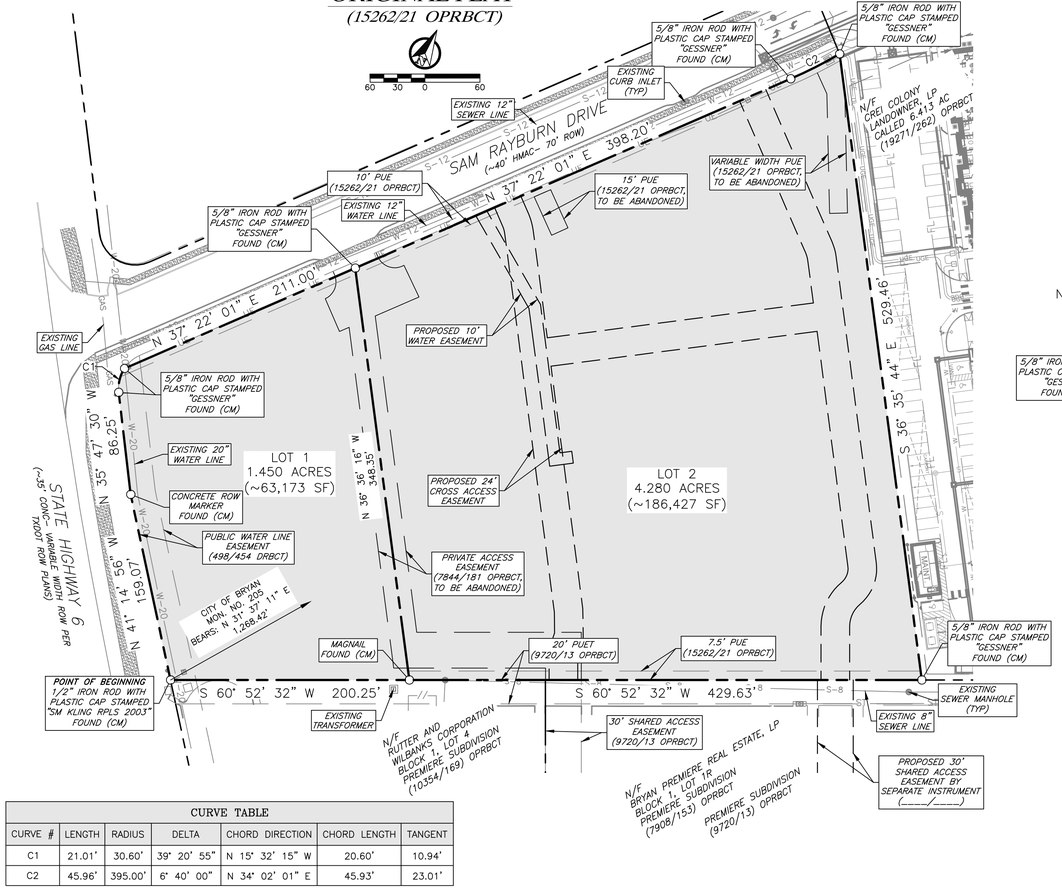
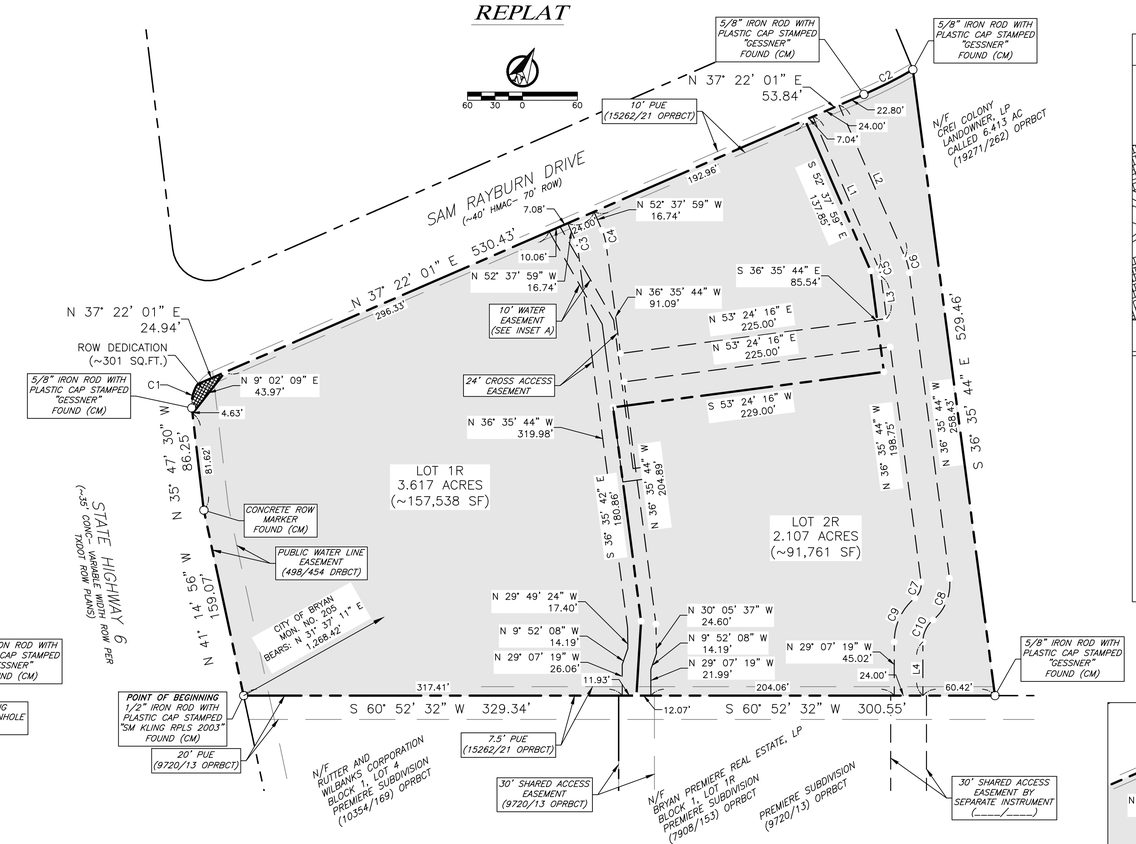
ORIGINAL PLAT
(15262/21 OPRBCT)



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	21.01'	30.60'	39° 20' 55"	N 15° 32' 15" W	20.60'	10.94'
C2	45.96'	395.00'	6° 40' 00"	N 34° 02' 01" E	45.93'	23.01'

REPLAT



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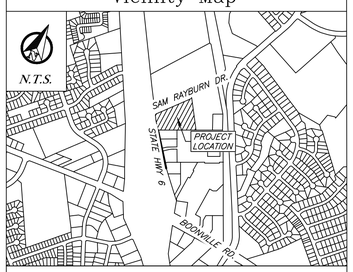
C2	45.96'	395.00'	6° 40' 00"	N 34° 02' 01" E	45.93'	23.01'
C3	7.00'	25.00'	16° 02' 15"	N 44° 36' 52" W	6.97'	3.52'
C4	13.72'	49.00'	16° 02' 15"	N 44° 36' 52" W	13.67'	6.90'
C5	7.00'	25.00'	16° 02' 15"	N 44° 36' 52" W	6.97'	3.52'
C6	13.72'	49.00'	16° 02' 15"	N 44° 36' 52" W	13.67'	6.90'
C7	15.08'	15.00'	57° 36' 35"	N 7° 47' 27" W	14.45'	8.25'
C8	39.21'	39.00'	57° 36' 35"	N 7° 47' 27" W	37.58'	21.44'
C9	42.00'	48.00'	50° 08' 09"	N 4° 03' 14" W	40.67'	22.45'
C10	21.00'	24.00'	50° 08' 09"	N 4° 03' 14" W	20.34'	11.23'

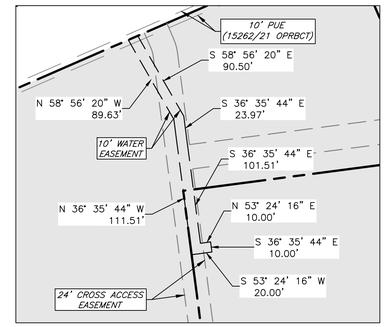
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	138.79'	N 52° 37' 59" W
L2	138.79'	N 52° 37' 59" W
L3	35.68'	N 36° 35' 44" W
L4	45.02'	N 29° 07' 19" W

Vicinity Map



General Notes:

1. The purpose of this plat is to adjust the property line splitting the two lots.
2. Bearing system shown hereon is based on Grid north, Texas State Plane Coordinate System, Central Zone, NAD83.
3. Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00011357486758 (Calculated using GEOID12B).
4. This tract does not lie within a designated 100-YR floodplain according to the Brazos County FIRM Map, Panel No. 48041C0215F, revised date: April 2, 2014.
5. This property is zoned Retail (C-2).
6. The topography shown is based on survey data.
7. All minimum building setbacks shall be in accordance with the Bryan Code of Ordinance.
8. This survey plat was prepared without the benefit of a Title Commitment. Easements and other matters may apply.



Inset A
Scale: 1"= 70'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Wayne Courreges III, Managing Member of CREI Colony Land Acquisition III LP, owner and developer of the land shown on this plat, and designated herein as Lots 1 & 2 of the Colony North Subdivision a subdivision 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.

_____
Wayne Courreges
Managing Member of CREI Colony Land Acqusition III LP

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared ----, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated. Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County , Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, David Powell Brister, Registered Professional Land Surveyor No. 6537, 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.

_____
David Powell Brister, R.P.L.S. No. 6537

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 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 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

_____
County Clerk, Brazos County, Texas

ANNOTATIONS:

ROW- Right-of-Way
HMAC- Hot mix Asphaltic concrete
DRBCT- Deed Records Of Brazos County, Texas
ORBCT- Official Records Of Brazos County, Texas
OPRBCT- Official Public Records Of Brazos County, Texas
()- Record information
(CM)- Controlling Monument used to establish property boundaries
PUE- Public Utility Easement
TYP- Typical
N/F- Now or Formerly

FIELD NOTES DESCRIPTION
OF A
5.805 ACRE TRACT
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 5.805 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1 AND ALL OF LOT 2 OF COLONY NORTH SUBDIVISION LOTS 1 & 2, FILED IN VOLUME 15262, PAGE 21 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 5.805 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SM KLING RPLS 2003" FOUND IN THE NORTHEAST LINE OF STATE HIGHWAY 6 (VARIABLE WIDTH RIGHT-OF-WAY PER TXDOT RIGHT-OF-WAY PLANS), FOR THE WEST CORNER OF LOT 4, BLOCK 1 OF PREMIERE SUBDIVISION FILED IN VOLUME 9720, PAGE 13 (OPRBCT) AND BEING THE SOUTH CORNER OF SAID LOT 1 AND THE SOUTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 41° 14' 56" E, A DISTANCE OF 648.68 FEET, ALSO FROM SAID CORNER, THE CITY OF BRYAN MONUMENT GPS-120 BEARS N 31° 37' 11" E, A DISTANCE OF 1,268.42 FEET;

THENCE, WITH THE COMMON LINE OF STATE HIGHWAY 6 AND SAID LOT 1 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N 41° 14' 56" W, FOR A DISTANCE OF 159.07 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;
2) N 35° 47' 30" W, FOR A DISTANCE OF 86.25 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "GESSNER" FOUND FOR THE SOUTH CORNER OF SAM RAYBURN DRIVE (70' WIDE RIGHT-OF-WAY, 10405/73 OPRBCT);

THENCE, WITH THE COMMON LINE OF SAM RAYBURN DRIVE AND SAID LOT 1 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.60 FEET, AN ARC LENGTH OF 38.32 FEET, A DELTA ANGLE OF 71° 45' 42", AND A CHORD WHICH BEARS N 00° 40' 08" E, A DISTANCE OF 35.86 FEET, TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "GESSNER" FOUND;
2) N 37° 22' 01" E, PASSING AT A DISTANCE OF 196.11 FEET A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "GESSNER" FOUND FOR THE COMMON CORNER OF SAID LOT 1 AND SAID LOT 2 AND CONTINUING WITH THE COMMON LINE OF SAID LOT 2 AND SAM RAYBURN DRIVE FOR A TOTAL DISTANCE OF 592.88 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "GESSNER" FOUND;

THENCE, CONTINUING WITH THE COMMON LINE OF SAM RAYBURN DRIVE AND SAID LOT 2, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 390.00 FEET, AN ARC LENGTH OF 47.47 FEET, A DELTA ANGLE OF 06° 58' 28", AND A CHORD WHICH BEARS N 33° 52' 47" E, A DISTANCE OF 47.44 FEET, TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "GESSNER" FOUND IN THE SOUTHWEST LINE OF A CALLED 6.413 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CREI COLONY LANDOWNER, LP, RECORDED IN VOLUME 19271, PAGE 262 (OPRBCT), FOR THE EAST CORNER OF SAM RAYBURN DRIVE AND BEING THE NORTH CORNER OF SAID LOT 2 AND THE NORTH CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID 6.413 ACRES AND SAID LOT 2, S 36° 35' 44" E, FOR A DISTANCE OF 534.88 FEET TO A 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "GESSNER" FOUND IN THE NORTHWEST LINE OF LOT 1R OF SAID PREMIER SUBDIVISION, FOR THE SOUTH CORNER OF SAID 6.413 ACRES AND BEING THE EAST CORNER OF SAID LOT 2 AND THE EAST CORNER HEREOF, FROM WHICH A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND BEARS N 60° 52' 32" E, A DISTANCE OF 274.81 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOT 2 AND SAID PREMIER SUBDIVISION, S 60° 52' 32" W, PASSING AT A DISTANCE OF 429.63 FEET A MAGNAIL FOUND FOR THE COMMON CORNER OF SAID LOT 1 AND SAID LOT 2 AND CONTINUING WITH THE COMMON LINE OF SAID LOT 1 AND SAID PREMIER SUBDIVISION FOR A TOTAL DISTANCE OF 629.89 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 5.805 ACRES, MORE OR LESS.

Final Plat

Colony North Subdivison
Lots 1R & 2R
5.805 acres

Being a Replat of a 5.805 acre tract,
being all of Lot 1 and all of Lot 2
Colony North Subdivision
Volume 15262, Page 21 OPRBCT
John Austin League Survey, A-2
Bryan, Brazos County, Texas
October 2025

Scale 1" =60'

Owner:
CREI Colony Land Acqusition III LP
13410 Ferrill Creek Road
Bryan, TX, 77808

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
1718 Briarcrest Drive
Bryan, TX 77802
979-268-3195
TBPELS #10018500