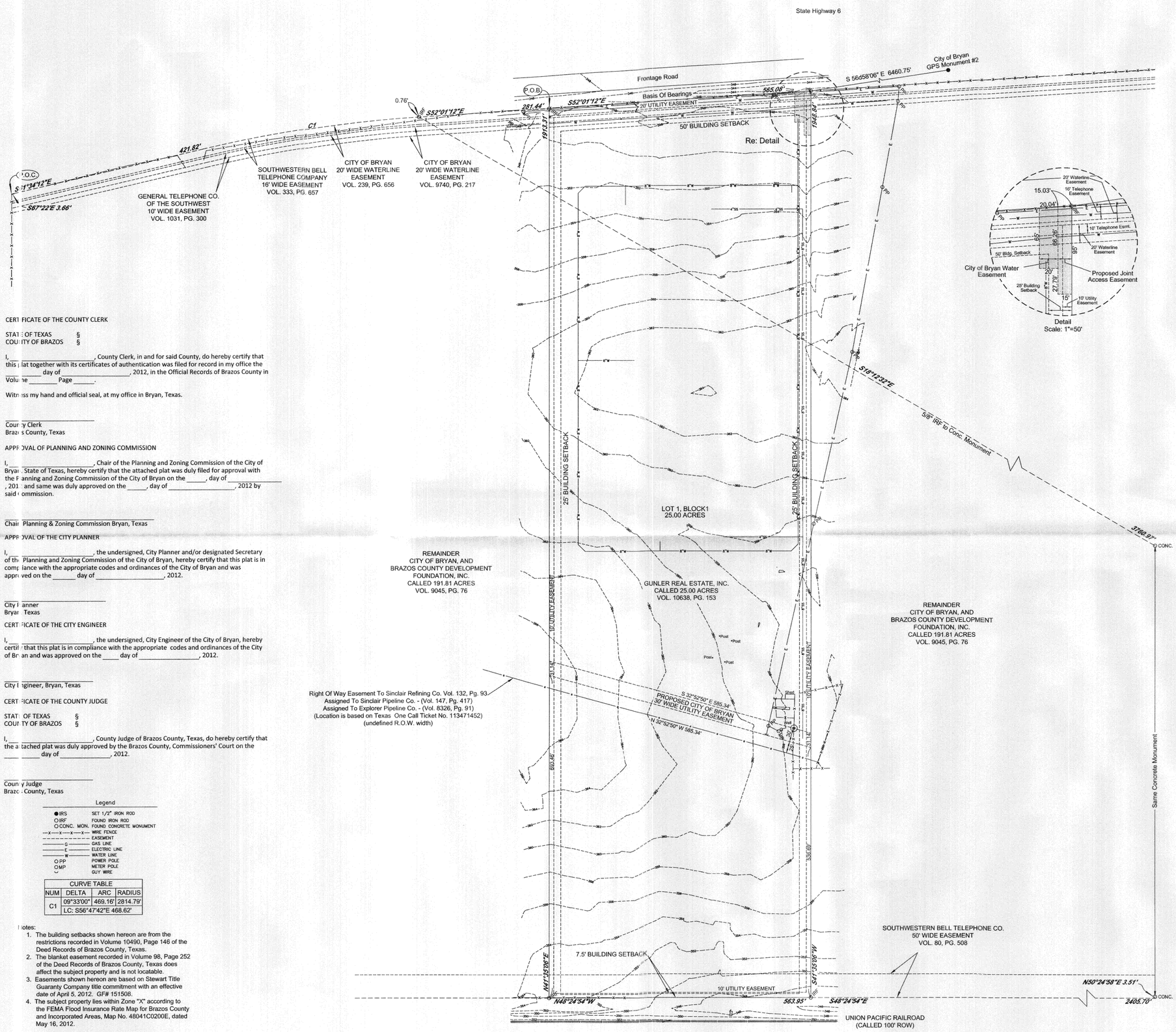


CERTIFICATE OF THE COUNTY CLERK

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 the _____ day of _____, 2012, in the Official Records of Brazos County in Volume _____ Page _____.

Witness my hand and official seal, at my office in Bryan, Texas.

_____
County Clerk
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair 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 _____, 201_ and same was duly approved on the _____, day of _____, 2012 by said commission.

_____
Chair Planning & Zoning Commission Bryan, Texas

APPROVAL OF THE CITY PLANNER

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 _____, 2012.

_____
City Planner
Bryan Texas

CERTIFICATE 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 _____, 2012.

_____
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY JUDGE

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, _____, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the _____ day of _____, 2012.

_____
County Judge
Brazos County, Texas

Legend

● IRS	SET 1/2" IRON ROD
○ IRF	FOUND IRON ROD
○ CONC. MON.	FOUND CONCRETE MONUMENT
—X—X—X—	WIRE FENCE
— — — —	EASEMENT
—G—	GAS LINE
—E—	ELECTRIC LINE
—W—	WATER LINE
○ PP	POWER POLE
○ MP	METER POLE
	GUY WIRE

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	09°33'00"	469.16'	2814.79'
	LC: S56°47'42"E 468.62'		

Notes:

1. The building setbacks shown hereon are from the restrictions recorded in Volume 10490, Page 146 of the Deed Records of Brazos County, Texas.
2. The blanket easement recorded in Volume 98, Page 252 of the Deed Records of Brazos County, Texas does affect the subject property and is not locatable.
3. Easements shown hereon are based on Stewart Title Guaranty Company title commitment with an effective date of April 5, 2012. GF# 151508.
4. The subject property lies within Zone "X" according to the FEMA Flood Insurance Rate Map for Brazos County and Incorporated Areas, Map No. 48041C0200E, dated May 16, 2012.

GOODWIN-LASITER, INC.
ENGINEERS • ARCHITECTS
SURVEYORS
TBPE FIRM F-1046 TBPLS FIRM #10113700
www.goodwinlasiter.com
4077 CROSS PARK DRIVE, SUITE 100 • BRYAN, TEXAS 77802 • (979) 776-9700
1600 S. CHESTNUT ST., SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900

Fieldnote Description to 25.00 Acres
L. McLaughlin Survey, A-38
Brazos County, Texas

Fieldnotes to all that certain lot, tract, or parcel of land situated in the L. McLaughlin Survey, A-38, Brazos County, Texas, being 25.00 acres, more or less, and being all of a called 25.00 acre tract described in a deed dated April 24, 2012, from City of Bryan and Brazos County Economic Development Foundation, Inc. to Gunler Real Estate, Inc., and recorded in Volume 10638, Page 153 of the Deed Records of Brazos County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

COMMENCING at a point in the southwestern right of way of State Highway 6 for the northern corner of a called 191.81 acre tract conveyed to the City of Bryan and Brazos County Economic Development Foundation, Inc. From said point a pipe fence corner post bears N67°22'W 3.66 feet (record call is N80°17'W 3.3 feet). Thence along said southwestern right of way and the northeastern line of said 191.81 acre tract, as follows; S61°34'12"E 421.82 feet to the beginning a curve to the right, along the arc of said curve in a southeastern direction (CA=09°33'00", R=2814.79 feet, LC=S56°47'42"E 468.62 feet) at 469.16 feet a point for the end of said curve, and S52°01'12"E, passing at 0.76 feet a 5/8" iron rod found for reference, a total distance of 281.44 feet a 1/2 inch iron rod capped "Goodwin Lasiter" found for the Point of Beginning;

THENCE SOUTH 52°01'12" EAST (Basis of Bearings) 565.07 feet, continuing along said right of way and the northeastern line of the referenced tract, to a 1/2 inch iron rod capped "Goodwin Lasiter" set for this eastern corner;

THENCE SOUTH 41°35'06" WEST 1948.84 feet, across said 191.81 acre tract and with the southeastern line of said 25.00 acre tract to a 1/2 inch iron rod capped "Goodwin Lasiter" found in the southwestern line of said 191.81 acre tract and the northeastern right of way of the Union Pacific Railroad (called as a 100 foot wide R.O.W.) for this southern corner. From said point a 4"x4" concrete monument found for reference to the southern corner of said 191.81 acre tract bears S48°24'54"E 2405.69 feet and N50°24'58"E 3.51 feet;

THENCE NORTH 48°24'54" WEST 563.95 feet, with the southwestern line of said 25.00 acre tract and said northeastern right of way, to a 1/2 inch iron rod capped "Goodwin Lasiter" found for this western corner;

THENCE NORTH 41°35'06" EAST 1913.31 feet, across said 191.81 acre tract and with the northwestern line of said 25.00 acre tract to the Point of Beginning and containing 25.00 acres, more or less.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Roland A. Ramirez, Director of Development for Gunler Real Estate, Inc., owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 10638, Page 153, and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
Roland A. Ramirez
Director of Development

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Roland A. Ramirez 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 on this _____ day of _____, 2012.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF BRAZOS §

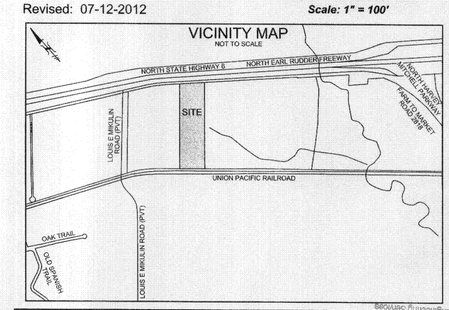
I, Michael Cuzzo, Registered Professional Land Surveyor No. 5693 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

PRELIMINARY (Not For Recording)

_____
Michael Cuzzo, R.P.L.S.

0 50 100 200
Scale: 1" = 100'

Revised: 07-12-2012



RECEIVED
AUG 29 2012
Development & Engineering Services

FINAL PLAT
GUNLER ADDITION
25.00 ACRES
LOT 1, BLOCK 1
L. MCLAUGHLIN SURVEY, ABSTRACT NO. 38
BRAZOS COUNTY, TEXAS
MAY, 2012

SURVEYOR:
GOODWIN LASITER, INC.
4077 CROSS PARK DRIVE
SUITE 100
BRYAN, TEXAS 77802

OWNER/DEVELOPER:
GUNLER REAL ESTATE, INC.
9595 SIX PINES DRIVE
BUILDING 8, SUITE 8210
THE WOODLANDS, TEXAS 77380

D:/651/651628/651628.dwg