



FINAL PLAT NOTES:

- (O.D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0133C, JULY 2, 1992.
- SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED 5/8" IRON RODS UNLESS OTHERWISE NOTED.
- BASIS OF BEARING:** NORTH ORIENTATION IS BASED ON GRID NORTH PER GPS OBSERVATIONS.
- IRON RODS NOTED AS CONTROLLING MONUMENTS WERE USED TO ESTABLISH THE PROPERTY LINES.
- ALL EXISTING STRUCTURES WILL BE DEMOLISHED WITH THE REDEVELOPMENT OF THIS PROPERTY.

METES AND BOUNDS DESCRIPTION
OF A
0.84 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING
ALL OF LOT 1, BILL MORILLE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 145, PAGE 20 OF
THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 4.217 ACRE TRACT AS
DESCRIBED BY A DEED TO BRUCE LEE CROWLEY RECORDED IN VOLUME 1604, PAGE 54 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 AT THE INTERSECTION OF THE NORTHWEST LINE OF E. STATE
HIGHWAY 21 (100' R.O.W.) AND THE SOUTHWEST LINE OF BLUEBONNET STREET (40' R.O.W.) MARKING THE
EAST CORNER OF SAID LOT 1;

THENCE: S 52° 13' 19" W ALONG THE NORTHWEST LINE OF E. STATE HIGHWAY 21 FOR A DISTANCE OF
105.40 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 1 AND THE EAST
CORNER OF SAID 4.217 ACRE TRACT;

THENCE: S 52° 36' 06" W CONTINUING ALONG THE NORTHWEST LINE OF E. STATE HIGHWAY 21 FOR A
DISTANCE OF 35.60 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF THIS HEREIN
DESCRIBED TRACT;

THENCE: N 47° 55' 38" W THROUGH SAID 4.217 ACRE TRACT FOR A DISTANCE OF 261.61 FEET TO A 5/8
INCH IRON ROD FOUND MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 44° 13' 25" E CONTINUING THROUGH SAID 4.217 ACRE TRACT, AT 35.02 FEET PASS A 5/8 INCH
IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 1; AND THE SOUTH CORNER OF LOT 2, BILL
MORILLE SUBDIVISION, CONTINUE ON THE COMMON LINE OF SAID LOT 1 AND LOT 2 FOR A TOTAL
DISTANCE OF 138.60 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF BLUEBONNET
STREET MARKING THE NORTH CORNER OF SAID LOT 1;

THENCE: S 47° 58' 32" E ALONG THE SOUTHWEST LINE OF BLUEBONNET STREET FOR A DISTANCE OF 281.48
FEET TO THE POINT OF BEGINNING CONTAINING 0.84 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON
THE GROUND FEBRUARY, 2007. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED
FROM GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), MARCLYN DEVELOPMENT CO. LTD. the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 7775, Page 20, 63 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 for the purposes identified.

Mark W. Wright
MARK W. WRIGHT, PRESIDENT
SOPRIS PROPERTY HOLDINGS, LLC
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mark W. Wright 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 27th day of November, 2007.

Derek M. Johnson
Notary Public, Brazos County, Texas

APPROVAL OF THE 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 7th day of December, 2007.

Kevin Russell
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 7th day of Nov, 2007.

W. Paul Kasper
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, Art Hays, Chairman of the Planning & 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 24th day of July, 2007 and same was duly approved on the 6th day of September, 2007 by said Commission.

Art Hays
Chairman, Planning & Zoning Commission, Bryan, Texas

CERTIFICATION 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 the 27th day of December, 2007, in the Official Records of Brazos County, Texas, in Volume 8357, Page 293.

Karen McQueen
County Clerk, Brazos County, Texas
Cathy Barcelona
CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Surveyor No. _____ 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
Registered Professional Land Surveyor

REPLAT
OF
BILL MORILLE SUBDIVISION

LOT 1
VOLUME 145, PAGE 20
CREATING
LOT 1R, BLOCK 1
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS
SURVEYED: FEBRUARY 14, 2007

SURVEYED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PROPERTY OWNER
WRIGHT III FOODS
c/o JOHN WRIGHT III
304 NOLANA LOOP
MCALLEN, TEXAS 78504
OFF: (956) 631-6461
FAX: (956) 631-2332

FILENAME: 0313RPIA | **SCALE:** 1" = 30'
SUBMITTAL DATE: JULY 24, 2007
DRAWN BY: R.A.M.
CHECKED BY: BRAD KERR
FIELD BOOK: N/A | **PAGES:** N/A

RABON METCALF ENGINEERING
CLIENT NO. PROJECT NO.
215 - 0313

1391 SEAMIST LANE <77845>
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