

**PROPERTY OWNER:**  
 BRYAN BUSINESS COUNCIL, INC.  
 P.O. BOX 1000  
 BRYAN, TX 77805

**LEGAL DESCRIPTION:**  
 22.050 ACRES IN WILLIAM S. STEWART SURVEY, A-220, BRYAN, BRAZOS COUNTY, TEXAS. PART OF A REMAINDER OF AN ORIGINAL 329,1964-ACRE TRACT RECORDED IN VOLUME 652, PAGE 339 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

**SURVEYED:**  
 FEBRUARY 20, 2007 BY  
 JOHN E. PLEDGER, III,  
 RPLS NO. 2183  
 1500 S. DAY ST.  
 BRENNHAM, TEXAS 77833

**METES AND BOUNDS DESCRIPTION:**  
 ALL THAT CERTAIN TRACT OR PARCEL OF LAND lying and being situated in the William S. Stewart Survey, A-220 in the City of Bryan, Brazos County, Texas, and being a part of the called 329,1964-acre Bryan Business Council, Inc. (Formerly Bryan Development Foundation, Inc.) tract recorded in Volume 652, Page 339 of the Official Public Records of Brazos County, Texas (D.P.R.B.C.) and being more particularly described as follows:

COMMENCING at a 1/2" Iron rod found in the east line of Harvey Mitchell Parkway (F.M. 2818) at the southwest corner of Lot 4, Block 6 of the Bryan Industrial Park, Phase II as recorded in Volume 847, Page 403 (D.P.R.B.C.) and the northwest corner of Lot 5, Block 6 of said subdivision);

THENCE along the east line of Harvey Mitchell Parkway S 5°16'38" W, pass at 289.31 feet a bent 3/4" Iron pipe at the southwest corner of said Lot 5 and the northwest corner of the remainder of said Bryan Business Council tract, a total distance of 779.33 feet to a 1/2" iron rod set for the northwest corner of this tract and the PLACE OF BEGINNING;

THENCE into said Bryan Business Council tract S 84°43'22" E, 726.00 feet to a 1/2" iron rod set for the northeast corner of this tract;

THENCE through said Bryan Business Council tract S 5°16'38" W, 1323.00 feet to a 1/2" iron rod set for the southeast corner of this tract;

THENCE continuing through said Bryan Business Council tract N 84°43'22" W, 726.00 feet to a 1/2" iron rod set in the west line of said Bryan Business Council tract and the east line of Harvey Mitchell Parkway for the southwest corner of this tract;

THENCE along the east line of Harvey Mitchell Parkway N 5°16'38" E, 1323.00 feet to the PLACE OF BEGINNING containing 22.050 acres.

**BASIS OF BEARING:**  
 SOUTH LINE OF BRYAN INDUSTRIAL PARK, PHASE II AS RECORDED IN VOLUME 847, PAGE 403 (D.P.R.B.C.)

**FLOOD HAZARD STATEMENT:**  
 THIS TRACT DOES NOT APPEAR TO LIE WITHIN A DESIGNATED FLOOD HAZARD AREA PER FEMA FIRM NO. 48041C0150 C DATED JULY 2, 1992 AND THE THOMPSON'S BRANCH FLOOD HAZARD STUDY DATED AUGUST 2002.

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

(STATE OF TEXAS)  
 (COUNTY OF BRAZOS)

I (We), \_\_\_\_\_, the owner(s) and developer(s) of the land shown on this plat, being the tract of land conveyed to me (us, it) in the Official Public Records of Brazos County, Texas in Volume 652, Page 339, and whose name(s) is (are) 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/Representative

(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/they executed the same for the purpose stated.

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

Notary Public, Brazos County, Texas

**CERTIFICATION BY THE COUNTY CLERK**

(STATE OF TEXAS)  
 (COUNTY OF BRAZOS)

I, \_\_\_\_\_, County Clerk in and for Brazos County do hereby certify that this plat together with its certificates of authentication was filed for record in my office 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 PLANNER**

(STATE OF TEXAS)  
 (COUNTY OF BRAZOS)

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and 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, 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 \_\_\_\_\_, 2007.

City Engineer, 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 & Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 2007 and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2007 by said Commission.

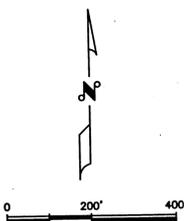
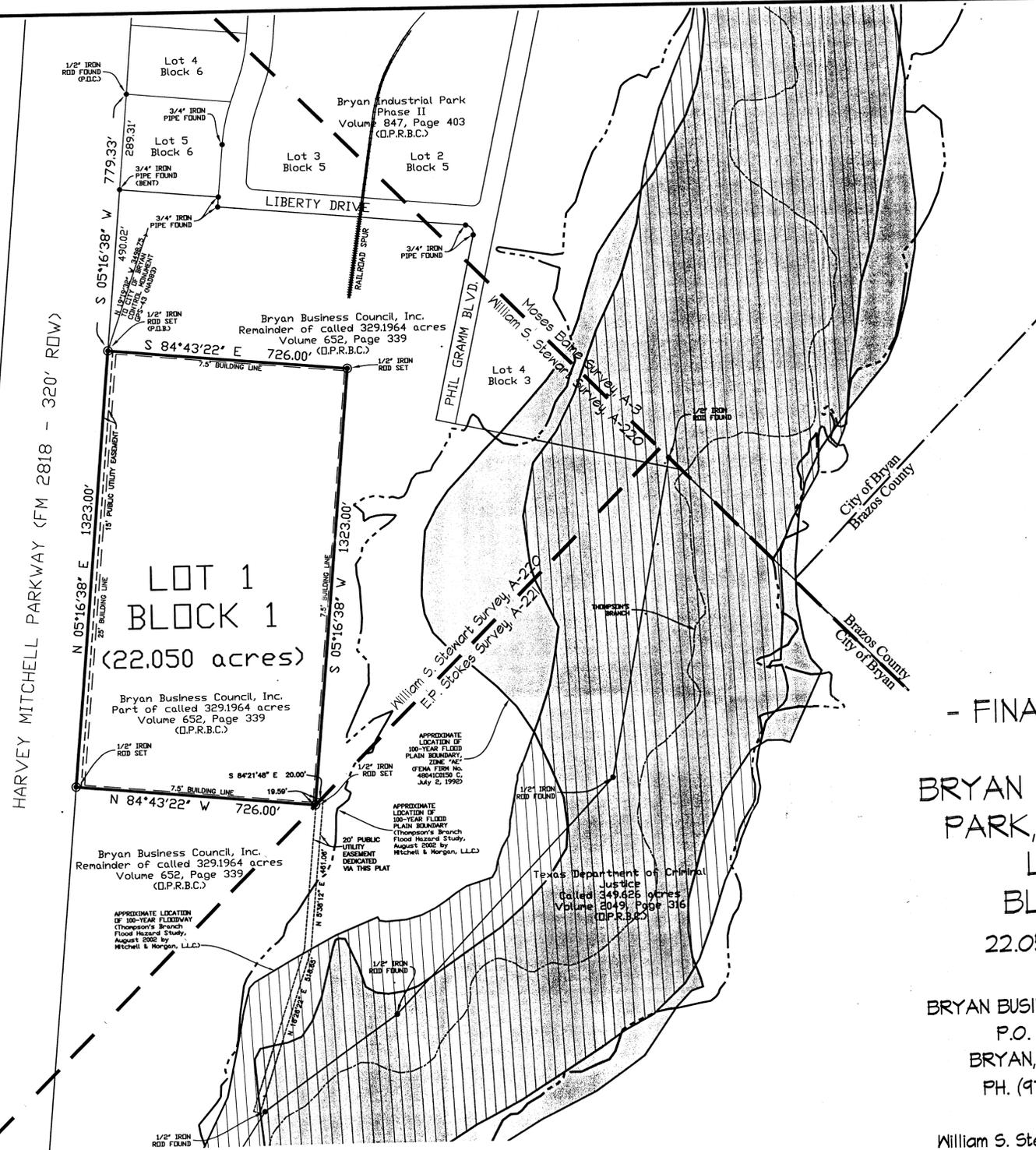
Chairman, Planning & Zoning Commission  
 Bryan, Texas

**CERTIFICATION OF THE SURVEYOR**

(STATE OF TEXAS)  
 (COUNTY OF BRAZOS)

I, John E. Pledger, III, Registered Professional Land Surveyor No. 2183 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.

John E. Pledger, III, Registered Professional Land Surveyor No. 2183



- FINAL PLAT -  
 BRYAN INDUSTRIAL  
 PARK, PHASE III  
 LOT 1  
 BLOCK 1  
 22.050 ACRES

BRYAN BUSINESS COUNCIL, INC.  
 P.O. BOX 1000  
 BRYAN, TEXAS 77805  
 PH. (979) 209-5102

William S. Stewart Survey, A-220  
 City of Bryan, Brazos County, Texas

<b>Pledger Kalkomey, Inc.</b> Consulting Engineers		7020 Coyote Run • Bryan, Texas 77808 979-731-8000 • 979-731-1500 (Fax) www.pkengineering.com	
Brenhan • Bryan • Rosenberg			
Surveyor	John E. Pledger, III	County	Brazos
RPLS No.	2183	Survey	William S. Stewart, A-220
Date	March 7, 2007	City	Bryan
Update		Address	Bryan Industrial Park
		Block	Block 1
		Year	2007



Received

MAR 07 2007

Development & Engineering  
 Services 03-07-07PCA:28 RCVD

