CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS

I(We), Sam Trihn the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(Us) in the Deed Records of Brazos County in Volume 4164, Page 165, whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

.....
Owner/Developer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Sam Trihn, 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 of office this ..... day of ....., 20....

.....
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No. 2972 of 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 metes and bounds describing said subdivision will describe a closed geometric form.

_____
Donald Garrett, R.P.L.S, No. 2972

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 ....., 20....

.....
City Planner
City of Bryan, Texas

APPROVAL OF THE 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 ..... 20.... and same was duly approved on the ..... day of ....., 20.... by said Commission.

.....
Chairman, Planning and Zoning Commission
City of 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 ....., 20....

.....
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certified that this plat together with its certificates of authentication was filed for record in my office the ..... day of..... 20.... in the Official Records of Brazos County Texas, in Volume ..... Page .....

.....
County Clerk, Brazos County, Texas

Zoned: C3 Commercial

NOTES:

1. This property is not in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0205E Effective Date: May 16, 2012.

2. All Property corners are Set 5/8" Iron Rods with cap unless otherwise stated.

3. Basis of Bearing: *Plat Bearing used as basis of bearings.

4. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.

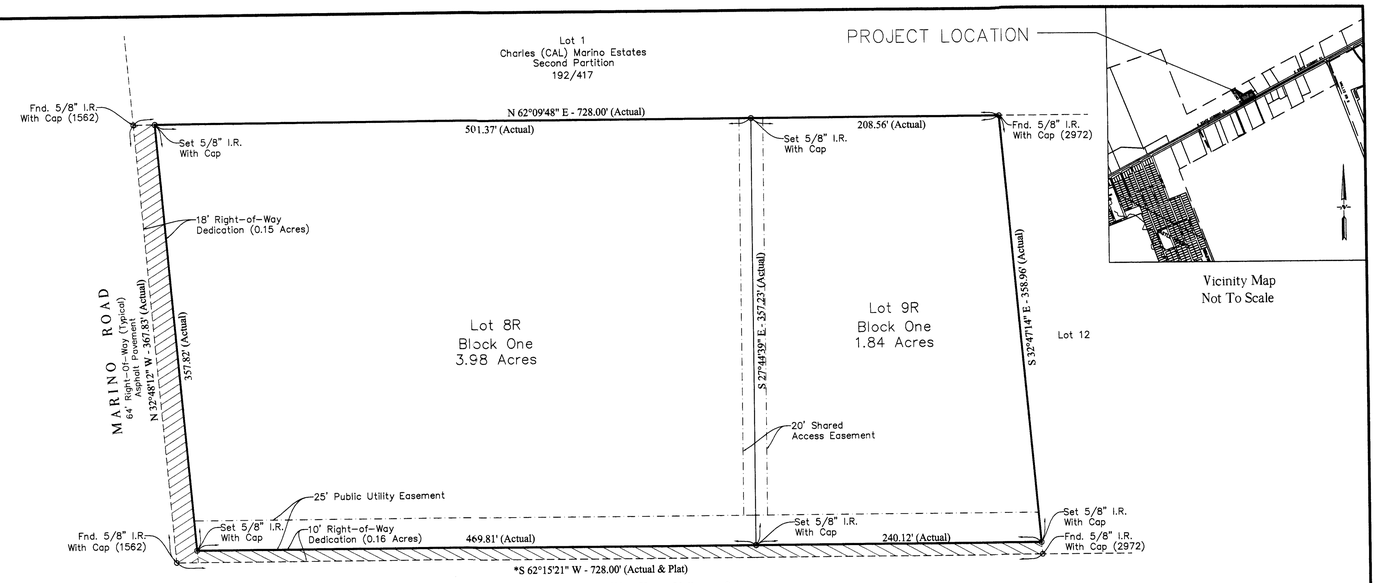
5. Site Address: 5943 State Highway 21, College Station Texas, 77845.

6. This Tract is zoned: Industrial.

7. Existing Land Use: Commercial

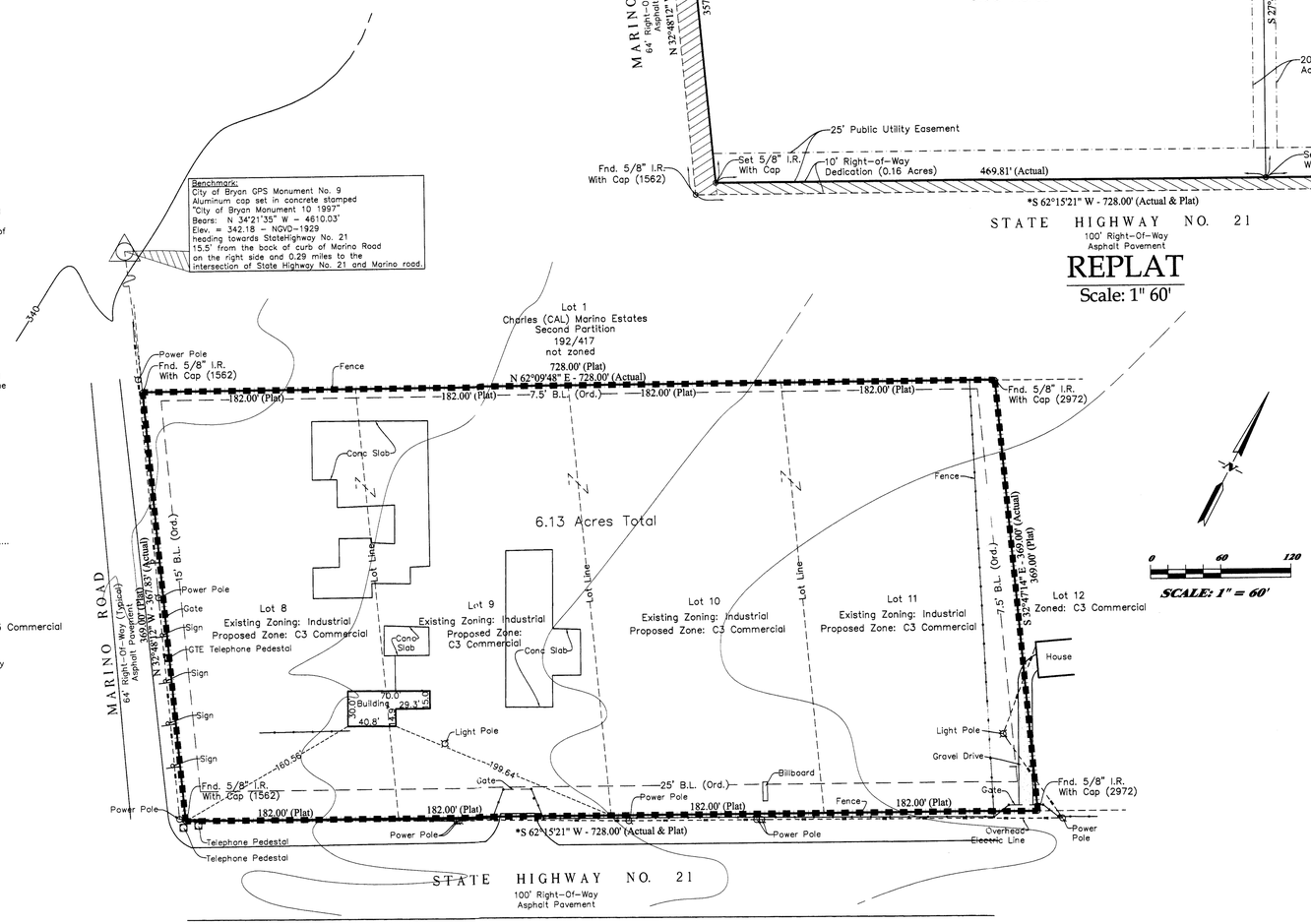
8. The purpose of this to Replat is to combine Lot 8, 9, 10 & 11 to create 2 lots.

0 60 120
SCALE: 1" = 60'



REPLAT
Scale: 1" 60'

Benchmark:
City of Bryan GPS Monument No. 9
Aluminum cap set in concrete stamped "City of Bryan Monument 10 1997"
Bears: N 34°21'35" W - 4610.03'
Elev. = 342.18 - NGVD-1929
heading towards StateHighway No. 21
15.5' from the back of curb of Marino Road on the right side and 0.29 miles to the intersection of State Highway No. 21 and Marino road.



0 60 120
SCALE: 1" = 60'

Field Notes
6.13 Acres

Being all of that certain tract or parcel of land lying and being all of lots 8, 9, 10 and 11 of the Charles (Cal) Marino Land Partition, plat recorded in Volume 179, page 445, Deed Records of Brazos County, Texas and being more particularly described as follows;

BEGINNING; at a 5/8" iron rod with cap #1562 found at the intersection of the northwest right-of-way line of State Highway No. 21 and the Northeast right of way lie of Marino Road;

THENCE: N 32° 48' 12" W - 367.83 feet along said Marino Road line to a 5/8" iron rod with cap # 1562 found at the most westerly common corner of this tract and lot 1 of said Charles (Cal) Marino Estates;

THENCE: N 62° 09' 48" E - 728.00 feet along the common line between said lot 1 and lots 8, 9, 10 and 11 to a 5/8" iron rod with cap #2972 found at the most northerly common corner of said lot 11 and lot 12;

THENCE: S 32° 47' 14" E - 369.00 feet along the common line between said lots 11 and 12 to a 5/8" iron rod with cap # 2972 found at the most southerly common corner of said lots, same being in said State Highway 21 line;

THENCE: S 62° 15' 21" W - 728.00 feet along said State Highway 21 line to the PLACE OF BEGINNING; and containing 6.13 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972.

Development Services
AUG 07 2013
RECEIVED

Being a Replat
Of
Lots 8,9,10 and 11
Charles (CAL) Marino Land Partition
6.13 Acres
to create
Lots 8R & 9R, Block One
Volume 179, Page 445
Stephen F. Austin League No. 10
Bryan, Brazos County, Texas
May 30, 2013

ORIGINAL PLAT
Scale: 1" 60'

Owner/Developer:
Owner: Sam Trihn
Texas LS Investments, LLC
Address: 4405 Regal Oaks Drive
Phone: (979) 575-4545

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone : (979) 846 - 2688
Fax : (979) 846 - 3094

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Revised: August 6, 2013