Retail
77802
CD # JB

NOTES AND BOUNDS DESCRIPTION
OF A
1.29 ACRE TRACT
JOHN AUSTIN SURVEY, A-2
BRAZOS COUNTY, TEXAS

NOTES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND CALLED 1.29 ACRES AS DESCRIBED BY A DEED TO KERZ, L.P. RECORDED IN VOLUME 7894, PAGE 283 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 FOUND ON THE SOUTHWEST LINE OF ALLEN RIDGE SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 873, PAGE 283 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF LOT 1, BLOCK 1, ALLEN RIDGE SUBDIVISION PHASE 3, ACCORDING TO THE PLAT RECORDED IN VOLUME 7744, PAGE 242 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE EAST CORNER OF SAID 1.29 ACRE TRACT;

THENCE: S 42[illegible] SE ALONG THE COMMON LINE OF SAID 1.29 ACRE TRACT AND ALLEN RIDGE SUBDIVISION, PHASE 1, FOR A DISTANCE OF 169.26 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF EAST VILLA MARIA ROAD (60' R.O.W.) MARKING THE WEST CORNER OF ALLEN RIDGE SUBDIVISION, PHASE 1;

THENCE: S 47° 19' 23" W ALONG THE NORTHEAST LINE OF EAST VILLA MARIA ROAD FOR A DISTANCE OF 103.07 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 48° 07' 20" W CONTINUING ALONG THE NORTHEAST LINE OF EAST VILLA MARIA ROAD FOR A DISTANCE OF 160.95 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 07' 07" (SW AN ARC DISTANCE OF 39.32 FEET (CHORD BEARS: N 03° 02' 43" W = 35.38 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF ALLEN RIDGE DRIVE (60' R.O.W.) MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 42° 01' 40" E ALONG THE SOUTHEAST LINE OF ALLEN RIDGE DRIVE FOR A DISTANCE OF 186.03 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 5, BLOCK 4, ALLEN RIDGE SUBDIVISION, PHASE 1;

THENCE: S 47° 38' 23" E ALONG THE COMMON LINE OF SAID 1.29 ACRE TRACT AND ALLEN RIDGE SUBDIVISION, PHASE 1, FOR A DISTANCE OF 290.10 FEET TO THE POINT OF BEGINNING CONTAINING 1.29 ACRES OF LAND AS SURVEYED ON THE GROUND FEBRUARY 2007. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4802

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE FLOOD RATE COMMUNITY PANEL NO. 48041C0135 D, DATED JULY 3, 1990.
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. THERE SHALL BE NO ACCESS TO A 5/8 INCH IRON ROD FOUND ALLEN RIDGE DRIVE NORTH LOTS SHOWN HEREON SHALL ACCESS TO AND FROM VILLA MARIA BY WAY OF THE JOINT ACCESS EASEMENT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (WE) KERZ, L.P., owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us) in the Official Records of Brazos County, in Volume 7894, Page 283, 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.

_____
Owner(s)

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) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/we executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2007.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4802, 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.

_____
Brad Kerr, R.P.L.S. No. 4802

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 & Zoning Commission of the City of Bryan on the ____ day of _____, 2006, and same was duly approved on the ____ day of _____, 2007.

_____
Chairman

DESIGNATION OF CITY PLANNER

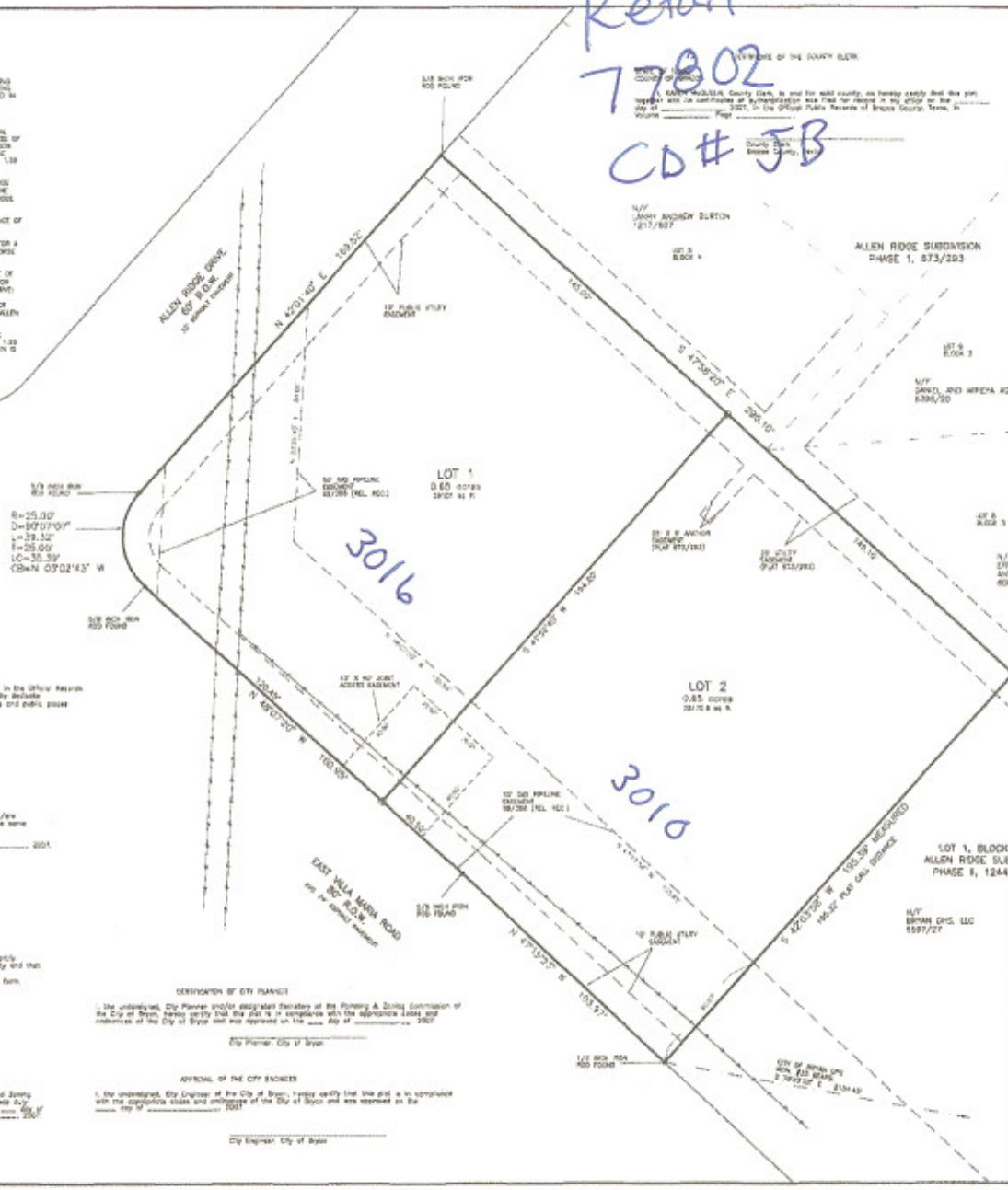
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that the plat is in compliance with the applicable codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 2007.

_____
City Planner, City of Bryan

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 applicable codes and ordinances of the City of Bryan and was approved on the ____ day of _____, 2007.

_____
City Engineer, City of Bryan



Recei[illegible]
FEB 2 6 2007
Development [illegible]
Services

FINAL PLAT
OF
ALLEN RIDGE SUBDIVISION
PHASE 3
1.29 ACRES
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: FEB. 2007
PLAT DATE: 02-12-07
REVISED: 02-21-07
JOB NUMBER: 06-810
CAD NAME: 06-810F
CRS FILE: ALFORST (cont); 06-810 (job)

PREPARED BY: KERR SURVEYING, LLC
508 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3156

PREPARED FOR: KERZ, LP
301 HOLLEMAN ROAD
COLLEGE STATION, TEXAS 77840
PHONE (979) 218-0888