

# REPLAT

LOT 7  
BLOCK 1

### GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  2. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAN AREA ACCORDING TO THE FIRM MAPS, COMMUNITY PANEL NO. 48041C0195E REVISED TO REFLECT LOMR EFFECTIVE DATE JULY 7, 2014.
  3. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
  4. SUBJECT PROPERTY IS CURRENTLY ZONED "PD-1" - PLANNED DEVELOPMENT-INDUSTRIAL DISTRICT.
  5. ANY FUTURE DEVELOPMENT OF THIS TRACT WILL BE REQUIRED TO ADHERE TO THE DEVELOPMENT STANDARDS OF THE PD-1 ZONING DISTRICT.
  6. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- SEE PAGE 2 FOR DETAIL OF "ORIGINAL" PLAT.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, WEATHERFORD ARTIFICIAL LIFT SYSTEMS, INC., owner and developer of the land shown on this plat, being part of the tract of land as conveyed to it in the Official Records of Brazos County, in Volume 7895, Page 197, 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 \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are 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 OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, LUBRIZOL SPECIALTY PRODUCTS, INC., 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 \_\_\_\_\_, Page \_\_\_\_\_, 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 \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are 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 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 SURVEYOR

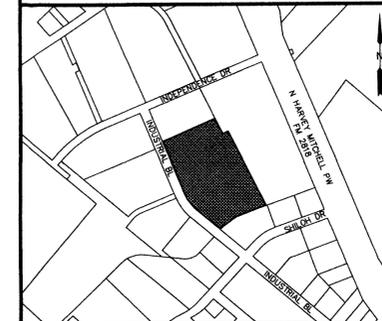
STATE OF TEXAS  
COUNTY OF BRAZOS

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



SCALE: 1" = 60'



VICINITY MAP  
NOT TO SCALE

N 67°02'24" E 608.72'

LOT 6A  
BLOCK 1  
9.083 AC.

INDUSTRIAL BOULEVARD  
100' R.O.W.

R-466.37'  
Arc-221.73'  
D-27°14'26"  
T-113.00'  
B-N 36°34'45" W  
Chord-219.65'

### 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

BRYAN GPS MON. #57 BEARS:  
S 27°02'34" W 1224.18'

LOT 5  
BLOCK 1

R-619.58'  
Arc-294.34'  
D-27°13'08"  
T-150.00'  
B-S 56°37'02" W  
Chord-291.58'

### 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 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

LOT 6B  
BLOCK 1  
7.083 AC.

100' DRAINAGE  
EASEMENT  
PLAT 500/817

LOT 4  
BLOCK 1

### 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\_\_\_\_.

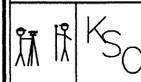
\_\_\_\_\_  
City Planner, City of Bryan

### APPROVAL OF 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

**REPLAT**  
OF  
LOT 6, BLOCK 1  
**BRAZOS COUNTY INDUSTRIAL PARK**  
**PHASE III**  
VOLUME 500, PAGE 917  
16.166 AC., S. F. AUSTIN LEAUGE, A-62  
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 60 FEET  
SURVEY DATE: 03-26-15  
PLAT DATE: 06-11-15

JOB NUMBER: 15-226  
CAD NAME: 15-226R  
CRS FILE: BCIP (cont); 15-226 (job)

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

PREPARED FOR: WEATHERFORD  
2000 ST. JAMES PLACE  
HOUSTON, TEXAS 77056  
PHONE (713) 636-6381

# ORIGINAL PLAT



SCALE: 1" = 60'



METES AND BOUNDS DESCRIPTION  
OF A  
16.166 ACRE TRACT  
STEPHEN F. AUSTIN LEAUGE NO. 9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAUGE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 16.134 ACRE TRACT DESCRIBED AS LOT 6, BLOCK 1, BRAZOS COUNTY INDUSTRIAL PARK, PHASE III, ACCORDING TO THE PLAT RECORDED IN VOLUME 500, PAGE 917 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON PIPE FOUND ON THE NORTHEAST LINE OF INDUSTRIAL BOULEVARD (100' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 6 AND THE WEST CORNER OF LOT 5, BLOCK 1;  
THENCE: N 46° 53' 58" W ALONG THE NORTHEAST LINE OF INDUSTRIAL BOULEVARD FOR A DISTANCE OF 331.12 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 468.37 FEET;  
THENCE: CONTINUING ALONG THE NORTHEAST LINE OF INDUSTRIAL BOULEVARD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 14' 28" FOR AN ARC DISTANCE OF 221.73 FEET (CHORD BEARS: N 36° 34' 45" W - 219.85 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;  
THENCE: N 22° 57' 53" W CONTINUING ALONG THE NORTHEAST LINE OF INDUSTRIAL BOULEVARD FOR A DISTANCE OF 594.36 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 6 AND THE SOUTHWEST CORNER OF LOT 7, BLOCK 1;  
THENCE: N 87° 02' 24" E ALONG THE COMMON LINE OF SAID LOT 6 AND SAID LOT 7 FOR A DISTANCE OF 608.72 FEET TO THE NORTH CORNER OF SAID LOT 6 ON THE SOUTHWEST LINE OF LOT 1, BLOCK 1 (PLAT 500/917);  
THENCE: ALONG THE COMMON LINE OF SAID LOT 6 AND SAID LOT 1 FOR THE FOLLOWING CALLS:  
S 27° 00' 30" E FOR A DISTANCE OF 175.77 FEET TO A 1/2 INCH IRON ROD FOUND;  
N 63° 04' 05" E FOR A DISTANCE OF 60.04 FEET TO A 1/2 INCH IRON ROD SET;  
S 27° 01' 21" E FOR A DISTANCE OF 688.98 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF SAID LOT 5 MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID LOT 1 MARKING THE NORTH CORNER OF SAID LOT 5 BEARS: N 70° 13' 38" E FOR A DISTANCE OF 13.66 FEET;  
THENCE: ALONG THE COMMON LINE OF SAID LOT 6 AND SAID LOT 5 FOR THE FOLLOWING CALLS:  
S 70° 13' 38" W FOR A DISTANCE OF 242.70 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 619.58 FEET;  
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 13' 08" FOR AN ARC DISTANCE OF 284.34 FEET (CHORD BEARS: S 56° 37' 02" W FOR A DISTANCE OF 291.58 FEET) TO THE END OF SAID CURVE, FOR REFERENCE A 1/2 INCH IRON PIPE FOUND BEARS: S 43° 00' 28" W FOR A DISTANCE OF 0.16 FEET;  
S 43° 00' 28" W FOR A DISTANCE OF 14.38 FEET TO THE POINT OF BEGINNING CONTAINING 16.166 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MARCH 2015. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4502

### NOTES

1. WATER AND SEWER LINES SHOWN HEREON ARE PER CITY OF BRYAN MAPS AND ABOVE GROUND INDICATIONS.
  2. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
  3. ALL ON-SITE PRIVATE SANITARY SEWER LINES ARE TIED INTO THE 6" PUBLIC SANITARY SEWER LINE SHOWN HEREON.
- SEE PAGE 1 FOR MORE GENERAL NOTES.

PAGE 2 OF 2

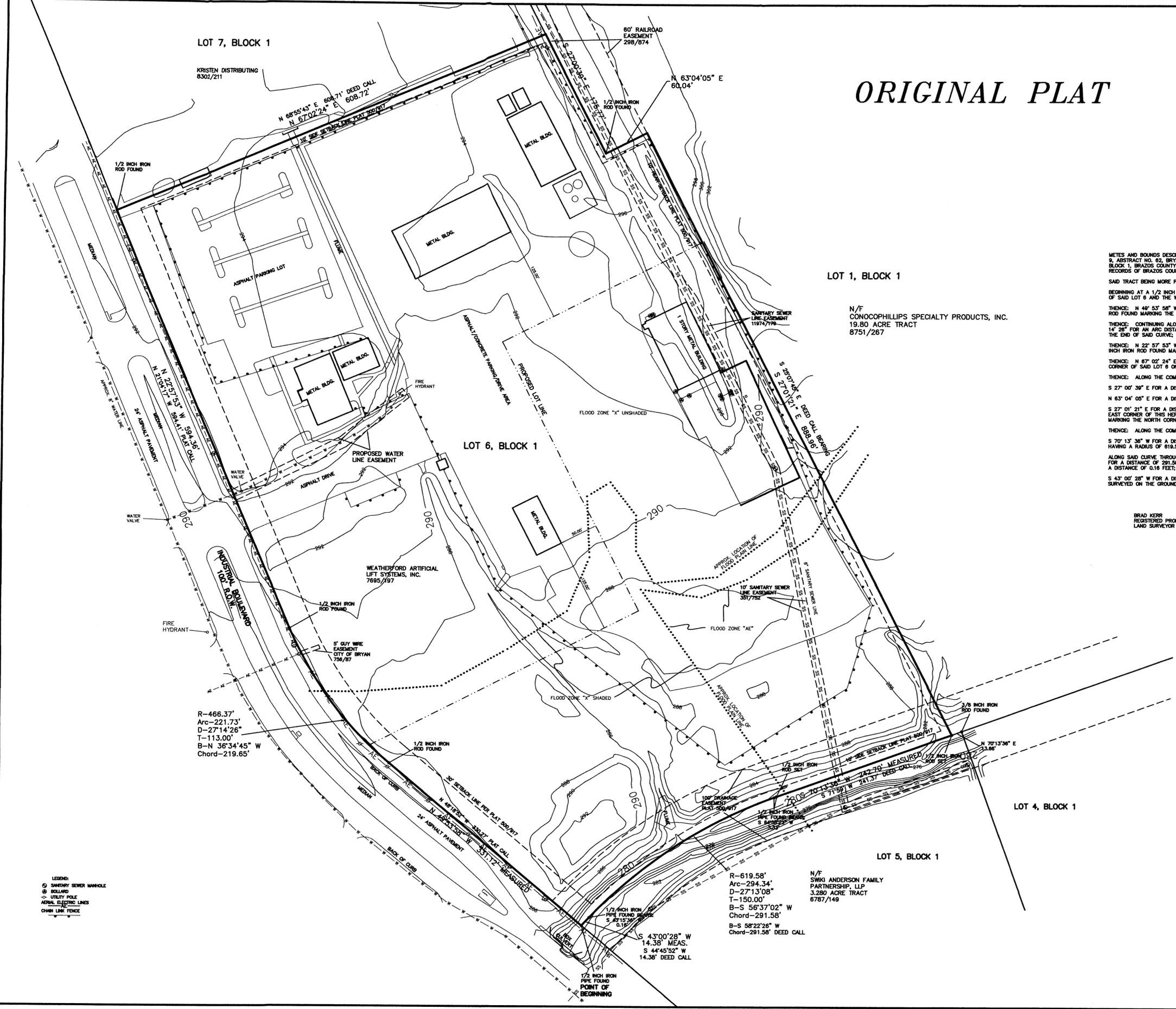
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PREPARED FOR: WEATHERFORD  
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HOUSTON, TEXAS 77056  
PHONE (713) 836-6381



LOT 7, BLOCK 1

KRISTEN DISTRIBUTING  
8302/211

60' RAILROAD  
EASEMENT  
298/874

N 63°04'05" E  
60.04'

LOT 1, BLOCK 1

N/F  
CONOCOPHILLIPS SPECIALTY PRODUCTS, INC.  
19.80 ACRE TRACT  
8751/267

LOT 6, BLOCK 1

LOT 4, BLOCK 1

LOT 5, BLOCK 1

- LEGEND:
- SANITARY SEWER MANHOLE
  - ⊙ BOLLARD
  - ⊙ UTILITY POLE
  - ADRIAL ELECTRIC LINES
  - CHAIN LINK FENCE

N/F  
SWIKI ANDERSON FAMILY  
PARTNERSHIP, LLP  
3.280 ACRE TRACT  
6787/149

R-619.58'  
Arc-294.34'  
D-271°3'08"  
T-150.00'  
B-S 56°37'02" W  
Chord-291.58'  
B-S 58°22'28" W  
Chord-291.58' DEED CALL

S 43°00'28" W  
14.38' MEAS.  
S 44°45'52" W  
14.38' DEED CALL

R-466.37'  
Arc-221.73'  
D-271°14'26"  
T-113.00'  
B-N 36°34'45" W  
Chord-219.65'