOR A DISTANCE OF 107.83 FEET;
- N 85° 34' 28" W FOR A DISTANCE OF 101.79 FEET;
- N 80° 14' 43" W FOR A DISTANCE OF 208.30 FEET;
- N 68° 23' 56" W FOR A DISTANCE OF 14.96 FEET;
- N 28° 44' 14" W FOR A DISTANCE OF 136.03 FEET;
- N 38° 15' 40" W FOR A DISTANCE OF 60.02 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'RPLS 1890' FOUND;
- N 58° 16' 08" W FOR A DISTANCE OF 25.88 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'RPLS 1890' FOUND;
- N 82° 28' 35" W FOR A DISTANCE OF 30.29 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED 'RPLS 1890' FOUND;
- S 82° 23' 08" W FOR A DISTANCE OF 38.72 FEET TO THE SOUTHEAST CORNER OF WILDFLOWER DRIVE (80' R.O.W.);



- General Notes:
- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan Control Monument GPS-121 and as established by gps observation. Dimensions shown for property lines are plat call and measured bearings and distances are plat call 'grid' distances, unless otherwise noted.
 - Distances shown hereon are grid distances. To obtain surface distances multiply by a combined scale factor of 1.000110807820743 (calculated using GEOID12A).
 - The subject property is currently zoned Planned Development (PD) and was approved by the Bryan City Council on November 28, 2006 by Ordinance No. 1636.
 - A portion of this lot is located within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215F, effective April 2, 2014.
 - Building setback lines Per City of Bryan Ordinance.
 - All utilities shown hereon are approximate locations.
 - The topography shown is from City of Bryan GIS Data.
 - The purpose of this Amending Plat is to adjust a property line.



Final Plat
Page 1 of 2

Bryan Towne Center Subdivision
Block 3, Lots 2R-A & 2R-B

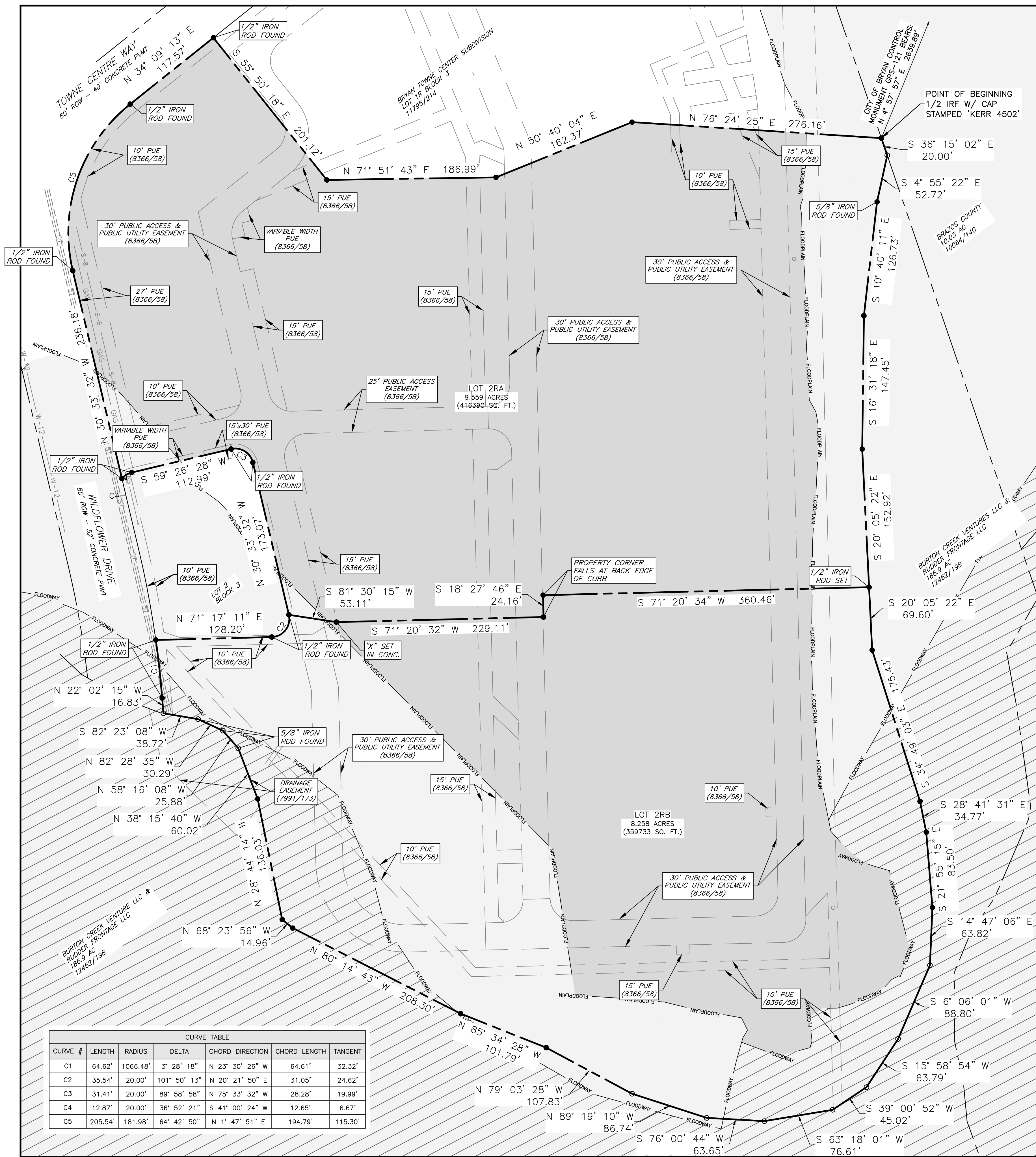
Being an Amending Plat of Bryan Towne Center Subdivision, Block 3, Lot 2RA & 2RB Vol. 17478, Pg. 292 ~ 17,817 Acres Bryan, Brazos County, Texas
July 2022

Owner:
Bryan Retail LLC
c/o LARC Manager, Inc.
695 US Highway 46
Ste. 210
Fairfield, NJ 07004-1561

Engineer:
IA Engineering
PO Box 5192
Bryan, TX 77805
979-268-3145
TBPLS 10018500
Project # 20-018

Surveyor:
Kerr Surveying LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3145
TBPLS 10018500
Project # 20-018

REPLAT



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	64.62'	1066.48'	3° 28' 18"	N 23° 30' 26" W	64.61'	32.32'
C2	35.54'	20.00'	101° 50' 13"	N 20° 21' 50" E	31.05'	24.62'
C3	31.41'	20.00'	89° 58' 58"	N 75° 33' 32" W	28.28'	19.99'
C4	12.87'	20.00'	36° 52' 21"	S 41° 00' 24" W	12.65'	6.67'
C5	205.54'	181.98'	64° 42' 50"	N 1° 47' 51" E	194.79'	115.30'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF _____
 COUNTY OF _____
 I, Ralph J. Puglione, Vice President, LARC Manager, Inc., for Bryan Retail, LLC., a Colorado limited liability company, owner of the 17.817 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 11795, Page 214, and designated herein as Bryan Towne Center Subdivision, Lot 2R Block 3, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

By: LARC Manager, Inc.,
 a Delaware corporation

By: _____
 Name: Ralph J. Puglione, VP
 Title: Vice President

STATE OF _____
 COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared, Ralph J. Puglione, 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, _____

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 property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

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

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

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 ____ day of _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

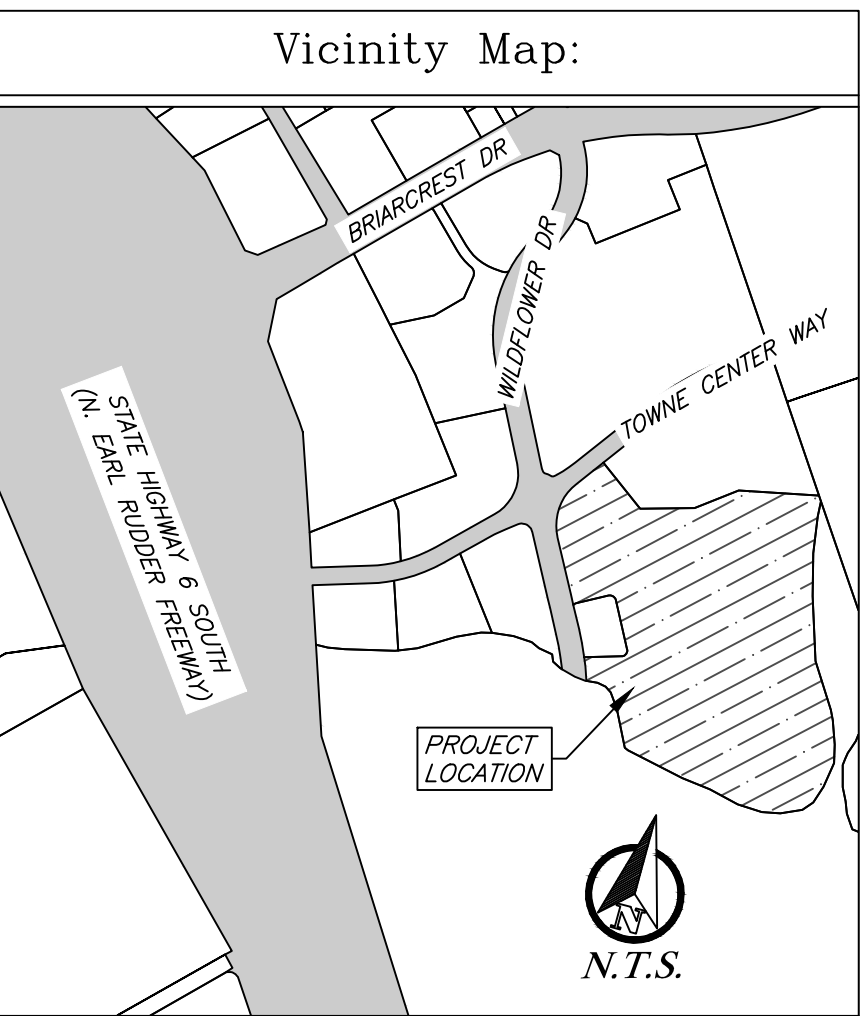
I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ____ day of _____, 20____ and same was duly approved on the ____ day of _____, 20____ by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas

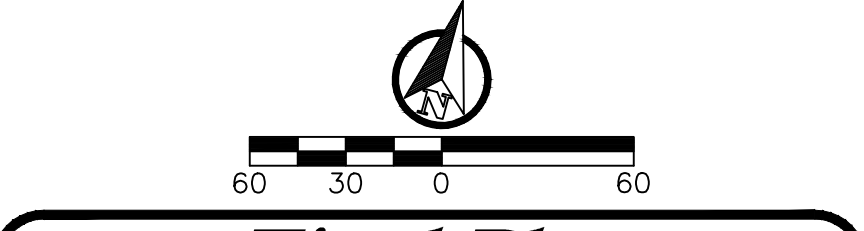
CERTIFICATE OF THE COUNTY CLERK

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



- General Notes:
- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan Control Monument GPS-161 and as established by GPS observation. Dimensions shown for property lines are plat call and measured bearings and distances are plat call 'grid' distances, unless otherwise noted.
 - Distances shown herein are grid distances. To obtain surface distances multiply by a combined scale factor of 1.000110807820743 (calculated using GEOID12A).
 - The subject property is currently zoned Planned Development (PD) and was approved by the Bryan City Council on November 28, 2006 by Ordinance No. 1636.
 - A portion of this lot is located within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0215F, effective April 2, 2014.
 - Building setback lines Per City of Bryan Ordinance.
 - All utilities shown hereon are approximate locations.
 - The topography shown is from City of Bryan GIS Data.
 - The purpose of this Amending Plat is to adjust a property line.



Final Plat
 Page 2 of 2

Bryan Towne Center Subdivision
Block 3, Lots 2R-A & 2R-B

Being an Amending Plat of
 Bryan Towne Center Subdivision,
 Block 3, Lot 2RA & 2RB
 Vol. 17478, Pg. 292 ~ 17.817 Acres
 Bryan, Brazos County, Texas
 July 2022

Owner: Bryan Retail LLC c/o LARC Manager, Inc. 695 US Highway 46 Ste. 210 Fairfield, NJ 07004-1561	Engineer: PO Box 5192 Bryan, TX 77805 979-268-3145 TBPLS 10018500 Project # 20-018
Surveyor: Kerr Surveying LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3145 TBPLS 10018500 Project # 20-018	