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Shulman Industrial Park
Lot 1, Block 1 - 34.19 Acres
S. F. Austin Survey, A-62
Bryan, Brazos County, Texas

Field notes of a 34.19 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, and being all of the called 34.031 acre tract described in the deed from Rafeek N. Shanna, et al to Rafeek N. Shanna and Suzanne M. Chamseddine as recorded in Volume 11661, Page 41, of the Official Records of Brazos County, Texas, and said 34.19 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod and cap found in the northeast right-of-way line of North Harvey Mitchell Parkway (Farm to Market Road No. 2818), marking the west corner of the aforementioned 34.031 acre tract, same being the south corner of Texas Commercial Subdivision, Lot 1, Block 1 - 34.775 acres, according to the plat recorded in Volume 8038, Page 117, of the Official Records of Brazos County, Texas;

THENCE N 46° 55' 31" E along the northwest line of the aforementioned 34.031 acre tract, same being the southeast line of the aforementioned Texas Commercial Subdivision, at a distance of 1950.06 feet, pass a 5/8" iron rod found, continue on, for a total distance of 2000.06 feet to the north corner of the 34.031 acre tract in the center of a tributary to Still Creek, same being the east corner of Texas Commercial Subdivision, and being in the southwest line of Ortiz Subdivision according to the plat recorded in Volume 2449, Page 335, of the Official Records of Brazos County, Texas;

THENCE along the southwest lines of the aforementioned Ortiz Subdivision, same being the called center of said tributary to Still Creek, as follows:

- S 33° 00' 26" E for a distance of 1.36 feet,
- N 76° 03' 21" E for a distance of 99.38 feet,
- S 10° 38' 17" E for a distance of 199.25 feet,
- S 81° 33' 11" E for a distance of 90.46 feet,
- S 51° 51' 58" E for a distance of 108.94 feet,
- S 65° 55' 06" E for a distance of 94.20 feet,
- S 06° 45' 01" W for a distance of 92.93 feet to the south corner of the aforementioned Ortiz Subdivision, same being the northerly east corner of the aforementioned 34.031 acre tract, from which a 1/2" iron rod found (bent) bears N 36° 31' 47" E - 5.75 feet;

THENCE along the easterly southeast line and northeast line of the aforementioned 34.031 acre tract, adjacent to, northwest of and southeast of the northwest line of the Brazos County Complex, Phase 2 according to the plat recorded in Volume 2306, Page 271, of the Official Records of Brazos County, Texas, (said Brazos County Complex, Phase 2 being a 96.26 acre tract and the metes and bounds description of this 96.26 acre tract, along the next described three lines contains no calls for adjoiner), as follows:

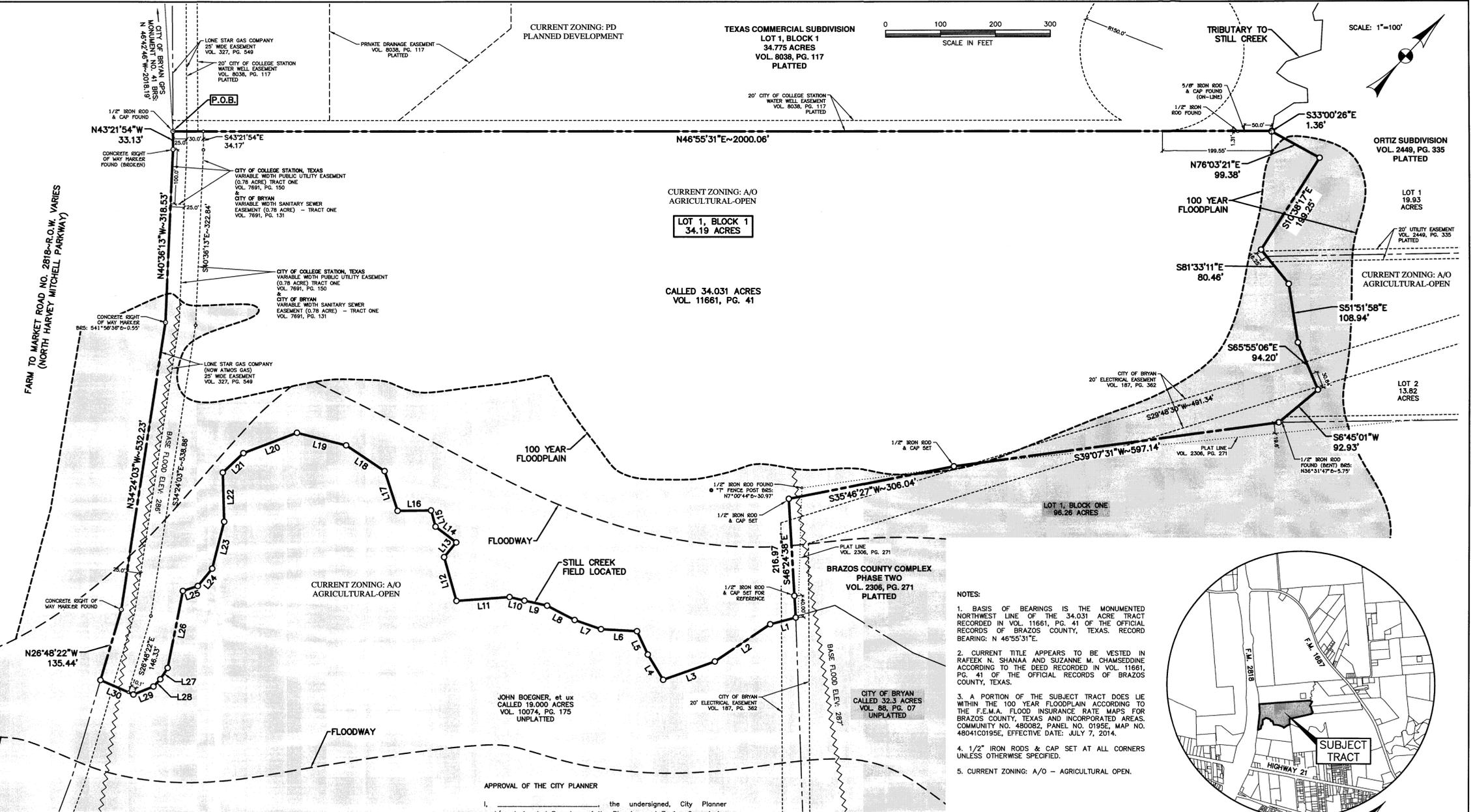
- S 39° 07' 31" W for a distance of 597.14 feet to a 1/2" iron rod and cap set for angle point corner,
- S 35° 46' 27" W for a distance of 306.04 feet to a 1/2" iron rod and cap set at the interior ell corner of the 34.031 acre tract, from which a 1/2" iron rod found at metal "T" post marking the west corner of the Brazos County Complex, Phase 2 bears N 07° 00' 44" E - 30.97 feet,
- S 46° 24' 38" E (southwest of the southwest line of Brazos County Complex, Phase 2), at a distance of 176.97 feet, pass a 1/2" iron rod and cap set for reference, continue on, for a total distance of 216.97 feet to the southerly east corner of the 34.031 acre tract in the center of Still Creek, same being the south corner of the Brazos County Complex, Phase 2 and being the west corner of the City of Bryan - called 32.3 acre tract described in the deed recorded in Volume 88, Page 07, of the Deed Records of Brazos County, Texas, and being the north corner of the Boegner - called 19.000 acre tract described in the deed recorded in Volume 10074, Page 175, of the Official Records of Brazos County, Texas;

THENCE along the centerline meanders of Still Creek, as located on-the-ground in July, 2016, same being the common line between the aforementioned 34.031 acre tract and the aforementioned 19.000 acre tract, as follows:

- S 32° 03' 25" W for a distance of 48.00 feet,
- S 12° 36' 21" W for a distance of 121.81 feet,
- S 27° 14' 30" W for a distance of 99.91 feet,
- N 74° 10' 30" W for a distance of 53.99 feet,
- N 67° 37' 42" W for a distance of 47.38 feet,
- S 50° 05' 52" W for a distance of 65.56 feet,
- S 66° 20' 55" W for a distance of 50.96 feet,
- S 74° 42' 16" W for a distance of 66.55 feet,
- S 59° 37' 53" W for a distance of 42.40 feet,
- S 60° 44' 04" W for a distance of 27.93 feet,
- S 42° 47' 02" W for a distance of 96.80 feet,
- N 58° 41' 49" W for a distance of 83.01 feet,
- N 03° 36' 19" W for a distance of 34.53 feet,
- S 84° 32' 25" W for a distance of 47.31 feet,
- N 58° 41' 49" W for a distance of 30.67 feet,
- S 46° 12' 15" W for a distance of 60.77 feet,
- N 61° 11' 38" W for a distance of 76.22 feet,
- S 80° 57' 42" W for a distance of 84.28 feet,
- S 61° 21' 53" W for a distance of 92.23 feet,
- S 25° 51' 01" W for a distance of 104.38 feet,
- S 03° 36' 14" W for a distance of 51.66 feet,
- S 44° 49' 59" E for a distance of 89.53 feet,
- S 28° 39' 20" E for a distance of 88.31 feet,
- S 03° 27' 14" E for a distance of 41.16 feet,
- S 28° 39' 53" W for a distance of 28.52 feet,
- S 31° 57' 40" E for a distance of 144.52 feet,
- S 10° 30' 21" E for a distance of 24.86 feet,
- S 00° 15' 34" W for a distance of 18.14 feet,
- S 24° 56' 39" W for a distance of 39.20 feet,
- S 70° 41' 34" W for a distance of 65.54 feet to the south corner of the 34.031 acre tract in the northeast right-of-way line of F.M. No. 2818, same being the west corner of the 19.000 acre tract;

THENCE along the northeast right-of-way line of F.M. No. 2818 - North Harvey Mitchell Parkway (right-of-way width varies), as follows:

- N 26° 48' 22" W for a distance of 135.44 feet to a concrete right-of-way marker found,
- N 34° 24' 03" W for a distance of 532.23 feet to angle point, from which a concrete right-of-way marker bears S 41° 58' 36" E - 0.55 feet,
- N 40° 36' 13" W for a distance of 318.53 feet to a concrete right-of-way marker found (broken),
- N 43° 21' 54" W for a distance of 33.13 feet to the **PLACE OF BEGINNING**, containing 34.19 acres of land, more or less.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, RAFAEK N. SHANNA and SUZANNE M. CHAMSEDDINE, 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 names are 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.

Rafeek N. Shanna, Owner

Suzanne M. Chamseddine, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Rafeek N. Shanna, known to me to be the person whose name is 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 _____, 2016.

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Suzanne M. Chamseddine, known to me to be the person whose name is 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 _____, 2016.

Notary Public, Brazos County, Texas

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.

City Planner, City of 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 _____ day of _____, 2016.

City Engineer, Bryan, 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

LINE TABLE:

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"W	47.38'
L6	S50°05'52"W	65.56'
L7	S66°20'55"W	50.96'
L8	S74°42'16"W	66.55'
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°32'25"W	47.31'
L15	N58°41'49"W	30.67'

LINE TABLE:

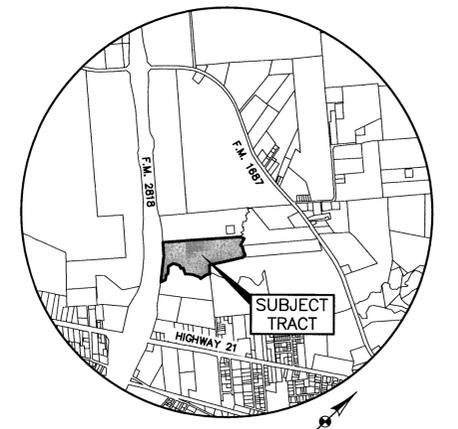
Line #	Direction	Length
L16	S46°12'15"W	60.77'
L17	N61°11'38"W	76.22'
L18	S65°55'06"E	84.28'
L19	S61°21'53"W	92.23'
L20	S25°51'01"W	104.38'
L21	S03°36'14"W	51.66'
L22	S44°49'59"E	89.53'
L23	S28°39'20"E	88.31'
L24	S03°27'14"E	41.16'
L25	S28°39'53"W	28.52'
L26	S31°57'40"E	144.52'
L27	S10°30'21"E	24.86'
L28	S00°15'34"W	18.14'
L29	S24°56'39"W	39.20'
L30	S70°41'34"W	65.54'

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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

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



FINAL PLAT OF SHULMAN INDUSTRIAL PARK LOT 1, BLOCK 1

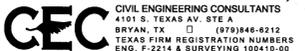
34.19 ACRES

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

OWNED AND DEVELOPED BY:
RAFAEK N. SHANNA AND SUZANNE M. CHAMSEDDINE
603 FRONTIER TRAIL
HARKER HEIGHTS, TEXAS 76548-5619

SCALE: 1"=100' AUGUST, 2016

LAND SURVEYOR AND ENGINEER:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX (979)848-8212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100410-00



AUG 10 2016