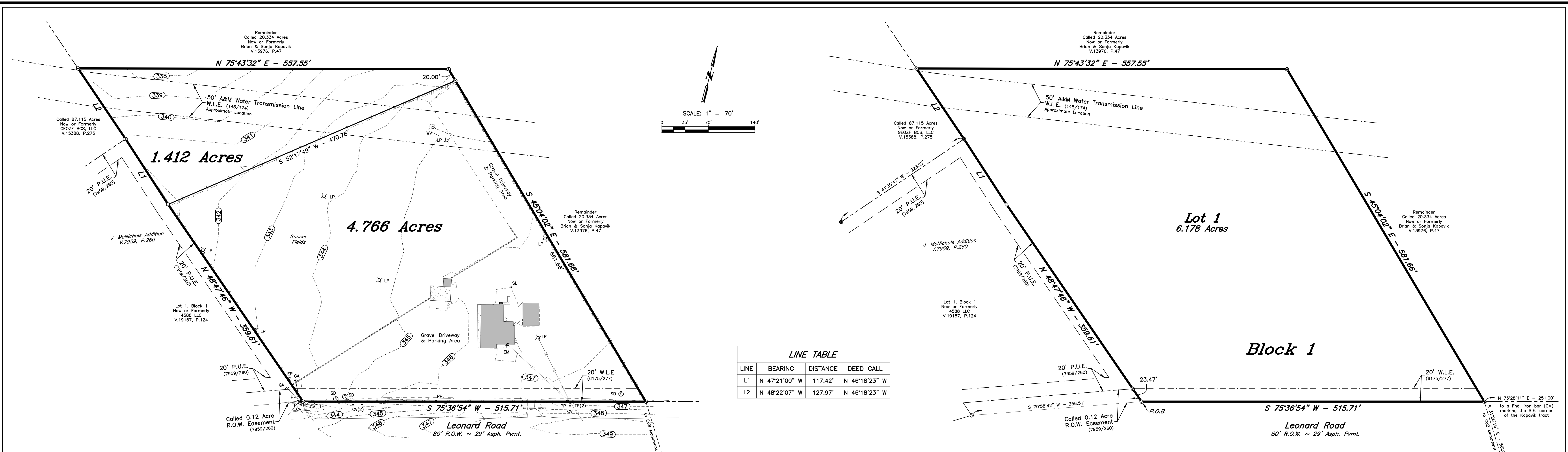


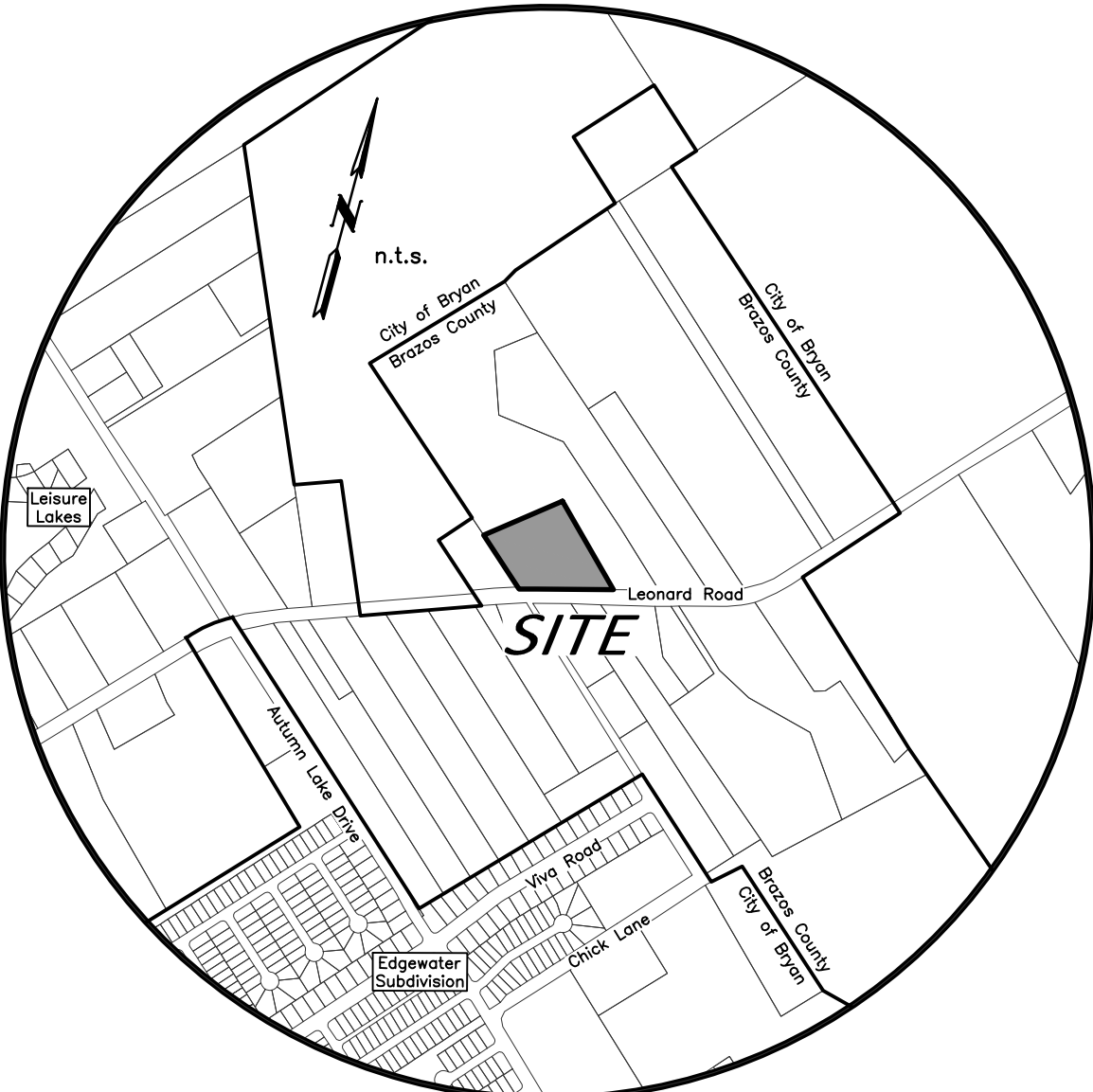


PRELIMINARY PLAN

BEING ALL OF THE 4.766 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 19396, PAGE 219 AND BEING PART OF THE CALLED 20.334 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 13976, PAGE 47

FINAL PLAT

- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0195E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 3. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 4. 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.
 5. Abbreviations/Legend:
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - W.L.E. - Water Line Easement
 - CM - Controlling Monument
 - CV - Communications Vault
 - LP - Light Pole
 - EM - Electric Meter
 - EP - Electric Meter Pole
 - GA - Guy Anchor
 - PP - Power Pole
 - SD - Storm Drain Manhole
 - SL - Septic Tank Lid
 - TP - Telephone Pedestal
 - WV - Water Vault
 - X - Wire Fence
 - W - Wood Fence
 - OE - Overhead Electrical Line
 - (345) - Contour Elevation
 6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 1/2" Iron Rod Found (CM)
 - ⊙ - 5/8" Iron Rod Found (CM)
 - ⊙ - 1" Iron Pipe (CM)
 - ⊠ - Cross Tie Found (CM)



VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Imer N. Cabrera Lopez & Marlen Urbina Lara, owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 19396, Page 219 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 hereon for the purposes identified.

Imer N. Cabrera Lopez

Marlen Urbina Lara

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared _____ 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

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared _____ 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

CERTIFICATION BY 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, Texas in Volume _____ Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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.

Chairman, Planning and Zoning Commission

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 _____ 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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, Registered Professional Land Surveyor No. _____ 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.

Registered Public Land Surveyor

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Brazos County, Texas and being all of the called 4.766 acre tract described in the deed from Frances Xavier Degollato to Imer N. Cabrera Lopez and spouse, Marlen Urbina Lara recorded in Volume 19396, Page 219 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said tract also being part of the called 20.334 acre tract described in the deed from Global Signal Acquisitions IV LLC to Brian Kapavik and Sonja Kapavik recorded in Volume 13976, Page 47 (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the east corner of the called 0.12 acre right-of-way easement, J. McNICHOLS ADDITION according to the Final Plat recorded in Volume 7959, Page 260 of the Official Records of Brazos County, Texas (O.P.R.B.C.) and being in the northwest right-of-way line of Leonard Road (based on an 80-foot width), from whence a found 5/8-inch iron rod marking the south corner of the called 0.12 acre right-of-way easement bears S 70° 58' 42" W at a distance of 256.51 feet for reference;

THENCE: along the common line of this tract and said Lot 1, Block 1 for the following two (2) calls:

- 1) N 48° 47' 46" W along the fenced common line of this tract, the called 0.12 acre right-of-way easement and Lot 1, Block 1 of said J. McNICHOLS ADDITION, at 23.47 feet, pass a found 5/8-inch iron rod marking the east corner of said Lot 1, Block 1, continue for a total distance of 359.61 feet to a found cross-tie marking an angle point of this tract, said cross-tie also marking the most westerly south corner of the called 20.334 acre Kapavik tract, and
- 2) N 47° 21' 00" W (DEED CALL: N 46° 18' 23" W) for a distance of 117.42 feet to a found 5/8-inch iron rod marking an angle point of this tract, said iron rod also marking the north corner of said Lot 1, Block 1 and a corner of the called 87.115 acre GEOZF BCS, LLC tract recorded in Volume 15388, Page 275 (O.P.R.B.C.), from whence a found 5/8-inch iron rod marking the west corner of said Lot 1, Block 1 bears S 41° 35' 47" W at a distance of 223.27 feet for reference;

THENCE: N 48° 22' 07" W (DEED CALL: N 46° 18' 23" W) along the common line of this tract and the called 87.115 acre GEOZF BCS, LLC tract for a distance of 127.97 feet to a 1/2-inch iron rod set for the west corner of this tract;

THENCE: into the interior of the called 20.334 acre Kapavik tract and along the common line of this tract and the called 20.334 acre Kapavik tract for the following two (2) calls:

- 1) N 75° 43' 32" E for a distance of 557.55 feet to a 1/2-inch iron rod set for the north corner of this herein described tract, and
- 2) S 45° 04' 02" E, at 20.00 feet, pass a found 1-inch iron pipe marking the north corner of the called 4.766 acre Lopez tract, continue for a total distance of 581.66 feet to a found 1-inch iron pipe marking the east corner of this tract, said iron pipe also marking the south corner of the called 20.334 acre Kapavik tract and being in the northwest right-of-way line of said Leonard Road, from whence a found iron bar marking the southeast corner of the called 20.334 acre Kapavik tract bears N 75° 28' 11" E at a distance of 251.00 feet for reference;

THENCE: S 75° 36' 54" W generally along the fenced northwest right-of-way line of said Leonard Road for a distance of 515.71 feet to the POINT OF BEGINNING and containing 6.178 acres of land.

Owner:
Imer Lopez & Marlen Lara
1208 Martin Luther King Jr. Street
Bryan, Texas 77803

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

