APPROVAL OF THE CITY PLANNER

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in conformance with the appropriate codes and ordinances of the City of Bryan and was approved on the ___ day of ____ 2007.

_____
Planning Administrator
City of Bryan, Texas

APPROVAL OF THE 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 ____ 2007 and was duly approved on the ___ day of ____ 2007 by said Commission.

_____
Chairman, Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in conformance with the appropriate codes and ordinances of the City of Bryan and was approved on the ___ day of ____ 2007.

City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

I, Karen Holleman, County Clerk, in and for said county, do hereby certified that this plat, together with its certificate of authentication was filed for record in my office the ___ day of ____ 2007, in the Deed / official Records of Brazos County Texas, in Volume _____, Page _____

_____
County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 7896 page 135 and Volume 7983 page 38, 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.

_____

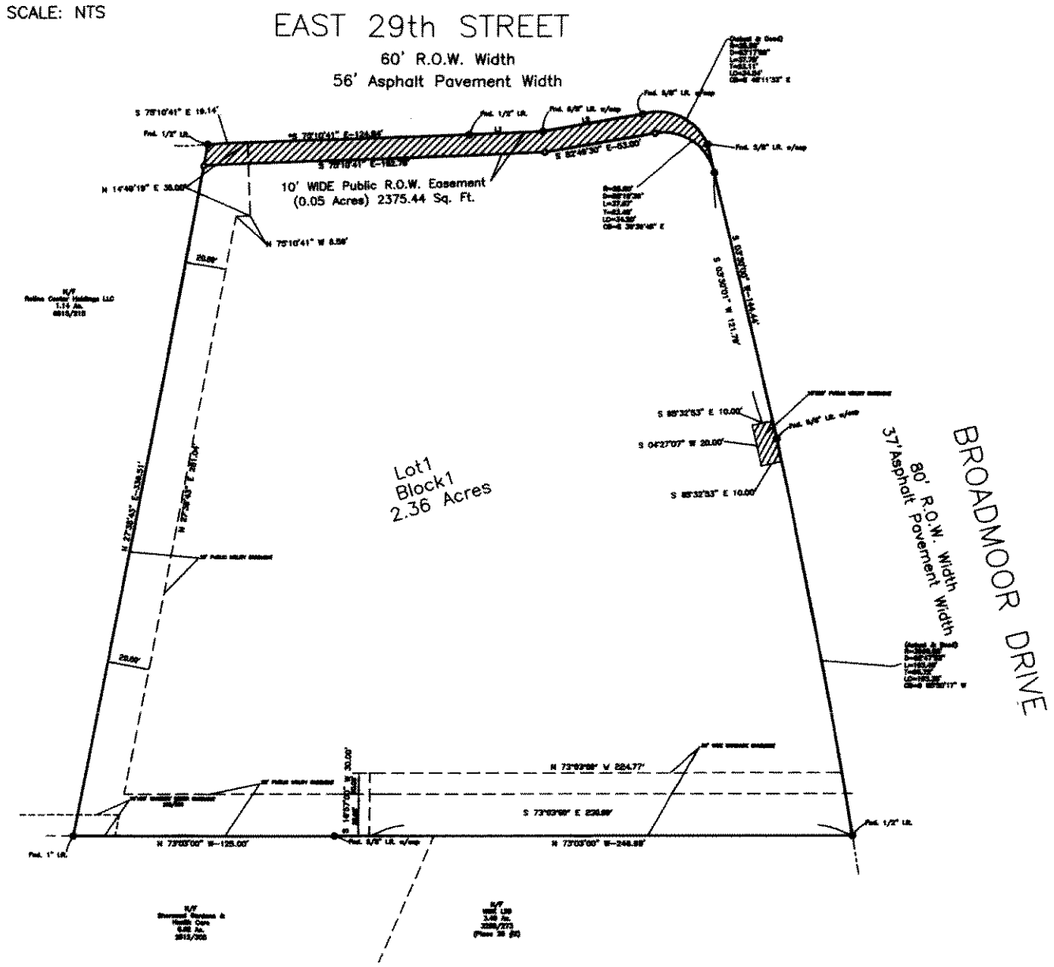
STATE OF TEXAS
COUNTY OF BRAZOS

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 of office this ___ day of _____, 2007.

_____
Notary Public, Brazos County, Texas

SCALE: NTS



GENERAL NOTES:

1.=Deed bearing used as basis of bearings.

2.This property does not lie within a 100 year Flood hazard area as established by the Federal Emergency Map Agency, Map # 48041C 142 C, effective date July 2, 1992.

L1= S 75°10'41" E-35.00' (Actual)

L2= S 82°49'38" E-47.98' (Actual)

Site Benchmark is top bolt of fire hydrant located at the intersection of Memorial Dr. and E. 29th St. Elevation = 336.13'.

FIELD NOTES
2.36 Acres

Field Notes
2.36 Acres

Being all of that certain tract or parcel of land, lying and being situated in the John Austin League, A-8, Bryan, Brazos County, Texas and being all of that tract of land conveyed to Burnsed Spotlights and wife Peggy Spotlight (2341/445) and all of that 0.998 acre tract of land conveyed to Thomas S. Borski by Joe S. Burton (88/284 and being all of that 0.574 acre tract of land described in a Deed of Trust recorded in Volume 231, page 232, Deed of Trust Records of Brazos County, Texas and being described as follows:

BEGINNING at a 1/2" iron rod found at the most southeasterly common corner of this tract and the V.W.K. Ltd. 3.49 acre (2839/273), same being in west right-of-way line of Broadmoor;

THENCE: N 73° 03' 00" W - 371.68 feet along the common line between this tract and said V.W.K. Ltd. tract and the Sherwood Health Care 0.62 acre tract (2332/283) to a 1" iron rod found at the most southerly common corner of this tract and the Retina Center Holdings, LLC 1.14 acre tract (6815/215);

THENCE: N 27° 39' 43" E - 336.51 feet along the common line between this tract and said Retina Center Holdings, LLC tract to a 1/2" iron rod found at the most northerly common corner of said tracts, same being in the southwest right-of-way line of East 29th Street;

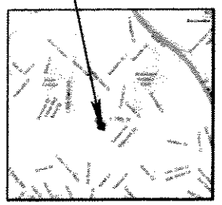
THENCE: S 73° 10' 41" E - 124.84 feet, S 73° 10' 41" E - 35.00 feet and S 82° 49' 38" E - 47.98 feet along said East 29th Street line to a 5/8" iron rod with cap set at the beginning of a curve to the right;

THENCE: 37.78 feet continuing along said East 29th Street line around a curve to the right with a central angle of 53° 17' 57" right, a radius of 65.97 feet and whose chord bears S 46° 11' 32" E - 34.54 feet to a 5/8" iron rod with cap set at the end of said curve; same being in said Broadmoor line;

THENCE: S 2° 28' 06" W - 144.44 feet along said Broadmoor line to a 5/8" iron rod with cap set at the beginning of a curve to the right;

THENCE: 193.46 feet continuing along said Broadmoor line around a curve to the right with a central angle of 8° 47' 33" right, a radius of 2260.68 feet and whose chord bears S 5° 28' 17" W - 193.40 feet to the PLACE OF BEGINNING and containing 2.36 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2772 on July 20, 2007.

Project Location



VICINITY MAP
- N.T.S. -

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No.2772, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Donald D. Garrett, R.P.L.S. No. 2772

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22760, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

_____
Donald D. Garrett, P.E. No. 22760

Final Plat of Bryan Medical Building Subdivision

2.36 Acres
BLOCK 1 LOT 1
John Austin League, A-8
Bryan,
Brazos County, Texas

Owner/Developer:
Dorothy Borski and Borski Homes
3030 E. 29th Street
Bryan, Texas 77802
(979) 776-5852

July 20, 2007

Received
SEP 19 2007
Development & Management Services

09-19-07 A11:25