

B. C. I. P. PHASE III
LOT 3, BLOCK 4
11.306 AC. TRACT
VOL. 500, PG. 917

Field notes of a 19.913 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 the same tract of land as described by deed to the MASCO Corporation and recorded in Volume 471, Page 202, of the Deed Records of Brazos County, Texas, said 19.913 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found marking the south corner of the abovementioned 19.913 acre tract, said 5/8" iron rod being the west corner of the 15.00 acre tract of land as described by deed to W. A. Stasny and recorded in Volume 91, Page 417, of the Deed Records of Brazos County, Texas, said 5/8" iron rod also being the east corner of a tract of land, now or formerly owned by Jesse Conlee;

THENCE N 45° 41' 24" W along the common line between the said 19.913 acre tract and the Conlee tract for a distance of 1445.84 feet and corner in or near the centerline of Cottonwood Creek, a 1/2" iron rod found marking the west corner of a 25.69 acre tract bears N 45° 41' 24" W 502.76 feet;

THENCE N 47° 32' 56" E along or adjacent to the center of Cottonwood Creek, same being the northwest line of the said 19.913 acre tract, for a distance of 790.00 feet and corner, same being the west corner of an 11.306 acre tract as described by deed recorded in Volume 500, Page 917, of the Deed Records of Brazos County, Texas;

THENCE S 43° 36' 53" E along the common line of the said 19.913 acre tract and the said 11.306 acre tract for a distance of 788.05 feet to a 1/2" iron rod set in the northwest right-of-way line of Shiloh Avenue, said 1/2" iron rod also being an east corner of the said 19.913 acre tract;

THENCE S 44° 45' 52" W along a southeast line of the said 19.913 acre tract and the northwest right-of-way line of Shiloh Avenue for a distance of 203.85 feet to a 1/2" iron rod set for an interior ell corner of the said 19.913 acre tract;

THENCE S 45° 14' 08" E along a northeast line of the said 19.913 acre tract and the right-of-way line of Shiloh Avenue for a distance of 80.00 feet to a 1/2" iron rod set in the southeast right-of-way line of Shiloh Avenue, said 1/2" iron rod being an east corner of the said 19.913 acre tract and being located in the northwest line of Lot 7, Block 5, of the Brazos County Industrial Park, Phase IV, the Final Plat of which is recorded in Volume 681, Page 353, of the Deed Records of Brazos County, Texas;

THENCE S 44° 45' 52" W along a southeast line of the said 19.913 acre tract, same being the northwest line of the said Lot 7, Block 5, for a distance of 186.17 feet to a 1/2" iron rod set for the west corner of same, said 1/2" iron rod also being an interior ell corner of the said 19.913 acre tract;

THENCE S 45° 14' 08" E along a northeast line of the said 19.913 acre tract and the southwest line of the said Lot 7, Block 5, for a distance of 535.69 feet to a 1/2" iron rod set in the northwest line of the beforementioned Stasny 15.00 acre tract, for an east corner of the said 19.913 acre tract, said 1/2" iron rod also being the south corner of the said Lot 7, Block 5, and being located S 48° 11' 09" W 408.25 feet from a 5/8" iron rod found at the base of a cedar post marking the north corner of the said Stasny 15.00 acre tract;

THENCE S 44° 41' 09" W along a southeast line of the said 19.913 acre tract, same being the northwest line of the Stasny 15.00 acre tract for a distance of 365.29 feet to the PLACE OF BEGINNING, containing 19.913 acres of land, more or less.

COTTONWOOD CREEK

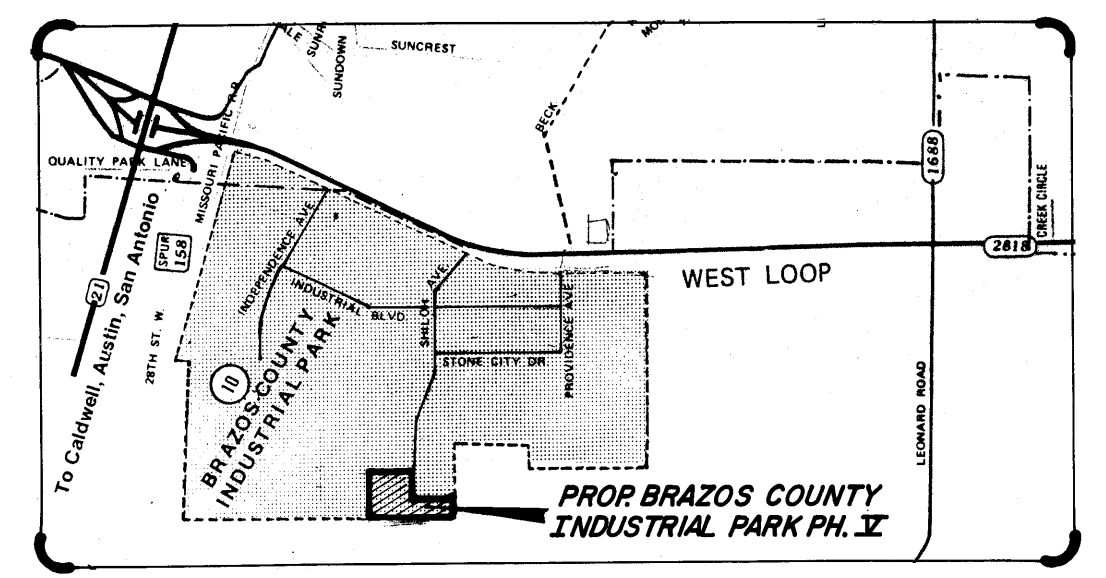
100' WIDE DRAINAGE EASEMENT

100 YEAR FLOOD PLAIN AS INDICATED ON THE CITY OF BRYAN CONTOUR MAPS (SEE GENERAL NOTE 3)

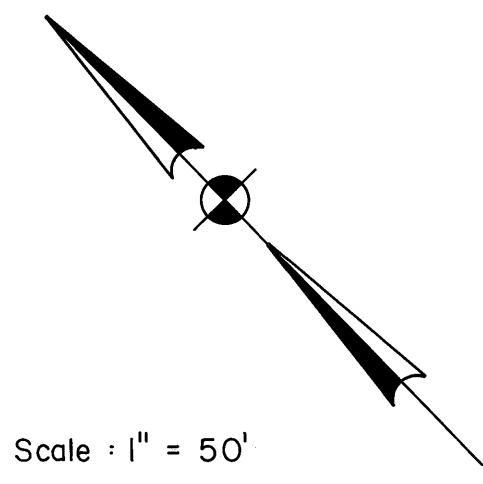
LOT 4, BLOCK 4
14.358 ACRES

MASCO CORPORATION
19.913 ACRE TRACT
volume 471, page 202

LOT 8, BLOCK 5
4.534 ACRES



VICINITY MAP
n t s



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FILED
1984 JUL 28 PM 1:34
Notary Public, State of Texas
Janet De Richmond

N / F
W. A. STASNY
15.00 ACRE TRACT
VOL. 91, PG. 417

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

State of Texas
County of Brazos

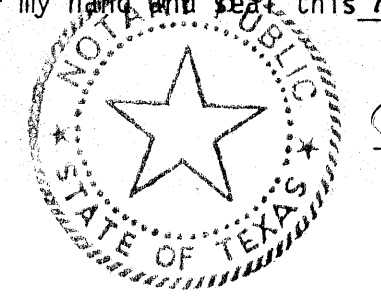
The MASCO Corporation, Owner and Developer of the land shown on this plat, being the tract of land conveyed to it in the Deed Records of Brazos County, Texas, in Volume 471, Page 202, and designated herein as Brazos County Industrial Park Phase V, in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the Public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and considerations therein expressed.

Joseph C. Hesson
Joseph C. Hesson, Plant Manager
Lindsey Completion Systems
a division of M.W.L. Tool Co.
a division of MASCO Corporation

State of Texas
County of Brazos

Before me, the undersigned, on this day personally appeared Joseph C. Hesson, 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 and consideration therein stated.

Given under my hand and seal this 10th day of July, 1984.



Janet De Richmond
Notary Public, State of Texas

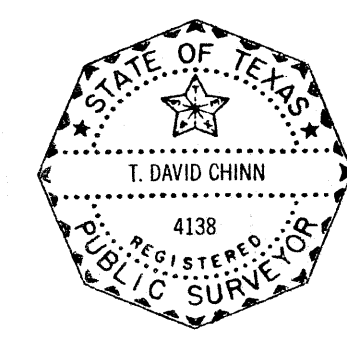
BRAZOS COUNTY INDUSTRIAL PARK - PHASE IV
5.000 ACRE TR.
LOT 7, BLOCK 5
VOLUME 681, PAGE 353
(PLATTED)

CERTIFICATE OF SURVEYOR

State of Texas
County of Brazos

I, T. David Chinn, Registered Public Surveyor No. 4138, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property, made under my supervision on the ground.

T. David Chinn
Registered Public Surveyor No. 4138

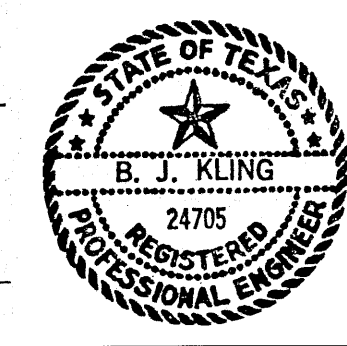


CERTIFICATE OF ENGINEER

State of Texas
County of Brazos

I, B. J. Kling, Registered Professional Engineer, No. 25705, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

B. J. Kling, P.E. No. 24705



CERTIFICATION BY THE DIRECTOR OF PLANNING

I, Clifford G. Miller, Director of Planning of the City of Bryan, Texas, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the Ordinance.

Clifford G. Miller, Director of Planning
City of Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION

I, HANK McQUAIDE, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 19th day of JULY, 1984, and same was duly approved on the 2nd day of AUGUST, 1984.

Hank McQuaide
Chairman, City Planning Commission
City of Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

State of Texas
County of Brazos

I, Frank Boriskie, 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 28th day of July, 1984, in the Deed Records of Brazos County, Texas, in Volume 718, Page 405.

Witness my hand and official Seal, at my office in Bryan, Texas.

Frank Boriskie
Frank Boriskie, County Clerk
Brazos County, Texas

- GENERAL NOTES:
- 1.) THIS TRACT LIES WITHIN THE BRYAN CITY LIMITS.
 - 2.) LAND USE IS COMMERCIAL/INDUSTRIAL.
 - 3.) COTTONWOOD CREEK HAS BEEN REALIGNED SUBSEQUENT TO THE 100-YEAR FLOOD PLAIN AS INDICATED ON THIS PLAT.
 - 4.) THERE SHALL BE A MINIMUM 5' SIDEYARD AND A MINIMUM 10' REAR YARD BUILDING SET BACK PER CITY OF BRYAN STANDARDS.
 - 5.) ALL STORMWATER DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION 14-J OF THE CITY OF BRYAN SUBDIVISION CONTROL ORDINANCE.
 - 6.) IT IS RECOMMENDED THAT LOT 4, BLOCK 4 HAVE A MINIMUM FINISH FLOOR ELEVATION OF 285 TO INSURE PROTECTION FROM COTTONWOOD CREEK'S FLOOD PLAIN.

FINAL PLAT
of

BRAZOS COUNTY INDUSTRIAL PARK PHASE V

19.913 ACRE TRACT

S.F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'
JULY, 1984

OWNED & DEVELOPED BY:
MASCO CORPORATION
1800 SHILOH AVENUE
BRYAN, TEXAS
PH. 409/775-9413

PREPARED BY:
KLING ENGINEERING & SURVEYING
1806 WILDE OAK CIRCLE + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212

on base 1410 fo wd