

# REPLAT

## GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 48041C0200 E, 05-16-2012.
3. SUBJECT PROPERTY IS CURRENTLY BOUND BY THE COVENANTS AND REGULATIONS FOR DEVELOPMENT RECORDED IN VOLUME 10490, PAGE 148 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
4. CITY OF BRYAN WILL PROVIDE WATER AND SANITARY SEWER SERVICE FOR THE SUBDIVISION.
5. LOT 2 IS SUBJECT TO FUTURE RAIL SPUR RIGHT-OF-WAY EASEMENT AREA(S) TO ALLOW LOT 1R WITH RAIL SERVICE.

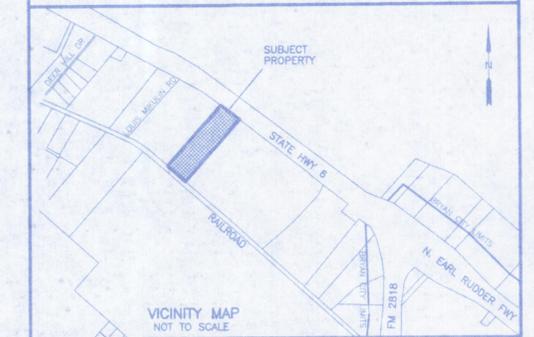
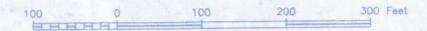
LINE	BEARING	DISTANCE
L1	N 41°35'51" E	5.02'
L2	N 48°27'37" W	5.00'
L3	S 41°35'51" W	5.01'
L4	N 48°25'53" W	29.00'
L5	N 41°35'51" E	15.00'
L6	S 41°35'51" W	14.00'
L7	S 48°28'24" E	35.01'
L8	N 48°24'09" W	37.07'
L9	N 41°35'51" E	15.00'
L10	S 48°24'09" E	37.07'
L11	S 41°35'51" W	5.00'
L12	S 48°27'37" E	45.01'

N/F  
CITY OF BRYAN AND BRAZOS COUNTY  
DEVELOPMENT FOUNDATION, INC.  
PORTION OF THE REMAINDER OF  
CALLED 191.81 ACRE TRACT  
9045/76

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SCALE: 1" = 100'



### APPROVAL OF 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 \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman

### 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 the \_\_\_\_\_ 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 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

SHEET 1 OF 2

**REPLAT** Development Services

OF DEC 02 2014

**LOT 1, BLOCK 1** **RECEIVED**

**GUNLER ADDITION**

VOLUME 10935, PAGE 261

25.00 ACRES, L. McLAUGHLIN SURVEY, A-38

BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET

SURVEY DATE: JULY 2013

PLAT DATE: 12-01-14

JOB NUMBER: 14-866

CAD NAME: 14-866

CRS FILE: NGIP (cont); 13-502 (job)

PREPARED BY: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195

OWNER: KRISTEN DISTRIBUTING CO.  
1501 INDEPENDENCE  
BRYAN, TEXAS 77803

### 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 authentication 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

### CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County Judge, Brazos County, Texas

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
KRISTEN DISTRIBUTING CO., owner and developer of the land shown on this plat, being the tract of land as conveyed to it in the Official Records of Brazos County, in Volumes 12363, Page 42, 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 MARK KRISTEN known to me to be the person whose name is 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

**METES AND BOUNDS DESCRIPTION  
OF A  
25.00 ACRE TRACT  
LOT 1, BLOCK 1  
GUNLER ADDITION  
BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE L. McLAUGHLIN SURVEY, ABSTRACT NO. 38, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1, BLOCK 1, GUNLER ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 10935, PAGE 261 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 1 AND A NORTHEAST CORNER OF A PORTION OF THE REMAINDER OF A CALLED 191.81 ACRE TRACT AS DESCRIBED BY A DEED TO CITY OF BRYAN AND BRAZOS COUNTY DEVELOPMENT FOUNDATION, INC. RECORDED IN VOLUME 9045, PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 BEARS: N 52° 00' 27" W FOR A DISTANCE OF 280.68 FEET;

THENCE: S 52° 00' 27" E ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 585.08 FEET TO AN "X" IN CONCRETE FOUND MARKING THE EAST CORNER OF SAID LOT 1 AND A NORTHERLY CORNER OF ANOTHER PORTION OF SAID REMAINDER OF 191.81 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 BEARS: S 52° 00' 27" E FOR A DISTANCE OF 50.24 FEET;

THENCE: S 41° 35' 51" W ALONG THE COMMON LINE OF SAID LOT 1 AND SAID SECOND PORTION TO REMAINDER OF 191.81 ACRE TRACT FOR A DISTANCE OF 1948.84 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A 100.00 FOOT WIDE RAILROAD RIGHT-OF-WAY MARKING THE SOUTH CORNER OF SAID LOT 1;

THENCE: N 48° 24' 09" W ALONG THE NORTHEAST LINE OF SAID RAILROAD FOR A DISTANCE OF 563.95 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 1;

THENCE: N 41° 35' 51" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID FIRST PORTION OF REMAINDER OF 191.81 ACRE TRACT FOR A DISTANCE OF 1913.31 FEET TO THE POINT OF BEGINNING CONTAINING 25.00 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

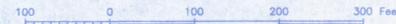
BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

N/F  
CITY OF BRYAN AND BRAZOS COUNTY  
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PORTION OF THE REMAINDER OF  
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**ORIGINAL PLAT**



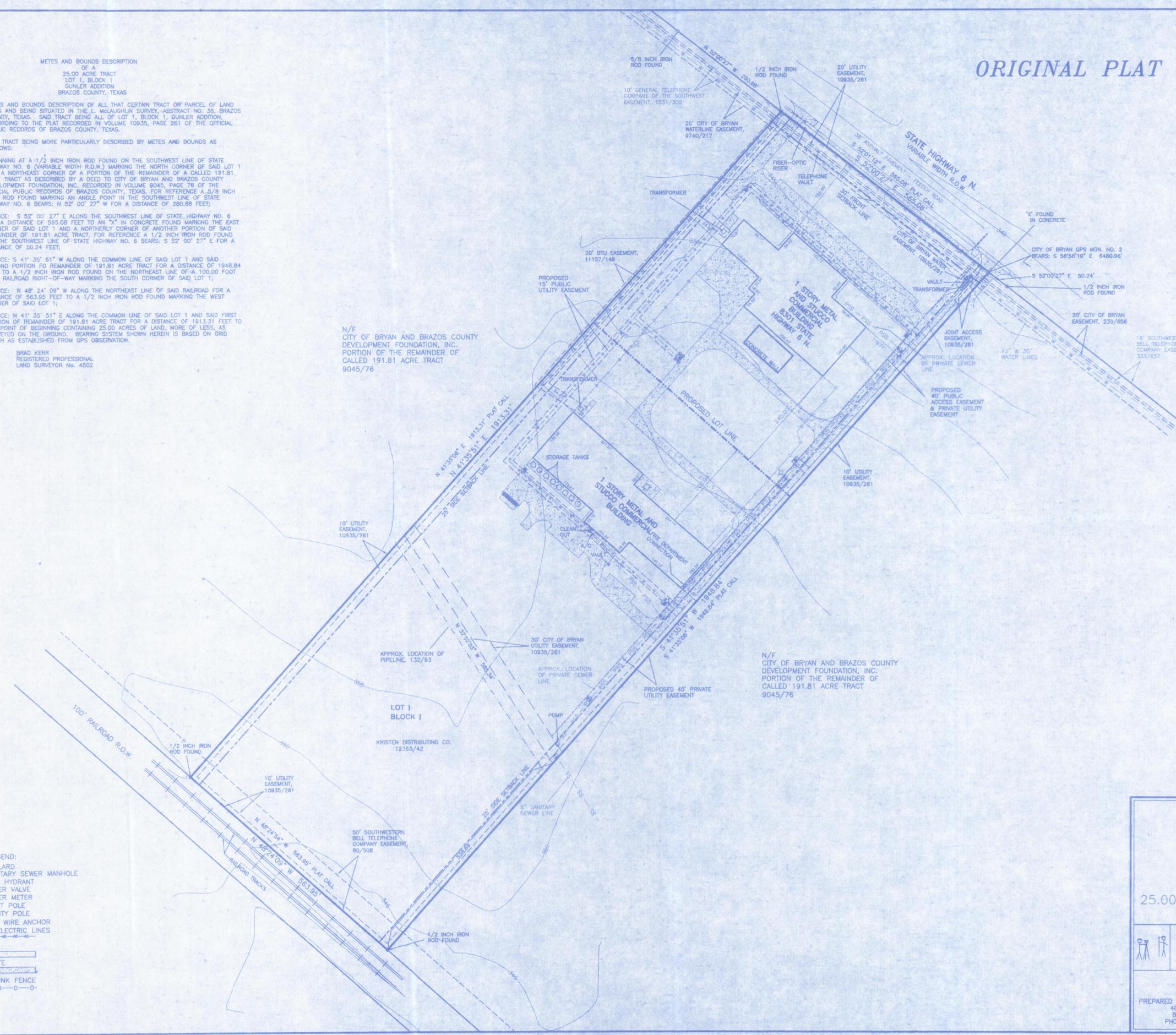
SCALE: 1" = 100'



NOTE: CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY FROM BRAZOS COUNTY AERIAL TOPOS.

NOTE: WATER AND SEWER LINES SHOWN HEREON ARE FROM CITY OF BRYAN UTILITY MAPS.

NOTE: SETBACK LINES SHOWN HEREON ARE PER DEED RESTRICTIONS 10490/146.



- LEGEND:**
- ⊗ BOLLARD
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ WATER METER
  - ⊕ LIGHT POLE
  - ⊕ UTILITY POLE
  - ⊕ GUY WIRE ANCHOR
  - ⊕ AERIAL ELECTRIC LINES
  - ▭ GRAVEL
  - ▭ CONCRETE
  - ▭ CHAIN LINK FENCE

Development  
Services  
DEC 02 2014  
RECEIVED

SHEET 2 OF 2

**REPLAT**  
OF  
**LOT 1, BLOCK 1**  
**GUNLER ADDITION**  
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