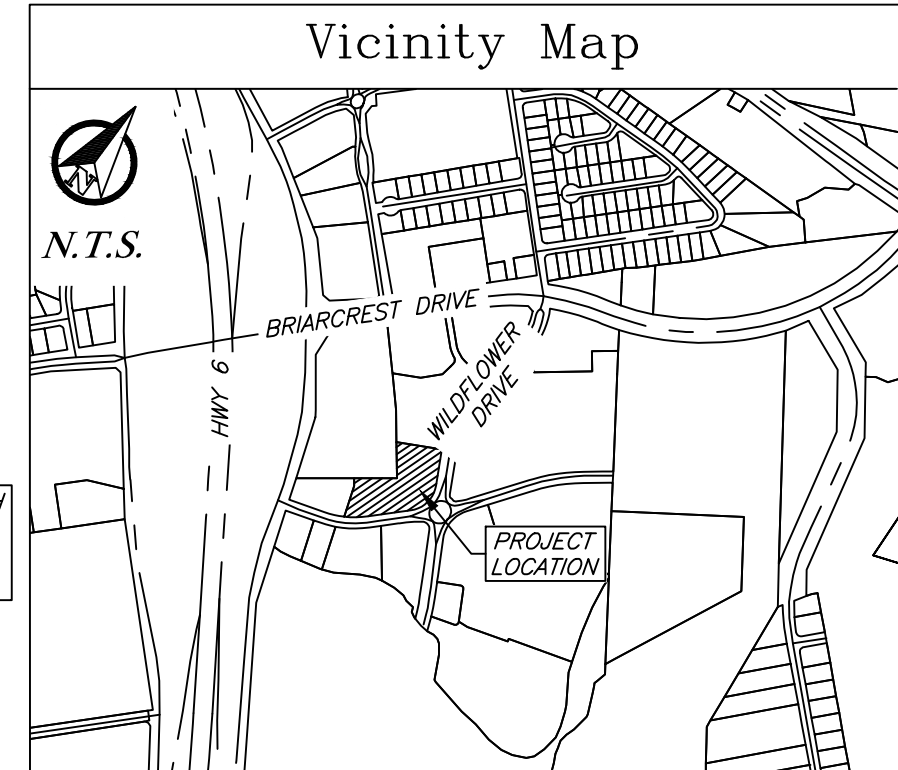
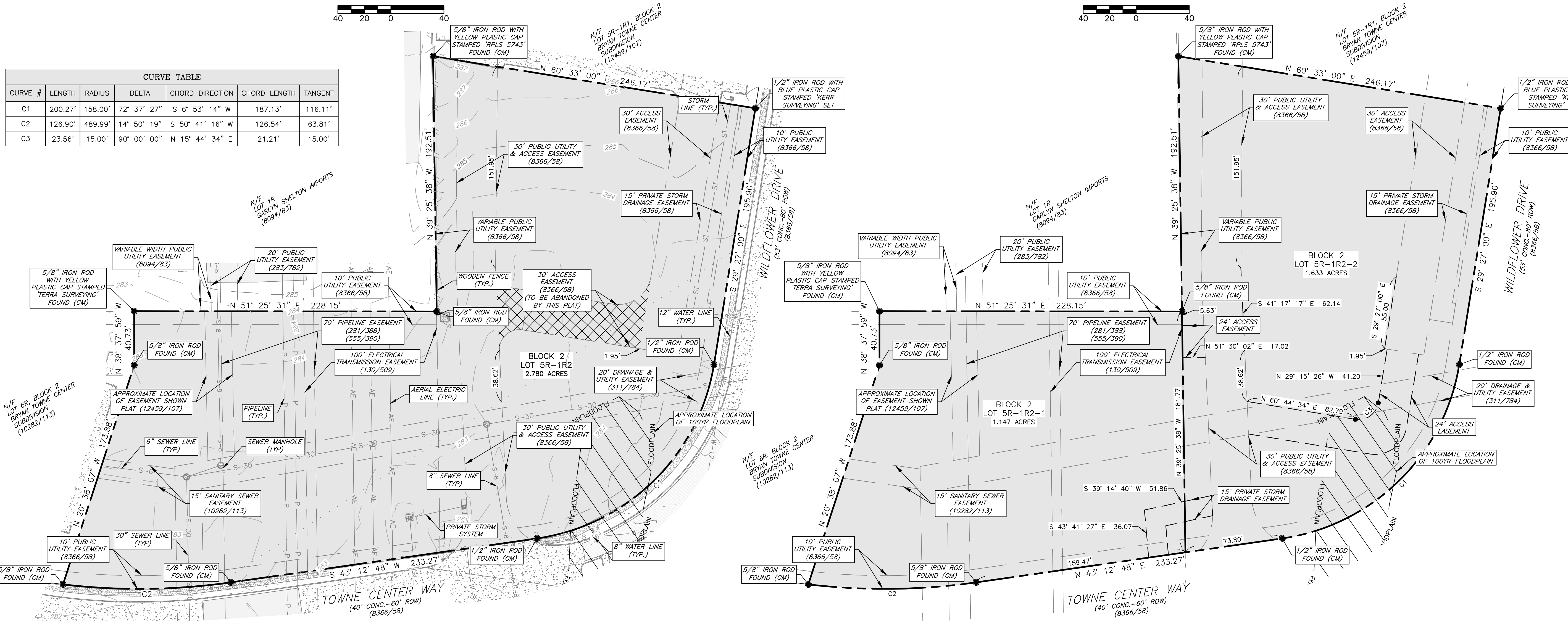


ORIGINAL

REPLAT

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	200.27'	158.00'	72° 37' 27"	S 6° 53' 14" W	187.13'	116.11'
C2	126.90'	489.99'	14° 50' 19"	S 50° 41' 16" W	126.54'	63.81'
C3	23.56'	15.00'	90° 00' 00"	N 15° 44' 34" E	21.21'	15.00'



General Notes:

- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.0001089966591 (calculated using GEOID12B).
- This tract does lie within a designated 100-YR and 500-YR floodplain according to the FIRM Maps, Panel No. 48041C0215P revised date: April 2, 2014.
- 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown are approximate location.
- This property is zoned Planned Development - (PD).
- The topography is from survey data.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- This plat was prepared to reflect the title commitment issued by Chicago Title of Texas, GP No: CTH-CO-CTT2479187KS, effective date: 07-05-2024. Items listed on Schedule B are addressed as follows.
 - Item 10: Operation and easement agreement (7991/81, 10403/98, 12413/235, 13360/196 & 14923/152 OPRBCT) do effect this tract and do not contain any plottable items.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Alan Avila, the owner and developer of the land shown on this plat being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 12459, Page 107, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Alan Avila

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

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

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

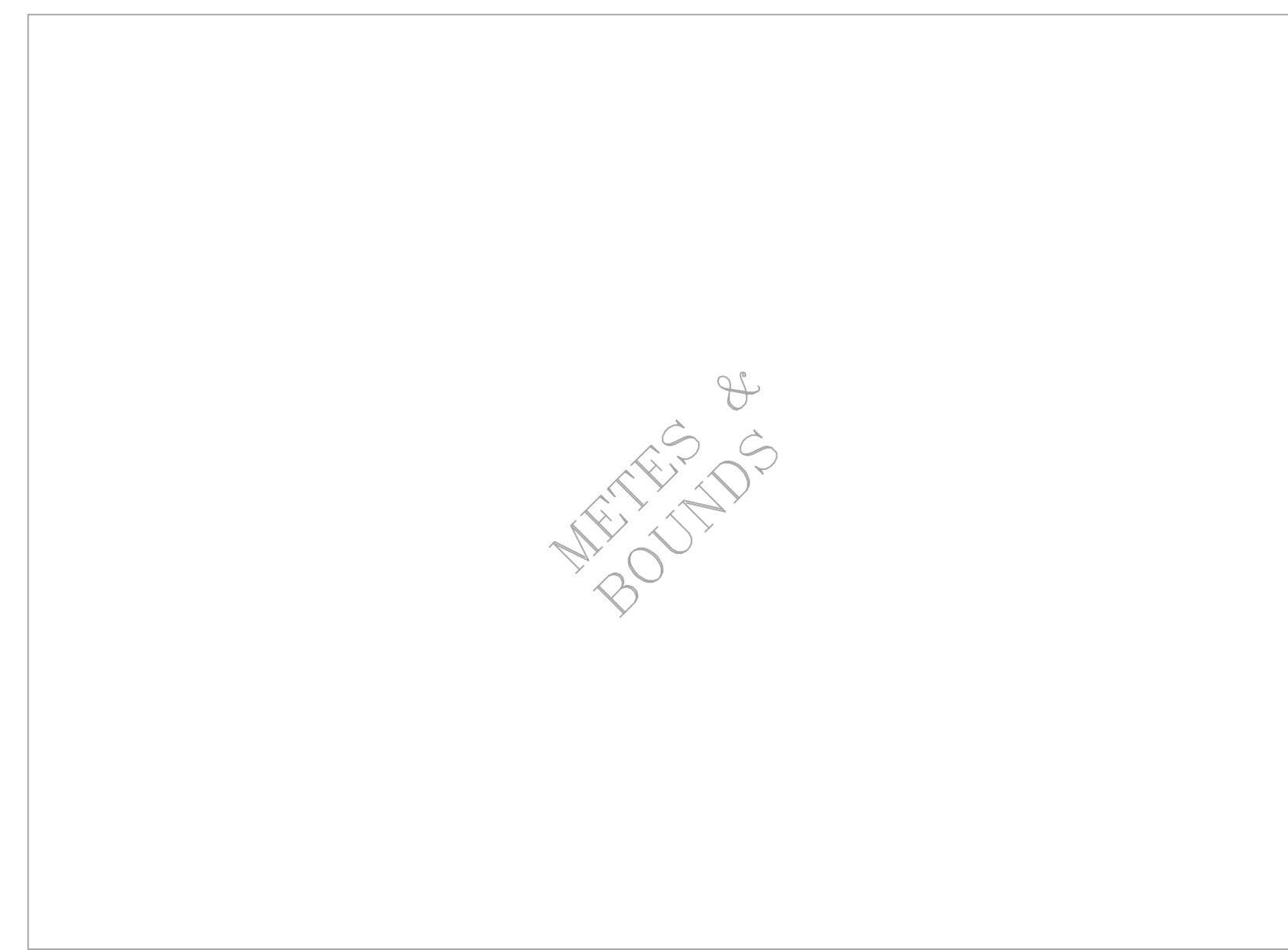
I, Michael Konetski, Registered Professional Land Surveyor No. 6531, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Michael Konetski, R.P.L.S. No. 6531

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



FINAL PLAT

**Target Retail Center,
Block 2, Lots 5R-1R2-1
and 5R-1R2-2
2.78 Acres**

Being a Replat of a Block 2, Lot 5R-1R2
Bryan Towne Center Subdivision
Volume 12459, Page 107
Zeno Phillips League Survey, Abstract 45
Bryan, Brazos County, Texas
November 2024

Owner:
Champions Real Estate
2619 I-45 North, Suite 206
The Woodlands, TX 77380

Engineer:
I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave
Bryan, TX 77803
Firm No. 10018500
RPLS No. 4502
Job No. 24-1018

J4 Engineering 11/16/2024 Target Center - Replat.dwg J4E Project # 24-038