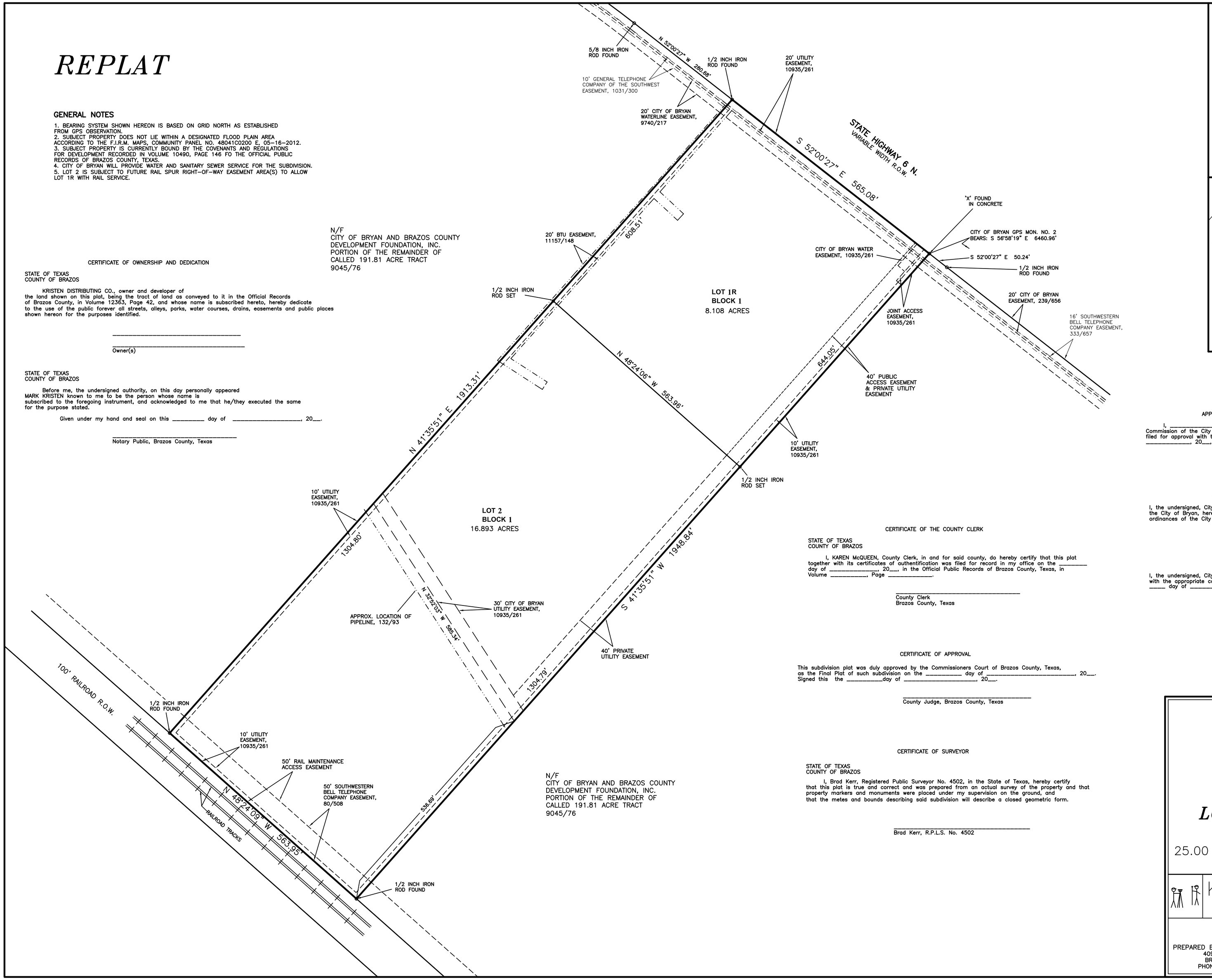
REPLAT

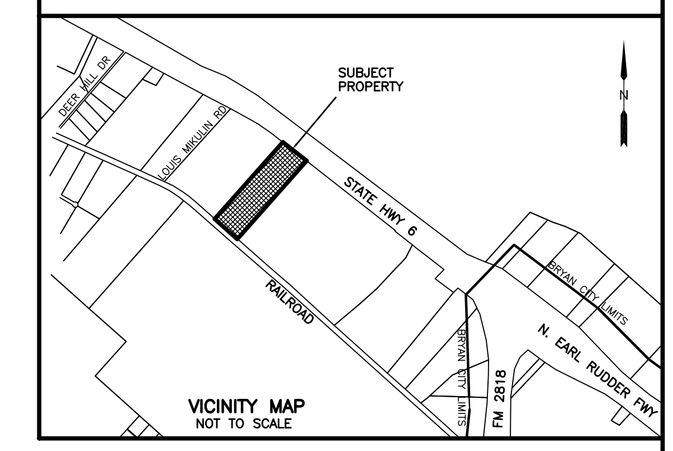
GENERAL NOTES

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.I.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 146 FO 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.



SCALE: 1" = 100'

100 0 100 200 300 Feet



VICINITY MAP
NOT TO SCALE

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 Volume 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

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 authentification 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 the _____day of _____, 20__.

_____
County Judge, Brazos County, Texas

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

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

SHEET 1 OF 2

REPLAT
OF
LOT 1, BLOCK 1 GUNLER ADDITION
VOLUME 10935, PAGE 261

TO CREATE
LOTS 1R & 2, BLOCK 1 GUNLER ADDITION

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
REVISED: 12-11-14
JOB NUMBER: 14-866
CAD NAME: 14-866
CR5 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

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 565.08 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 FO 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 OF 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

ORIGINAL PLAT

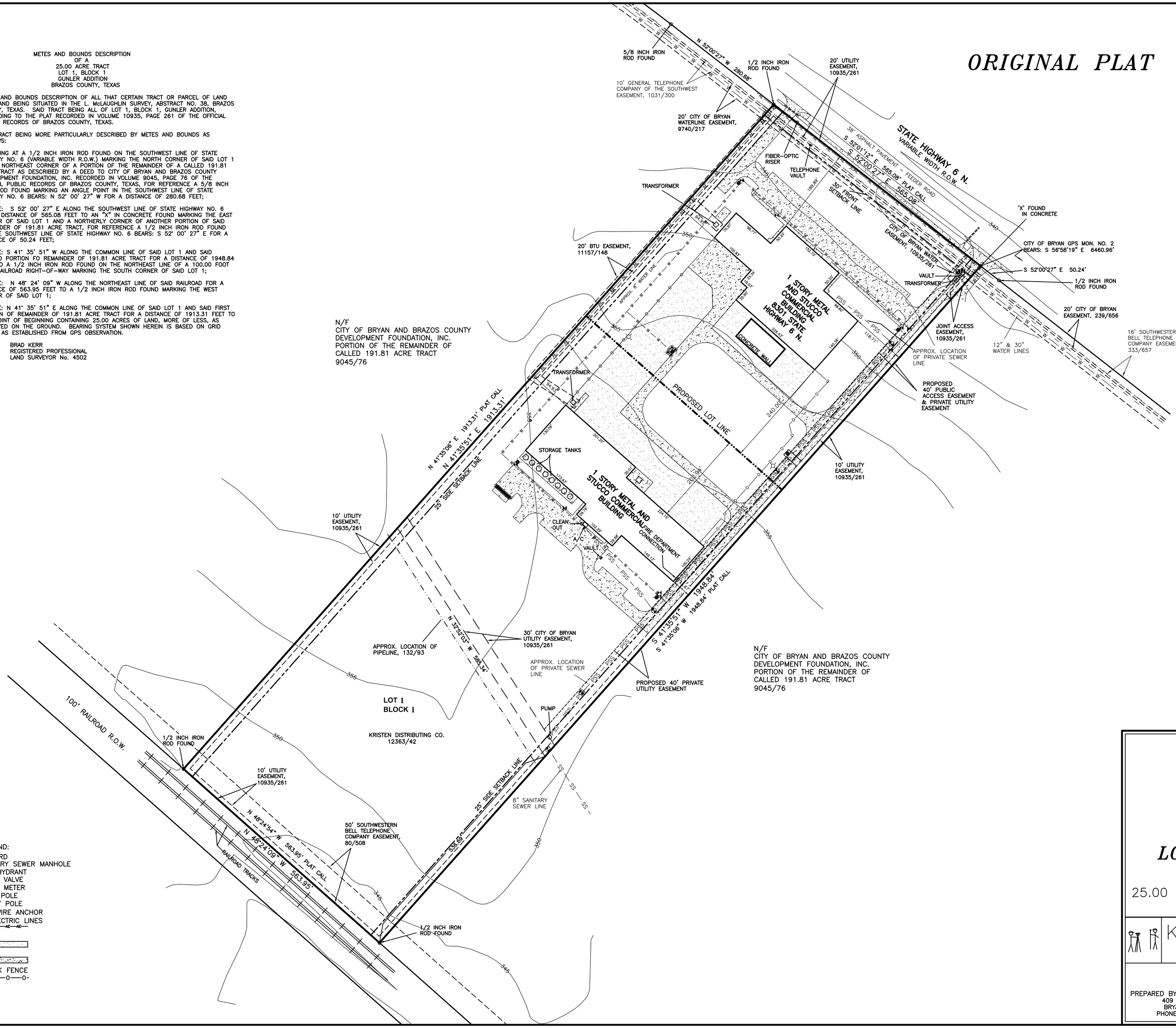
SCALE: 1" = 100'

100 0 100 200 300 Feet

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.



SHEET 1 OF 2

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LOT 1, BLOCK 1 GUNLER ADDITION
VOLUME 10935, PAGE 261

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