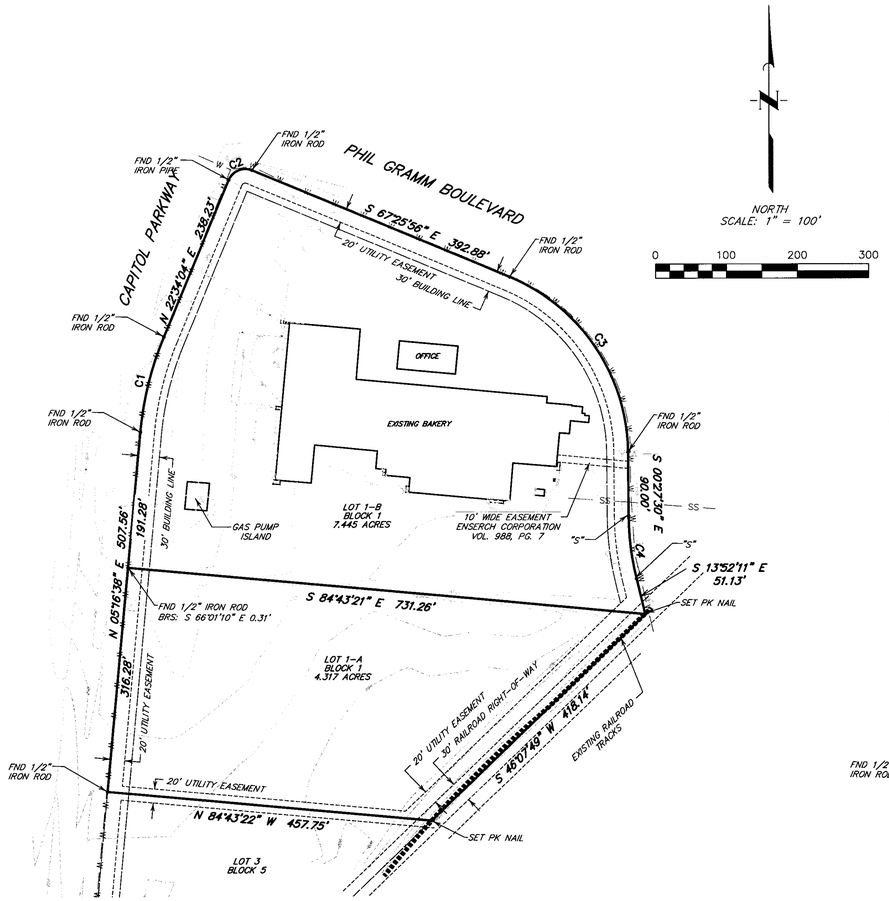
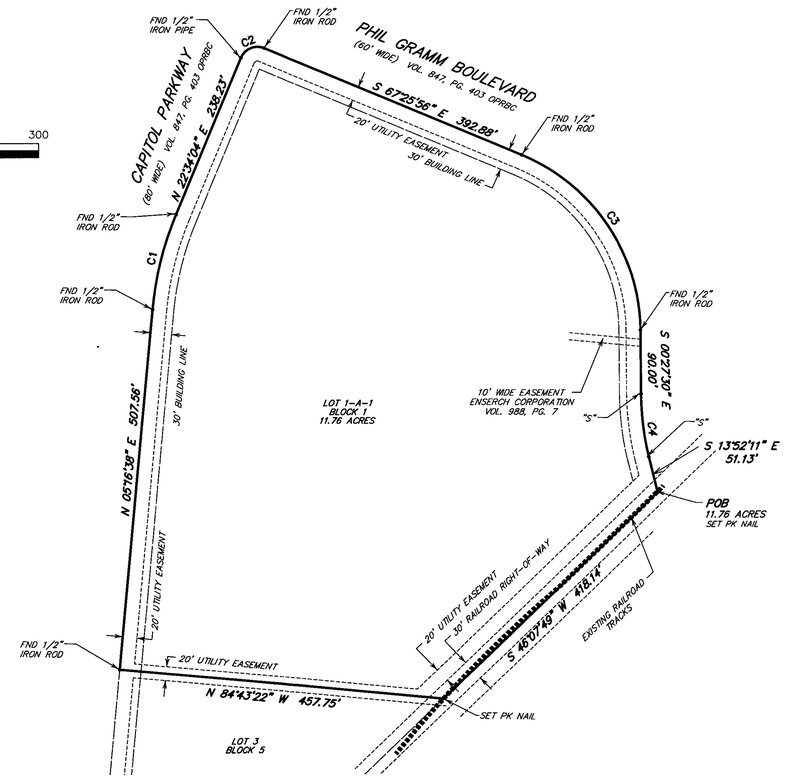
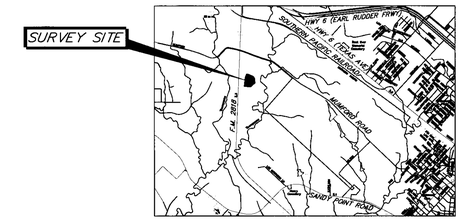



## ORIGINAL PLAT




## REPLAT




General Notes:

1. Bearings shown hereon are based on a plat call bearings of a Re-Plat of Lots One-A (1-A) and One-B (1-B), Block Five (5) of the Bryan Industrial Park, Phase II, recorded In Volume 1197, Page 621 of the Official Public Records of Brazos County

2. 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, the subject tract is situated within: Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain.

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.

3. This property is currently zoned Planned Development - Industrial (PD-I) according to the City of Bryan Zoning Ordinance No. 1384. The property is subject to all conditions and restrictions of the City of Bryan's zoning ordinances, in Chapter 62, Article IV thereof, including, but not limited to, building set-back lines.

4. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.

5. All set iron rods are 5/8-inch rods with a cap stamped "Jones & Carter, Inc.", unless otherwise noted.

6. Elevations shown hereon are based on an the City of Bryan Monument No GPS 43 which is a brass disc in concretelocated at the southwest corner of the intersection of Mumford Road and Capitol Parkway approximately 52.5 feet from the pavement of Mumford Road, and approximately 1,470 feet northeast of the survey site, with a published elevation of 303.16, NAVD 88.

7. Underground utility lines shown hereon are based on field evidence in conjunction with previous construction plans.

STATE OF TEXAS §

COUNTY OF BRAZOS §

**A METES & BOUNDS** description of a certain 11.76 acre tract situated in the W. S. Martin Survey, Abstract No. 50 in Brazos County, Texas, being all of Lots One A (1-A) and One B (1-B) Block Five (5) of the Bryan Industrial Park, Phase II, as recorded In Volume 1197, Page 621 of the Official Public Records of Brazos County (OPRBC), being more particularly described as follows with all bearing being based on the aforementioned plat.

**BEGINNING** at a set PK nail (with shiner stamped "Jones & Carter) at the intersection of the centerline of a 30-foot wide railroad right-of-way and the west right-of-way of Phil Gramm Boulevard (60' wide) dedicated in said Bryan Industrial Park Phase II plat, also being the most east corner of the tract herein;

THENCE, South 46°07'49" West, 418.14 feet along the centerline of the 30-foot wide railroad right-of-way to a set PK nail (with shiner stamped "Jones & Carter), at the northeast corner of Lot Three (3), Block Five (5), Phase II of the said Bryan Industrial Park;

THENCE, North 84°43'22" West, along the common line between 1-A and Lot Three (3) of Block Five (5) for a distance of 457.75 feet, to a found 1/2-inch iron rod in the east right-of-way of Capitol Parkway (80' wide) dedicated in said Bryan Industrial Park Phase II plat;

THENCE, North 05°16'38" East, 507.56 feet continuing with the east right-of-way of said Capitol Parkway, to a found 1/2-inch iron rod at the beginning of a tangent curve to the right;

THENCE, along said curve to the right having an arc length of 138.82 feet, a radius of 460.01 feet, an interior angle of 17°17'25" a chord bearing of North 13°55'22" East and a chord distance of 138.29 feet to a found 1/2-inch iron rod;

THENCE, North 22°34'04" East, 238.23 feet continuing with the east right-of-way of said Capitol Parkway, to a found 1/2-inch iron pipe at the beginning of a tangent curve to the right;

THENCE, along said curve to the right having an arc length of 39.27 feet, a radius of 25.00 feet, an interior angle of 90°00'01" a chord bearing of North 67°34'04" East and a chord distance of 35.36 feet to a found 1/2-inch iron rod, at the south right-of-way line of aforementioned Phil Gramm Boulevard;

THENCE, South 67°25'56" East, 392.88 feet, continuing with the south right-of-way of said Phil Gramm Boulevard to a found 1/2-inch iron rod marking the beginning of a tangent curve to the right;

THENCE, along said curve to the right having an arc length of 315.61 feet, a radius of 270.00 feet, an interior angle of 66°58'28" a chord bearing of South 33°56'42" East and a chord distance of 297.95 feet to a found 1/2-inch iron rod;

THENCE, South 00°27'30" East, 90.00 feet, continuing with the west right-of-way of said Phil Gramm Boulevard to a set 5/8-inch iron rod (with cap stamped "Jones & Carter") marking the beginning of a tangent curve to the left;

THENCE, along said curve to the left, having an arc length of 88.75 feet, a radius of 379.15 feet, an interior angle of 13°24'42", a chord bearing of South 07°09'51" East, and a chord distance of 88.55 feet to a set 5/8-inch iron rod (with cap stamped "Jones & Carter");

THENCE, South 13°52'11" East, 51.13 feet continuing with the west right-of-way of said Phil Gramm Boulevard to the **POINT OF BEGINNING, CONTAINING** 11.76 acres of land in Brazos County, Texas, as shown on Drawing No. 1148 filed in the offices of Jones & Carter in Bryan, Texas.

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §

COUNTY OF BRAZOS §

I, Bryan Baking Company, L.L.C., the owner and developer of the land shown on this plat, being part of the tract of land conveyed to me in the Official Public Records of Brazos County, Texas in Volume 2880, Page 211, 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.

_____
Bryan Baking Company, L.L.C.

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 _____, 2014.

_____
Notary Public, Brazos County, Texas

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 _____, 2014, in the Official Public Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

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 _____, 2014.

_____
City Planner, 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 _____, 2014.

_____
City Engineer, Bryan, Texas

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 138.82' | 460.01' | 17°17'25" | N 13°55'22" E | 138.29' |
| C2 | 39.27' | 25.00' | 90°00'01" | N 67°34'04" E | 35.36' |
| C3 | 315.61' | 270.00' | 66°58'28" | S 33°56'42" E | 297.95' |
| C4 | 88.75' | 379.15' | 13°24'42" | S 07°09'51" E | 88.55' |

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.

PRELIMINARY FOR REVIEW, NOT FOR RECORDATION

_____
Douglas S Bramwell
Registered Professional Land Surveyor No. 5976

LEGEND

| | |
|---|---|
| "S" | SET 5/8" IRON ROD WITH CAP STAMPED "JONES & CARTER" |
| BCDR | BRAZOS COUNTY DEED RECORDS |
| CO | CLEAN OUT |
| CONC | CONCRETE |
| FND | FOUND |
| IR | IRON ROD |
| OPRBC | OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY |
| PG | PAGE |
| POB | POINT OF BEGINNING |
| PP | POWER POLE |
| VOL | VOLUME |
| W/JC | WITH CAP STAMPED "JONES & CARTER" |
| WM | WATER METER |

# BRYAN BAKING COMPANY, LLC. TRACT MINOR PLAT

BEING A REPLAT OF

## BRYAN INDUSTRIAL PARK PHASE II REPLAT

RECORDED IN VOL. 1197 PAGE 621
OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
BEING

## 11.76 ACRES

OUT OF THE

## W. S. MARTIN SURVEY, A-50

CITY OF BRYAN, BRAZOS COUNTY, TEXAS
DECEMBER 2014
1 BLOCK, 1 LOT

DEC 16 2014
RECEIVED

REASON FOR REPLAT: COMBINING LOT 1-A & 1-B

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
1716 Briarcrest Drive, Suite 160
Bryan, Texas 77802-2776
(979) 731-8000
www.jonescarter.com
FIRM No. 10046107