

**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 on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

\_\_\_\_\_  
County Clerk, Brazos County, Texas

**APPROVAL OF THE CITY ENGINEER**

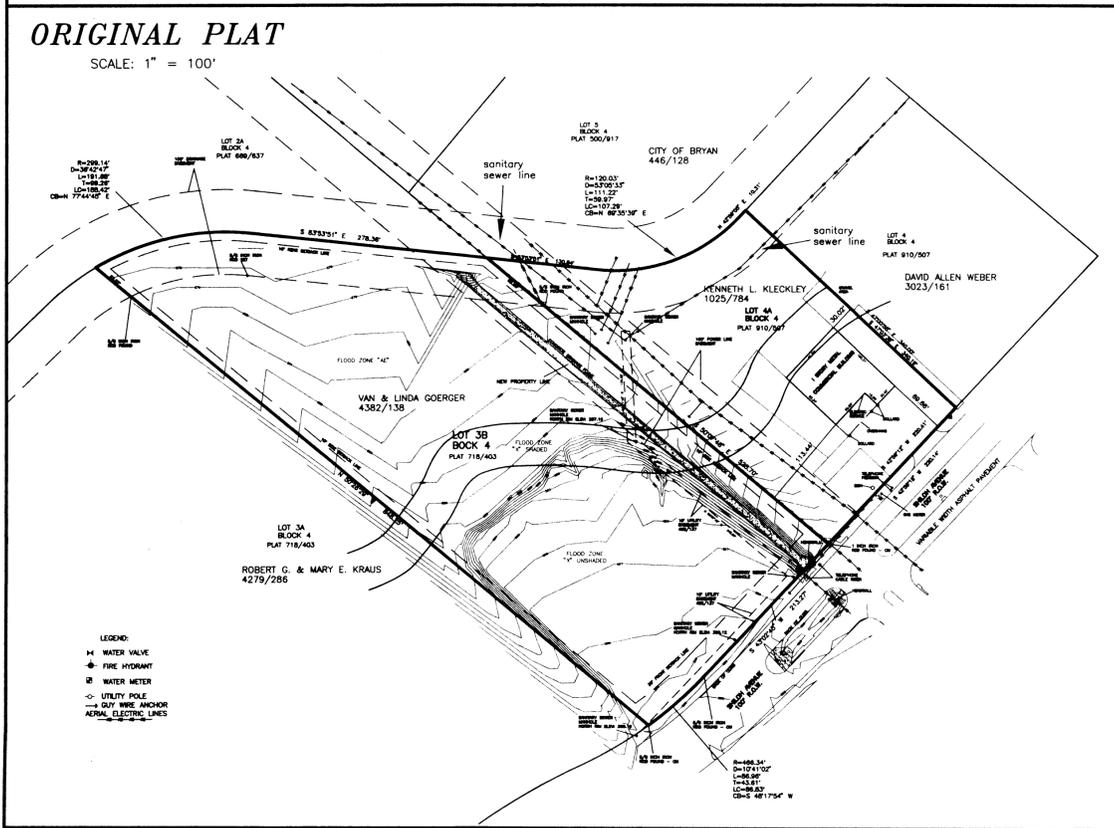
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
City Engineer, City of Bryan

**CERTIFICATION 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 this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
City Planner, City of Bryan



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

(We), Van Goerger and Linda Goerger, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 4382, Page 138, 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) \_\_\_\_\_

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/they executed the same for the purpose and consideration therein stated.

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

\_\_\_\_\_  
Notary Public, Brazos County, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

(We), Kenneth Kleckley, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 1025, Page 784, 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) \_\_\_\_\_

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/they executed the same for the purpose and consideration therein stated.

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

\_\_\_\_\_  
Notary Public, Brazos County, Texas

**METES AND BOUNDS DESCRIPTION**

OF A  
7.09 ACRE TRACT  
BRAZOS COUNTY INDUSTRIAL PARK, PHASE THREE  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 3B, BLOCK 4, BRAZOS COUNTY INDUSTRIAL PARK, PHASE THREE, ACCORDING TO THE PLAT RECORDED IN VOLUME 718, PAGE 403 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF LOT 4A, BLOCK 4, BRAZOS COUNTY INDUSTRIAL PARK, PHASE THREE, ACCORDING TO THE PLAT RECORDED IN VOLUME 910, PAGE 507 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SHILOH AVENUE (100' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 3B AND THE EAST CORNER OF LOT 3A, BLOCK 4 (PLAT 718/403);

THENCE: N 50° 26' 29" W ALONG THE COMMON LINE OF SAID LOT 3A AND LOT 3B, AT 794.38 FEET PASS A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF A 100.00 FOOT WIDE DRAINAGE EASEMENT, CONTINUE ON FOR A TOTAL DISTANCE OF 848.25 FEET TO A POINT ON THE SOUTHWEST LINE OF LOT 2A, BLOCK 4, BRAZOS COUNTY INDUSTRIAL PARK, PHASE THREE, ACCORDING TO THE PLAT RECORDED IN VOLUME 669, PAGE 637 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 299.14 FEET;

THENCE: ALONG THE COMMON LINE OF SAID LOT 3B AND SAID LOT 2A AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 42' 47" FOR AN ARC DISTANCE OF 191.88 FEET (CHORD BEARS: N 77° 44' 45" E - 188.42 FEET) TO THE ENDING POINT OF SAID CURVE;

THENCE: S 83° 53' 51" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 3B AND SAID LOT 2A FOR A DISTANCE OF 409.20 FEET TO A POINT ON THE COMMON LINE OF SAID LOT 4A AND LOT 5, BLOCK 4, BRAZOS COUNTY INDUSTRIAL PARK, PHASE THREE, ACCORDING TO THE PLAT RECORDED IN VOLUME 500, PAGE 917 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 200.05 FEET;

THENCE: ALONG THE COMMON LINE OF SAID LOT 4A AND LOT 5 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53° 05' 33" FOR AN ARC DISTANCE OF 185.37 FEET (CHORD BEARS: N 69° 35' 39" E - 179.81 FEET) TO THE ENDING POINT OF SAID CURVE;

THENCE: N 42° 59' 05" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 4A AND LOT 5 FOR A DISTANCE OF 10.31 FEET TO A POINT MARKING THE COMMON CORNER OF SAID LOT 4A AND LOT 4, BLOCK 4 (PLAT 910/507);

THENCE: S 47° 03' 38" E ALONG THE COMMON LINE OF SAID LOT 4A AND SAID LOT 4, AT 50.00 FEET PASS A 1 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 340.19 FEET TO A LEAD PLUG AND TACK FOUND ON THE NORTHWEST LINE OF SHILOH AVENUE MARKING THE COMMON CORNER OF SAID LOT 4A AND LOT 4;

THENCE: S 42° 59' 12" W ALONG THE NORTHWEST LINE OF SHILOH AVENUE FOR A DISTANCE OF 220.41 FEET TO A 1 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 3B AND LOT 4A;

THENCE: S 43° 02' 45" W CONTINUING ALONG THE NORTHWEST LINE OF SHILOH AVENUE FOR A DISTANCE OF 213.27 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 466.34 FEET;

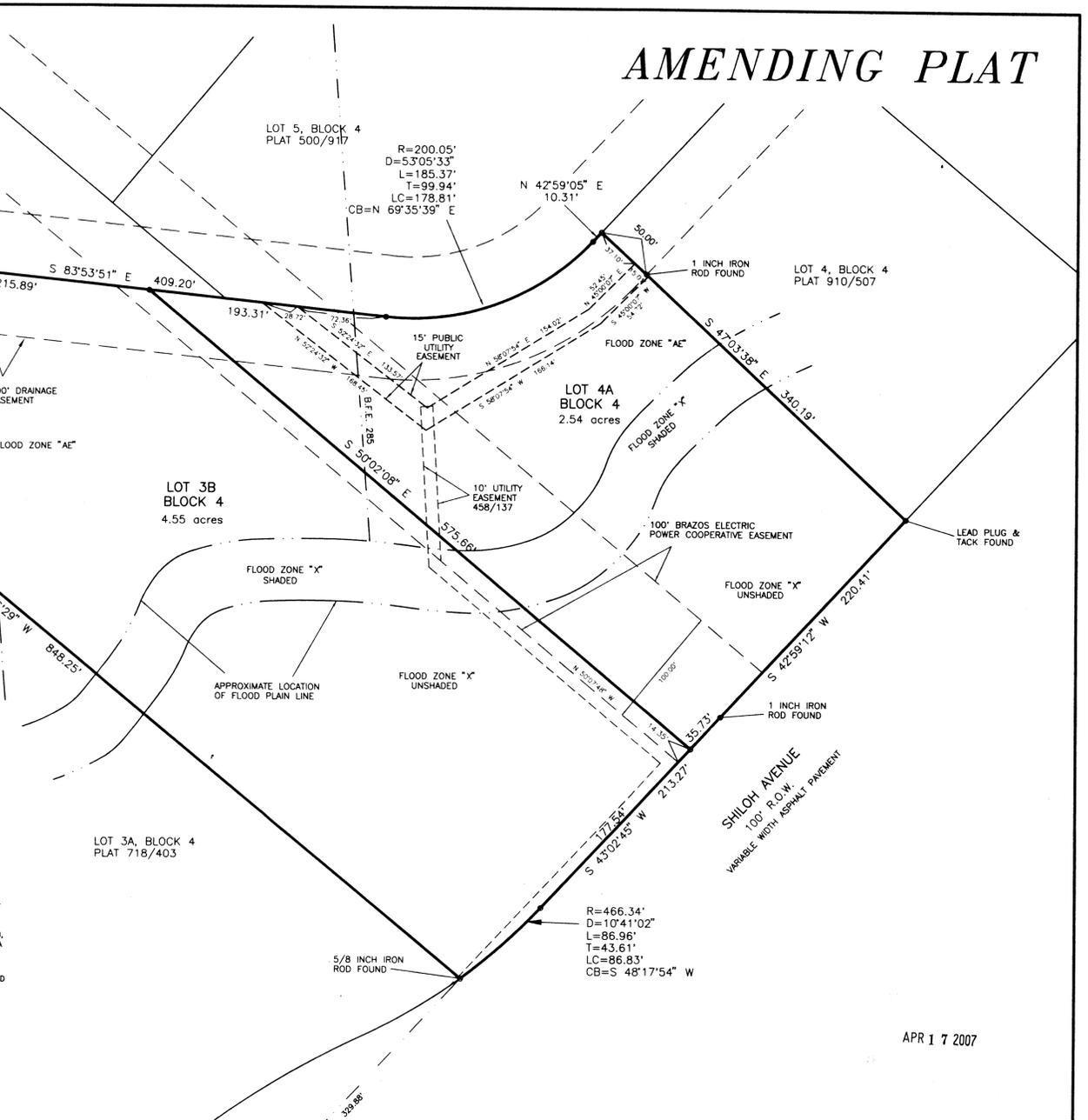
THENCE: CONTINUING ALONG THE NORTHWEST LINE OF SHILOH AVENUE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 41' 02" FOR AN ARC DISTANCE OF 86.96 FEET (CHORD BEARS: S 48° 17' 54" W - 86.83 FEET) TO THE POINT OF BEGINNING CONTAINING 7.09 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND DECEMBER, 2006, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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 the metes and bounds describing said subdivision will describe a closed geometric form.

\_\_\_\_\_  
Brad Kerr, R.P.L.S. No. 4502



**GENERAL NOTES**

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- A PORTION OF THIS PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0137 C, DATED JULY 2, 1992.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND DEED RESTRICTIONS 301/59.
- TOPOGRAPHICAL INFORMATION SHOWN HEREON FOR LOT 3B IS PER AN ON THE GROUND SURVEY PERFORMED IN 2001.
- THE PURPOSE OF THIS PLAT IS TO MOVE THE EXISTING LOT LINE BETWEEN LOT 3B AND 4A TO THE CENTERLINE OF THE EXISTING CONCRETE DRAINAGE CHANNEL. THE NEW LOT CONFIGURATION INCREASES THE LOT SIZE OF LOT 4A BY 0.45 OF AN ACRE (19,395 SQ. FT.).

**AMENDING PLAT**

OF

**LOT 3B, BLOCK 4**

BRAZOS COUNTY INDUSTRIAL PARK, PHASE THREE

VOLUME 718, PAGE 403

AND

**LOT 4A, BLOCK 4**

BRAZOS COUNTY INDUSTRIAL PARK, PHASE THREE

VOLUME 910, PAGE 507

COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET

SURVEY DATE: DEC. 2006

PLAT DATE: 04-02-07

REVISED: 04-13-07

JOB NUMBER: 06-842

CAD NAME: 06-842

CR5 FILE: BCIP (cont); 06-842 (job)

PREPARED BY: KERR SURVEYING, LLC  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

PREPARED FOR: VAN GOERGER  
6200 LOS ROBLES  
COLLEGE STATION, TEXAS 77845  
PHONE (979) 779-6195

APR 17 2007