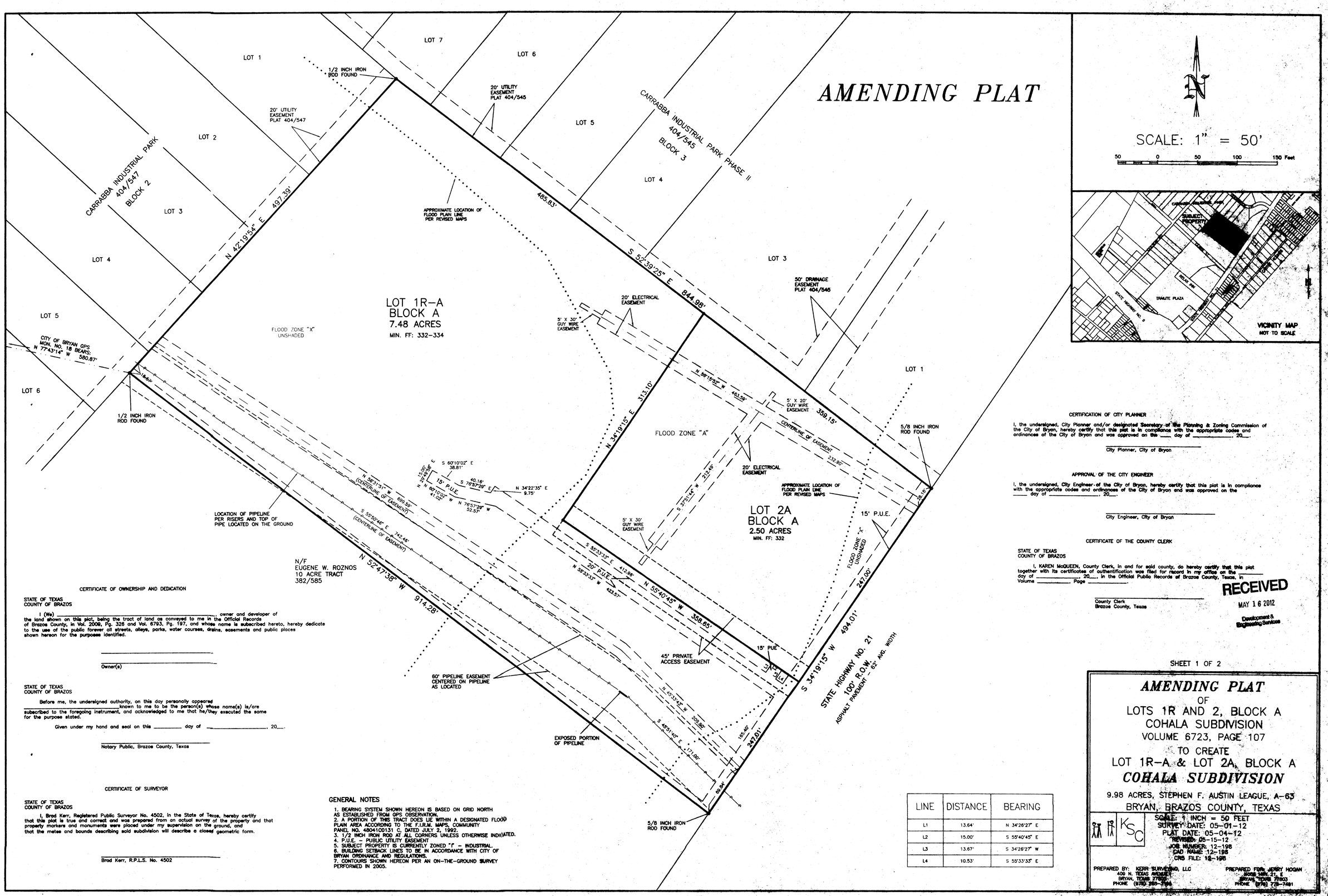
AMENDING PLAT



SCALE: 1" = 50'

50 0 50 100 150 Feet

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 this ___ day of _____, 20__.

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 appropriate codes and ordinances of the City of Bryan and was approved on the ___ day of _____, 20__.

City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentification was filed for record in my office on the ___ day of _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

RECEIVED
MAY 16 2012
Development & Engineering Services

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Vol. 2009, Pg. 326 and Vol. 6793, Pg. 197, 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/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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 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. 4502

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410C0131 C, DATED JULY 2, 1992.
3. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE INDICATED.
4. P.U.E. – PUBLIC UTILITY EASEMENT
5. SUBJECT PROPERTY IS CURRENTLY ZONED "I" – INDUSTRIAL.
6. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
7. CONTOURS SHOWN HEREON PER AN ON-THE-GROUND SURVEY PERFORMED IN 2005.

LINE	DISTANCE	BEARING
L1	13.64'	N 34°26'27" E
L2	15.00'	S 55°40'45" E
L3	13.67'	S 34°26'27" W
L4	10.53'	S 55°33'33" E

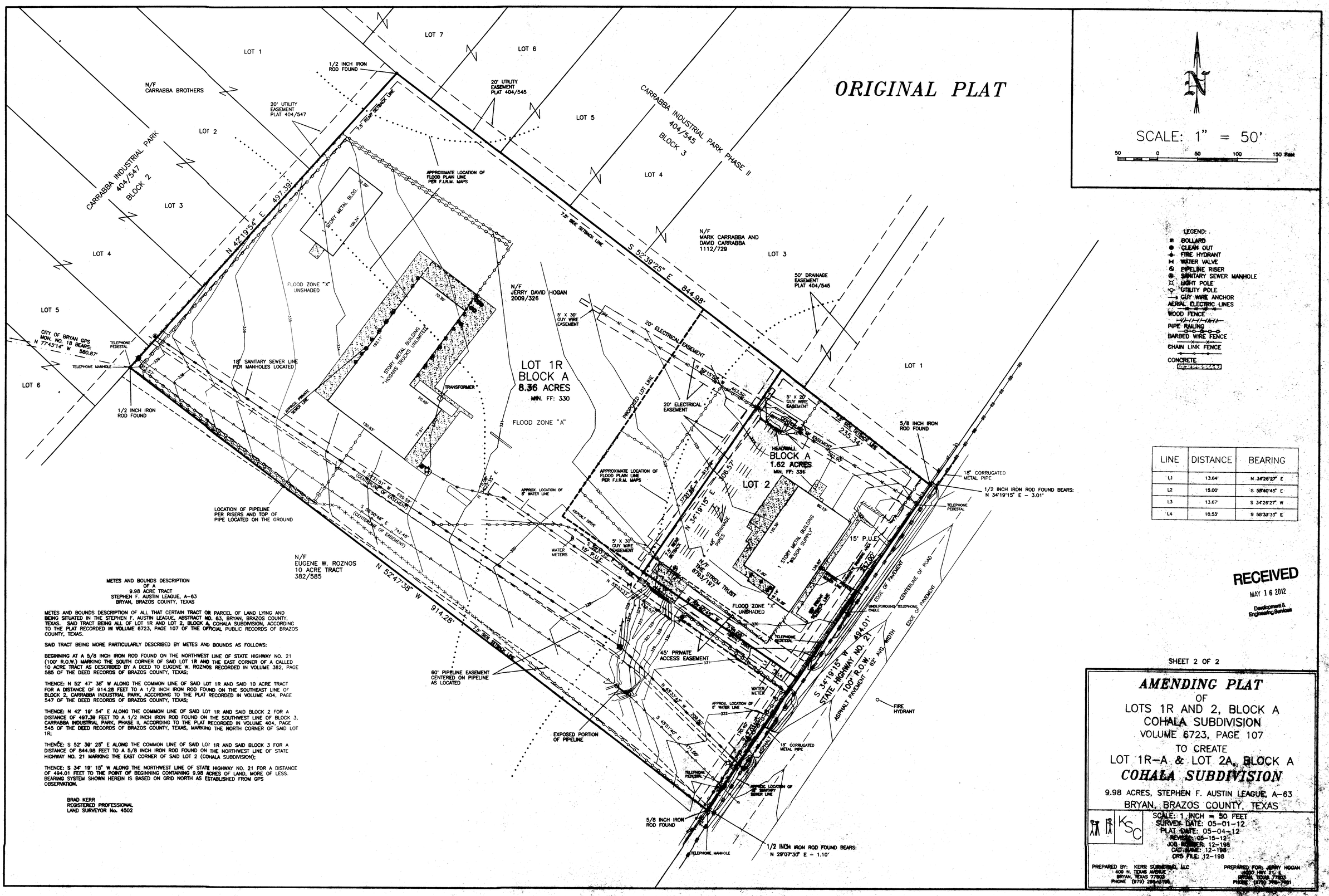
SHEET 1 OF 2

AMENDING PLAT
OF
LOTS 1R AND 2, BLOCK A
COHALA SUBDIVISION
VOLUME 6723, PAGE 107
TO CREATE
LOT 1R-A & LOT 2A, BLOCK A
COHALA SUBDIVISION
9.98 ACRES, STEPHEN F. AUSTIN LEAGUE, A-63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: 05-01-12
PLAT DATE: 05-04-12
REVISED: 05-15-12
JOB NUMBER: 12-198
CAD NAME: 12-198
CRS FILE: 12-198

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 260-3796

PREPARED FOR: JERRY HOGAN
3008 MIR 21 E
BRYAN, TEXAS 77803
PHONE (979) 778-7481



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METES AND BOUNDS DESCRIPTION
OF A
9.98 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE, A-63
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1R AND LOT 2, BLOCK A, COHALA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 6723, PAGE 107 OF THE OFFICIAL PUBLIC 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 STATE HIGHWAY NO. 21 (100' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 1R AND THE EAST CORNER OF A CALLED 10 ACRE TRACT AS DESCRIBED BY A DEED TO EUGENE W. ROZNOS RECORDED IN VOLUME 382, PAGE 585 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 52° 47' 38" W ALONG THE COMMON LINE OF SAID LOT 1R AND SAID 10 ACRE TRACT FOR A DISTANCE OF 914.28 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF BLOCK 2, CARRABBA INDUSTRIAL PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 404, PAGE 547 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 19' 54" E ALONG THE COMMON LINE OF SAID LOT 1R AND SAID BLOCK 2 FOR A DISTANCE OF 497.39 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF BLOCK 3, CARRABBA INDUSTRIAL PARK, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 404, PAGE 545 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID LOT 1R;

THENCE: S 52° 39' 25" E ALONG THE COMMON LINE OF SAID LOT 1R AND SAID BLOCK 3 FOR A DISTANCE OF 844.98 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 MARKING THE EAST CORNER OF SAID LOT 2 (COHALA SUBDIVISION);

THENCE: S 34° 19' 15" W ALONG THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 FOR A DISTANCE OF 494.01 FEET TO THE POINT OF BEGINNING CONTAINING 9.98 ACRES OF LAND, MORE OF LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

RECEIVED
MAY 16 2012
Development & Engineering Services

SHEET 2 OF 2

AMENDING PLAT
OF
LOTS 1R AND 2, BLOCK A
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VOLUME 6723, PAGE 107
TO CREATE
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KSC

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