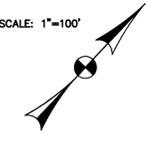
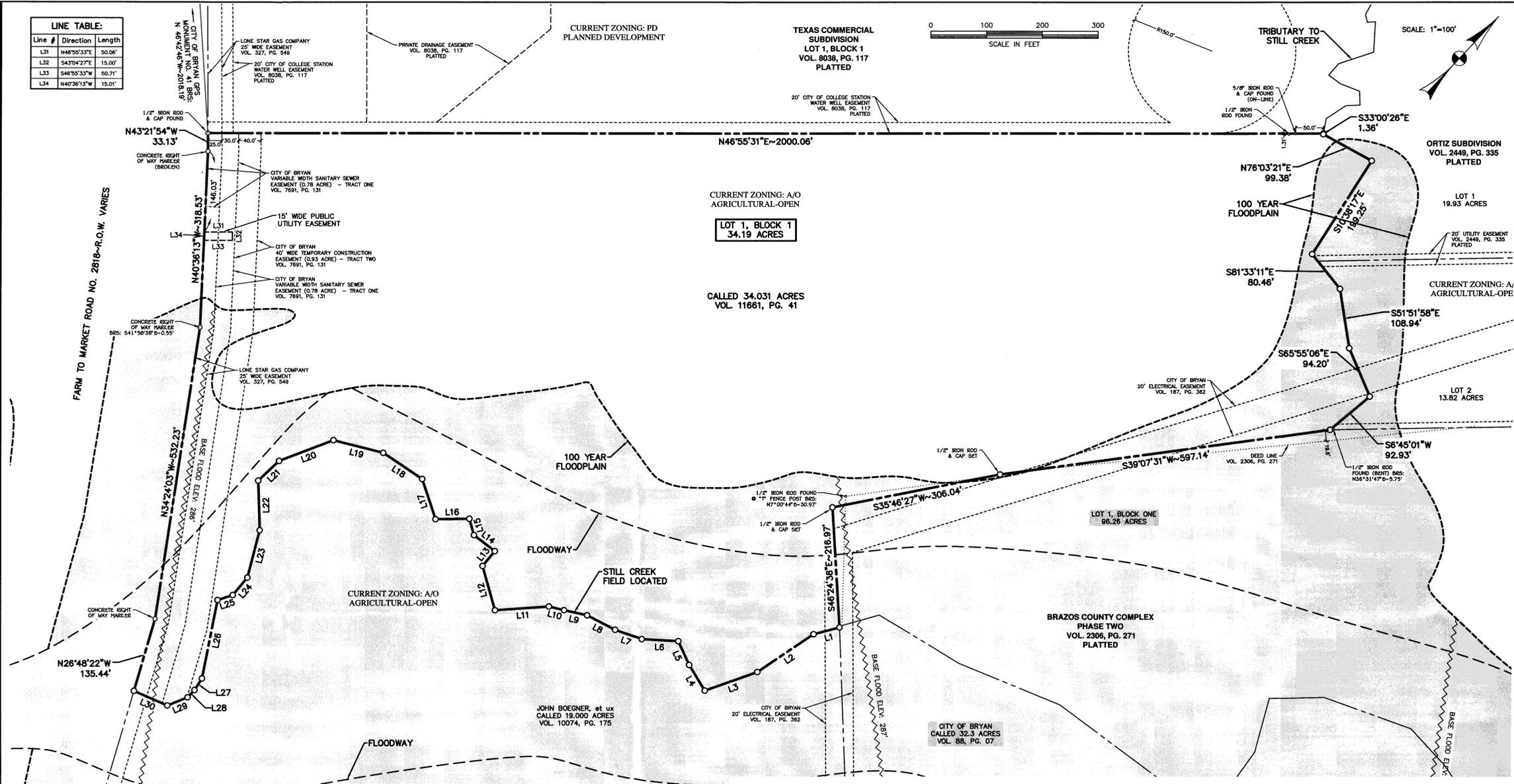


Line #	Direction	Length
L31	N46°55'33"E	50.06'
L32	S43°04'27"E	15.00'
L33	S46°55'33"W	50.71'
L34	N40°36'13"W	15.01'

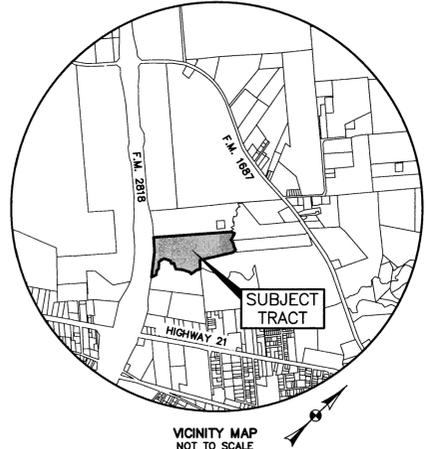


Line #	Direction	Length
L1	S32°03'25"W	48.00'
L2	S12°36'21"W	121.81'
L3	S27°14'30"W	99.91'
L4	N74°10'30"W	53.99'
L5	N67°37'42"E	47.38'
L6	S50°05'52"W	65.56'
L7	S68°20'55"W	50.96'
L8	S74°42'16"W	56.55'
L9	S59°37'53"W	42.40'
L10	S60°44'04"W	27.93'
L11	S42°47'02"W	96.80'
L12	N58°41'49"W	83.01'
L13	N03°36'19"W	34.53'
L14	S84°32'22"W	47.31'
L15	N58°41'49"W	30.67'

Line #	Direction	Length
L16	S46°12'15"W	60.77'
L17	N61°11'38"W	78.22'
L18	S80°57'42"W	84.28'
L19	S61°21'53"W	92.23'
L20	S25°51'01"W	104.38'
L21	S03°35'14"W	51.66'
L22	S44°49'59"E	89.53'
L23	S28°39'20"E	88.31'
L24	S03°27'14"E	41.16'
L25	S28°39'53"W	28.52'
L26	S31°57'40"E	144.52'
L27	S10°30'21"E	24.86'
L28	S00°15'34"W	18.14'
L29	S24°06'39"W	39.20'
L30	S70°41'34"W	65.54'

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST LINE OF THE 34.031 ACRE TRACT RECORDED IN VOL. 11661, PG. 41 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 46°55'31"E.
2. CURRENT TITLE APPEARS TO BE VESTED IN RAFAEEK N. SHANAA AND SUZANNE M. CHAMSEDDINE ACCORDING TO THE DEED RECORDED IN VOL. 11661, PG. 41 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. A PORTION OF THE SUBJECT TRACT DOES LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0195E, MAP NO. 48041C0195E, EFFECTIVE DATE: JULY 7, 2014.
4. 1/2" IRON RODS & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
5. CURRENT ZONING: A/O - AGRICULTURAL OPEN.



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 _____, 2016.

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 _____ day of _____, 2016.

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

S. M. Kling, R.P.L.S. No. 2003



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, RAFAEEK N. SHANAA, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 11661, Page 41, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

Notary Public, Brazos County, Texas

CERTIFICATION BY 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 the _____ day of _____, 2016, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

Karen McQueen, County Clerk,
Brazos County, Texas

JUL 27 2016

FINAL PLAT OF SHULMAN INDUSTRIAL PARK LOT 1, BLOCK 1

34.19 ACRES

S. F. AUSTIN SURVEY, A-62
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
RAFAEEK N. SHANAA
603 FRONTIER TRAIL
HARKER HEIGHTS, TEXAS 76548-5619

SCALE: 1"=100' JULY, 2016

CEC CIVIL ENGINEERING CONSULTANTS
6101 S. TEXAS AVE., STE 4
BRYAN, TX (979)846-8212
TEXAS FIRM REGISTRATION NUMBERS
ENR. F-2214 & SURVEYING 100410-00