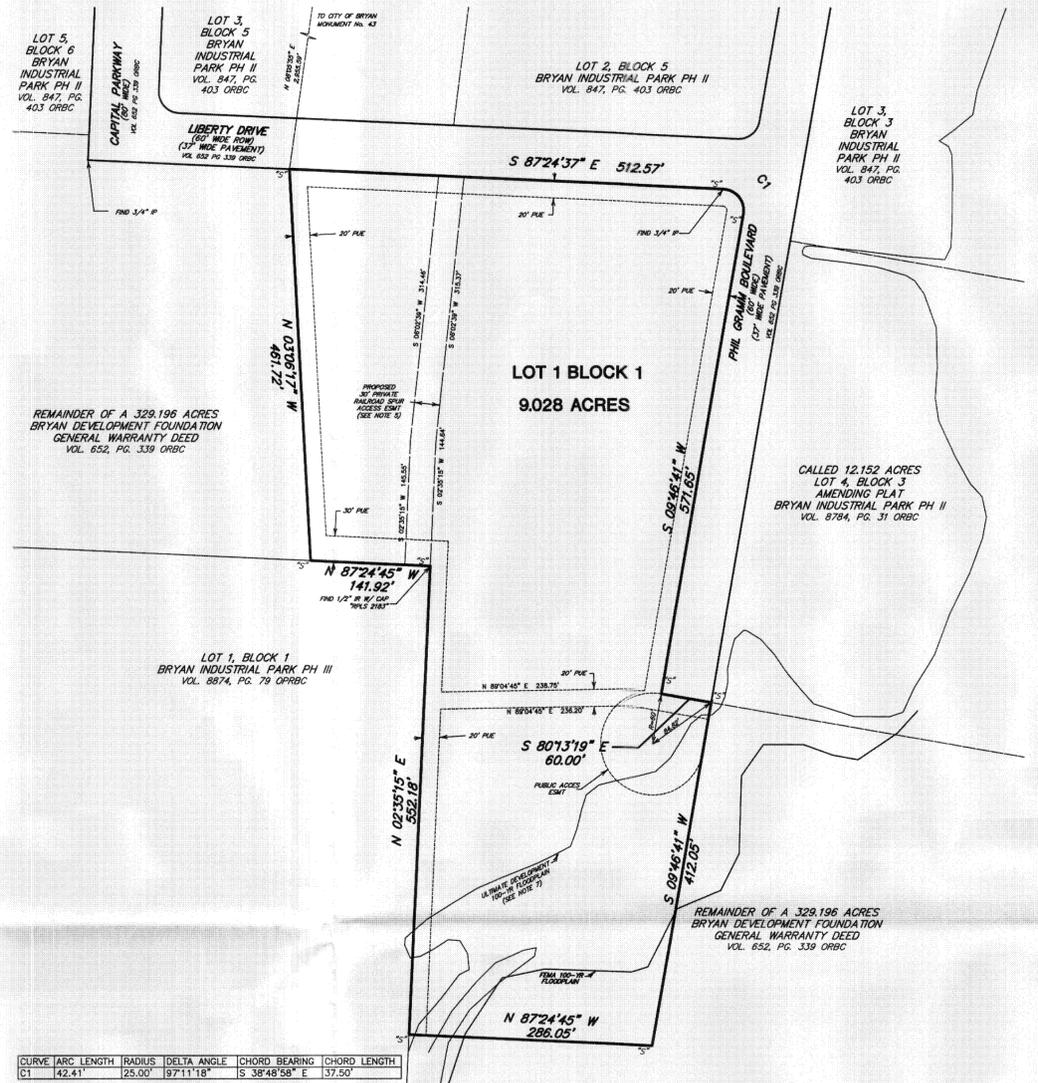


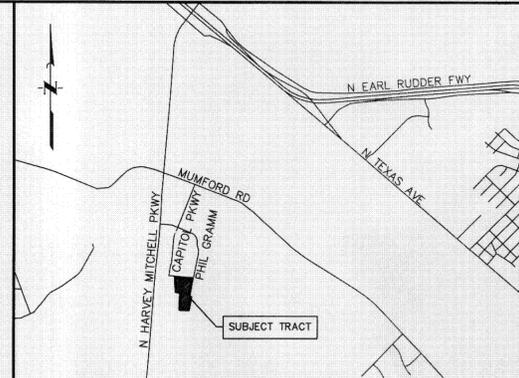
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.41'	25.00'	97°11'18"	S 38°48'58" E	37.50'

PRELIMINARY PLAN



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.41'	25.00'	97°11'18"	S 38°48'58" E	37.50'

FINAL PLAT



VICINITY MAP

- GENERAL NOTES:**
- Bearings shown hereon are based on the Texas Coordinate System, Central Zone, NAD83.
 - According to Map No. 48041C0185E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for The City of Bryan in Brazos County Texas, dated May 16, 2012, a portion of the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain, Shaded Zone "X"; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from the 100-year flood, and Zone "AE"; defined as special flood hazard areas inundated by 100-year flood with base elevations determined.
 - This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - This property is currently zoned Planned Development - Industrial District (Ordinance No. 1384, approved January 28, 2003) and must comply with all ordinances and requirements of this zoning classification, including, but not limited to minimum building setback requirements.
 - The acreage of the remainders of the 329.19 acres shown hereon contain more than 5-acres.
 - The private railroad spur access easement is for the benefit of Lot 1 Block 1 of the Bryan Industrial Park Phase III for a future railroad extension.
 - All set iron rods are 5/8-inch rods with a cap stamped "Jones & Carter, Inc.", unless otherwise noted.
 - The alternative 100-year flood limits which is utilized as the local regulated ultimate development as determined in a drainage study prepared by Mitchell & Morgan, LLC dated August 2002 is shown hereon.

METES & BOUNDS DESCRIPTION:

A METES & BOUNDS description of a certain 9.028-acre tract, being a portion of a called 329.196-acre tract conveyed to Bryan Development Foundation described in General Warranty Deed recorded in Volume 652, Page 339 of the Official Records of Brazos County, said 9.028-acre tract being more particularly described as follows with all bearing being based on the Texas Coordinate System, Central Zone (NAD83):

BEGINNING at a found 1/2-inch iron rod (with cap stamped "RPLS 2183"), marking the northeast corner of Lot 1 Block 1 of the Bryan Industrial Park Phase III Plat, which is recorded in Volume 8874, Page 79 of the Official Public Records of Brazos County.

THENCE, North 87°24'45" West, along the north line of said Lot 1 Block 1 of the Phase III Plat, 141.92 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter, Inc."), from which a found 1/2-inch iron rod (with cap stamped "RPLS 2183") bears North 87°24'45" West, 584.08 feet;

THENCE, North 03°06'17" West, 461.72 feet to set 5/8-inch iron rod (with cap stamped "Jones & Carter, Inc.") in the south line of Liberty Drive, (60-foot ROW) as dedicated in Volume 652, Page 339 of the Official Records of Brazos County, from which a found 3/4-inch iron pipe bears North 87°24'37" West, 238.29;

THENCE, continuing along the south right-of-way of said Liberty Drive, the following two (2) courses and distances:

- South 87°24'37" East, 512.57 feet to a found 3/4-inch iron pipe marking the beginning of a curve to the right;
- Following said curve to the right having an arc length of 42.41 feet, a radius of 25.00 feet, and a chord bearing of South 38°48'58" East, 37.50 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter, Inc.") in the west right-of-way of Phil Gramm Boulevard (60-foot wide) as dedicated in Volume 652, Page 339 of the Official Records of Brazos County;

THENCE, South 09°46'41" West, continuing along the west right-of-way of said Phil Gram Boulevard, 571.65 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter, Inc.");

THENCE, South 80°13'19" East, along the end of said Phil Gram Boulevard, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter, Inc.") marking the southwest corner of Lot 4 Block 3 of the Amending Plat of Bryan Industrial Park Phase II recorded in Volume 8784, Page 31 of the Official Records of Brazos County, from which a found 1/2-inch iron rod bears North 09°46'41" East, 550.00;

THENCE, South 09°46'41" West, 412.05 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter, Inc.")

THENCE, North 87°24'45" West, 286.05 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter, Inc.") in the east line of aforementioned Lot 1 Block 1 of the Bryan Industrial Park Phase III Plat;

THENCE, North 02°35'15" East, along the east line of said Lot 1 Block 1 of the Bryan Industrial Park Phase III Plat, 552.18 feet to the POINT OF BEGINNING, CONTAINING 9.028 acres of land in Brazos County, Texas.

- TEXT LEGEND:**
- "S" SET 5/8" IRON ROD WITH CAP STAMPED "JONES & CARTER"
 - BCDR BRAZOS COUNTY DEED RECORDS
 - CONC CONCRETE
 - EASMT EASEMENT
 - FND FOUND
 - GA GUY ASSEMBLY
 - IP IRON PIPE
 - IR IRON ROD
 - ORBC OFFICIAL RECORDS OF BRAZOS COUNTY
 - ORBC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
 - PG PAGE
 - PBB POINT OF BEGINNING
 - PP POWER POLE
 - PUE PUBLIC UTILITY EASEMENT
 - VOL VOLUME
- LINETYPE LEGEND:**
- E OVERHEAD ELECTRIC LINE
 - GAS NATURAL GAS LINE
 - SS SANITARY SEWER LINE
 - W WATER LINE
- SYMBOL LEGEND:**
- FIRE HYDRANT
 - GAS PEDESTAL
 - GUY ASSEMBLY
 - MANHOLE
 - POWER POLE
 - SIGN
 - UTILITY PEDESTAL
 - WATER VALVE

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §

COUNTY OF BRAZOS §

We, Bryan Business Council, the owner and developer of the land shown on this plat, being part of the tract of land conveyed to us in the Official Public Records of Brazos County, Texas in Volume 652, Page 339, 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.

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 _____ 2012.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS §

COUNTY OF BRAZOS §

I, Douglas S. Bramwell, Registered Professional Land Surveyor No. 5976 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.

Douglas S. Bramwell
Registered Professional Land Surveyor No. 5976

Owner

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 executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____ 2012.

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 _____ 2012.

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 _____ 2012, in the Official Public Records of Brazos County, Texas in Volume _____ Page _____

County Clerk, Brazos County, Texas

Notary Public, Brazos County, Texas

BRYAN INDUSTRIAL PARK PHASE IV

BEING

LOT 1, BLOCK 1

9.028 ACRES

OUT OF THE

MOSES BAINE SURVEY, A-3

WILLIAM STEWART SURVEY, A-220

E.P. STOKES SURVEY, A-221

BRAZOS COUNTY, TEXAS

SEPTEMBER 2012

JC JONES & CARTER, INC.

ENGINEERS • PLANNERS • SURVEYORS

1716 Briarcrest Drive, Suite 160
Bryan, Texas 77802-2776
(979)731-8000 www.jonescarter.com

OWNER:
BRYAN BUSINESS COUNCIL, INC.
P.O. BOX 1000
BRYAN, TEXAS 77805