

LOT 7
BLOCK 1

REPLAT

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 PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195E REVISED TO REFLECT LOMR EFFECTIVE DATE JULY 7, 2014. FLOODPLAIN LINES SHOWN HEREON ARE DIGITAL OVERLAY FROM CITY OF BRYAN FEMA GIS MAPPING.
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

LLC
We, WEATHERFORD ARTIFICIAL LIFT SYSTEMS, LLC, 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 7695, 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.

J. Busic
JOLYNE BUSIC
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jolyne Busic 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 27 day of August, 2015

Leatha J. Dredel
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.

Chip
Chip Executive Officer
Owner: Lubrizol Specialty Products, Inc.

STATE OF OHIO
COUNTY OF LAKE

Before me, the undersigned authority, on this day personally appeared Suzanne Day 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.

Under my hand and seal on this 25 day of August, 2015



Mary Dardelaw
Notary Public, Lake County, Ohio

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 27th day of August, 2015, in the Official Public Records of Brazos County, Texas, in Volume 7695, Page 197.

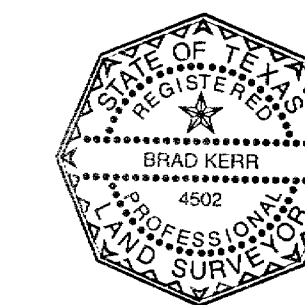
Karen McQueen
County Clerk
Brazos County, Texas
By: Debbie Baker
Deputy Clerk

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



PAGE 1 OF 2

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
REVISED: 08-05-15
JOB NUMBER: 15-226
CAD NAME: 15-226R
CR5 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) 836-6381

CERTIFICATION OF CITY PLANNER

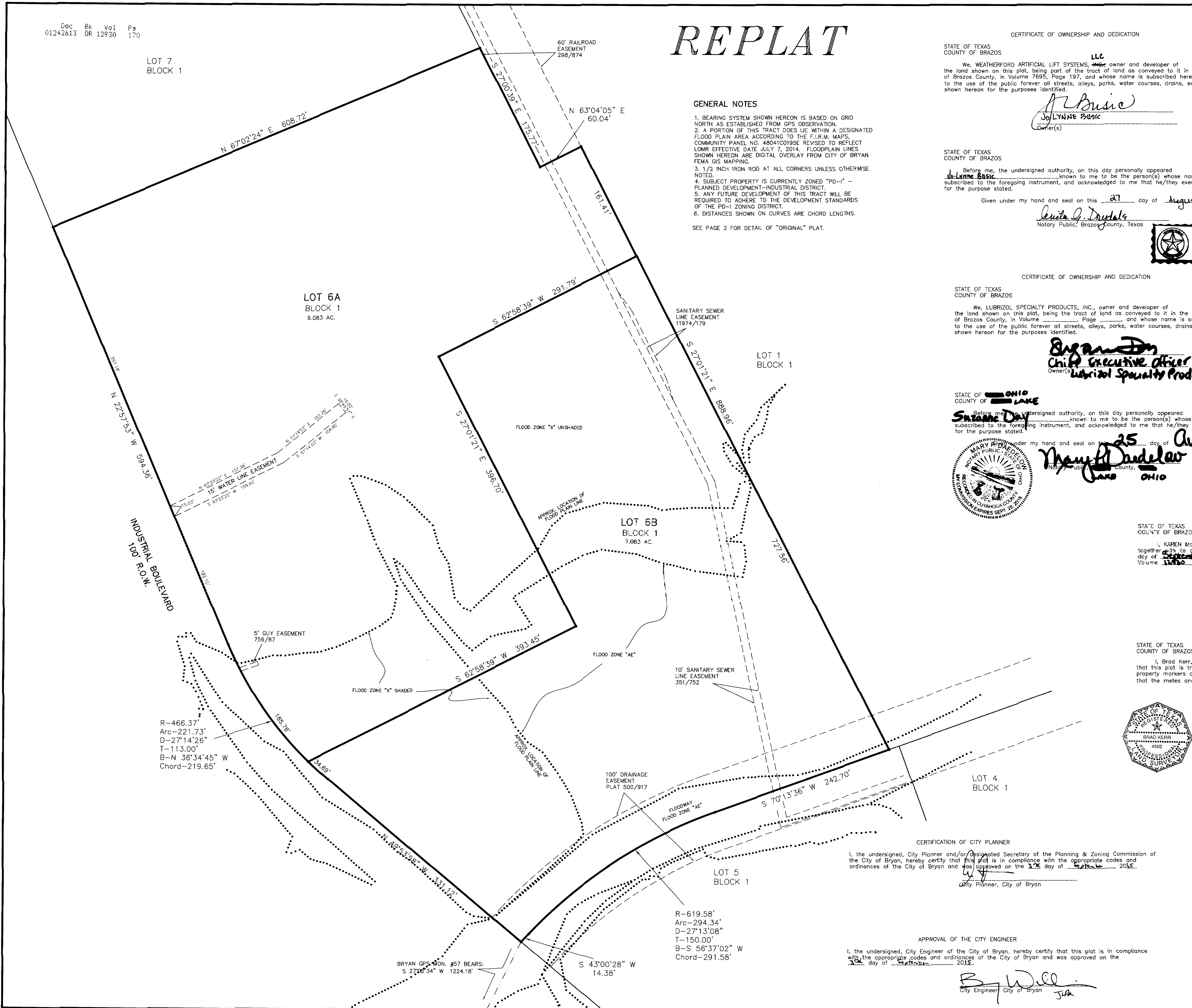
I, the undersigned, City Planner and/or Designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 27th day of August, 2015.

[Signature]
City Planner, City of Bryan

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 27th day of August, 2015.

[Signature]
City Engineer, City of Bryan



ORIGINAL PLAT



SCALE: 1" = 60'



METES AND BOUNDS DESCRIPTION
OF A
16.166 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE 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 LEAGUE 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 49° 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 466.37 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 - 219.65 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 67° 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 000/917);

THENCE: ALONG THE COMMON LINE OF SAID LOT 6 AND SAID LOT 1 FOR THE FOLLOWING CALLS:

S 27° 00' 39" 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 888.96 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' 36" 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' 36" 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 294.34 FEET (CHORD BEARS: S 56° 37' 02" 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 HEREIN 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 8" PUBLIC SANITARY SEWER LINE SHOWN HEREON.

SEE PAGE 1 FOR MORE GENERAL NOTES.

PAGE 2 OF 2

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

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CR5 FILE: BCIP (cont); 15-226 (job)

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PREPARED FOR: WEATHERFORD
2000 ST. JAMES PLACE
HOUSTON, TEXAS 77056
PHONE (713) 836-6381

LOT 1, BLOCK 1

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

Doc Bk Vol Pg
01242613 OR 12930 171

Filed for Record in:
BRAZOS COUNTY
On: Sep 04+2015 at 03:30P

As a
Plats
Document Number: 01242613
Amount: 73.00

Receipt Number - 555263
By:
Lauren Reistino

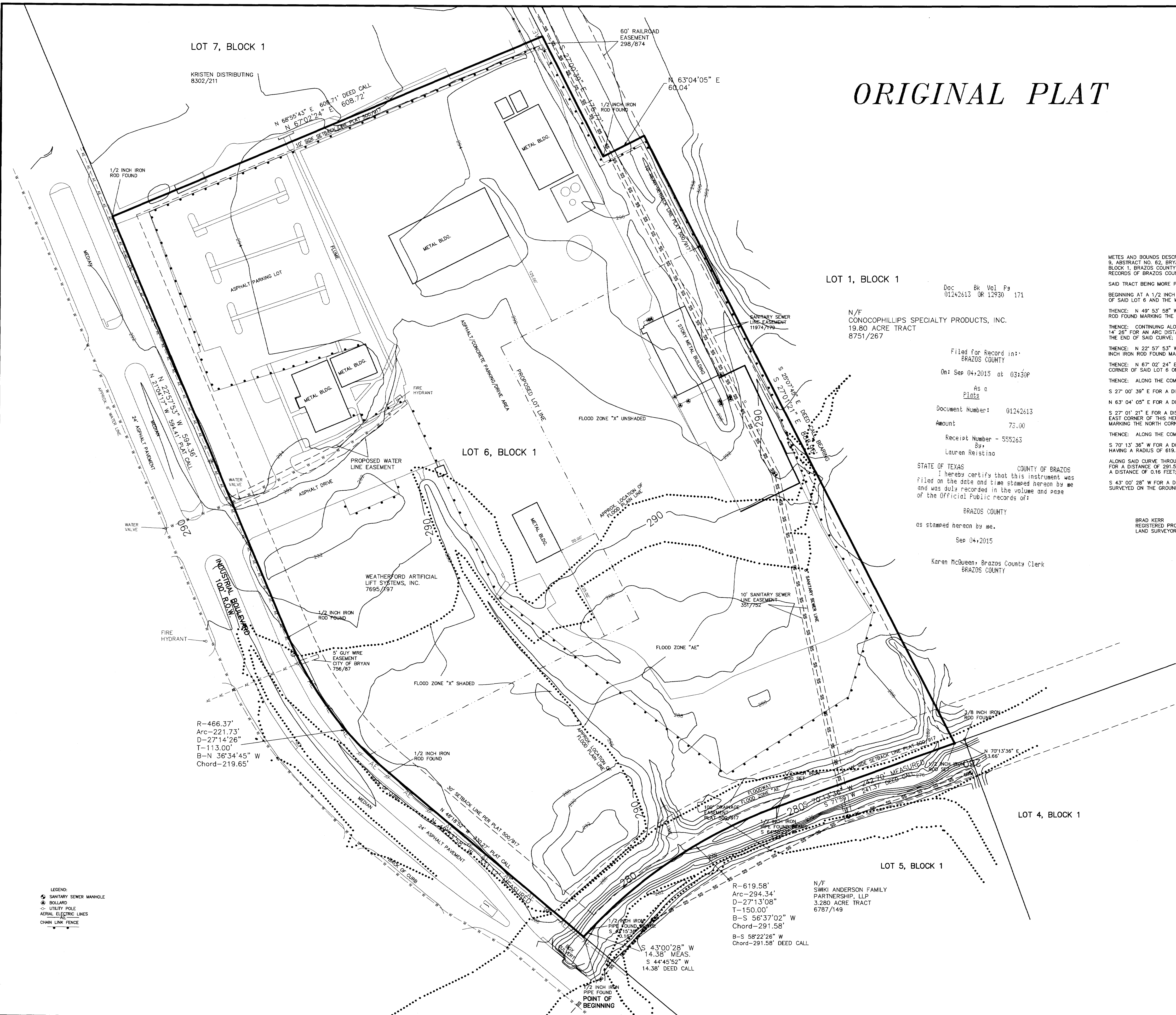
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Sep 04+2015

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY



LOT 7, BLOCK 1

KRISTEN DISTRIBUTING
8302/211

N 68°55'43" E 608.71' DEED CALL
N 67°02'24" E 608.72'

60' RAILROAD
EASEMENT
298/874

N 63°04'05" E
60.04'

1/2 INCH IRON
ROD FOUND

ASPHALT PARKING LOT

METAL BLDG.

METAL BLDG.

METAL BLDG.

METAL BLDG.

METAL BLDG.

LOT 6, BLOCK 1

METAL BLDG.

WEATHERFORD ARTIFICIAL
LIFT SYSTEMS, INC.
7695/797

1/2 INCH IRON
ROD FOUND

5' GUY WIRE
EASEMENT
CITY OF BRYAN
756/87

FLOOD ZONE "X" SHADED

FLOOD ZONE "AE"

10' SANITARY SEWER
LINE EASEMENT
3917792

3/8 INCH IRON
ROD FOUND

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

LOT 4, BLOCK 1

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'

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

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

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