

GENERAL NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF THE REPLAT OF LOT 5, BLOCK 5, BRAZOS COUNTY INDUSTRIAL PARK, 693/325.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100137 C, DATED JULY 2, 1992.
- ANY RELOCATION OF TELEPHONE FACILITIES AS A RESULT OF THIS REPLAT SHALL BE AT OWNER'S EXPENSE.
- SUBJECT PROPERTY IS CURRENTLY ZONED "INDUSTRIAL".
- 5/8 INCH IRON ROD SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINES ARE TO BE AS FOLLOWS PER THE PLAT OF BRAZOS COUNTY INDUSTRIAL PARK, PHASE III: 30' FRONT SETBACK, 10' SIDE AND REAR SETBACK.

LEGEND:

- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- AERIAL TELEPHONE LINES
- BARBED WIRE FENCE
- WATER LINE
- SANITARY SEWER LINE

0720065

Filed for Record in: BRAZOS COUNTY, TX
On: Jul 07, 2000 at 09:56AM
As a Plat
Document Number: 0720065
Amount: \$5,000
Receipt Number: 154759
By: Barbara Johnson

STATE OF TEXAS
I, County Clerk, do hereby certify that this plat was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named BRAZOS COUNTY, TEXAS, as stamped herein by me.
Jul 07, 2000
HONORABLE MARY ANN WARD, COUNTY CLERK, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION
OF A 25.41 ACRE TRACT LOT 5A, BLOCK 5 BRAZOS COUNTY INDUSTRIAL PARK, PHASE III BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 5A, BLOCK 5, BRAZOS COUNTY INDUSTRIAL PARK, PHASE III, ACCORDING TO THE REPLAT RECORDED IN VOLUME 693, PAGE 325 OF THE OFFICIAL 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 ON THE SOUTHWEST RIGHT-OF-WAY LINE OF PROVIDENCE AVENUE (100' R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 5A AND THE WEST CORNER OF LOT 6, BLOCK 5, BRAZOS COUNTY INDUSTRIAL PARK, PHASE III, ACCORDING TO THE PLAT RECORDED IN VOLUME 500, PAGE 917 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 19' 26" E ALONG THE COMMON LINE OF SAID LOT 5A AND LOT 6 FOR A DISTANCE OF 920.79 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF THE REMAINDER OF A CALLED 103.54 ACRE TRACT AS DESCRIBED BY A DEED TO W. A. STASNY RECORDED IN VOLUME 90, PAGE 511 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 5A AND LOT 6;

THENCE: S 44° 23' 18" W ALONG THE COMMON LINE OF SAID LOT 5A AND SAID REMAINDER OF 103.54 ACRE TRACT FOR A DISTANCE OF 1009.92 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 5A;

THENCE: N 45° 55' 46" W ALONG THE COMMON LINE OF SAID LOT 5A AND A TRACT OF LAND AS DESCRIBED BY A DEED TO WILLIAM A. STASNY, JR. RECORDED IN VOLUME 2239, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 1126.86 FEET TO A 5/8 INCH IRON ROD SET MARKING THE WEST CORNER OF SAID LOT 5A AND THE SOUTH CORNER OF LOT 5, BLOCK 5 (693/325);

THENCE: N 41° 54' 14" E ALONG THE COMMON LINE OF SAID LOT 5 AND LOT 5A FOR A DISTANCE OF 861.71 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF SAID LOT 5 AND LOT 5A;

THENCE: S 48° 19' 26" E ALONG THE SOUTHWEST LINE OF STONE CITY DRIVE FOR A DISTANCE OF 249.15 FEET TO A 5/8 INCH IRON ROD SET MARKING AN INTERIOR NORTH CORNER OF SAID LOT 5A AND THE INTERSECTION OF THE SOUTHWEST LINE OF STONE CITY DRIVE WITH THE SOUTHEAST LINE OF PROVIDENCE AVENUE;

THENCE: N 41° 54' 44" E ALONG THE SOUTHWEST LINE OF STONE CITY DRIVE FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING CONTAINING 25.41 ACRES OF LAND MORE OR LESS AS SURVEYED ON THE GROUND MARCH, 2000. SEE PLAT PREPARED MARCH, 2000, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF BRAZOS COUNTY INDUSTRIAL PARK, PHASE III (693/325 AND 500/917).

REPLAT
OF
LOT 5A
REPLAT OF LOT 5, BLOCK 5
TO CREATE
LOT 5A1 AND LOT 5A2, BLOCK 5
BRAZOS COUNTY INDUSTRIAL PARK, PHASE III
VOLUME 693, PAGE 325
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 200 FEET
SURVEY DATE: 03-14-00
PLAT DATE: 03-14-00
REVISED 04-24-2000
JOB NUMBER: 99-1293
CAD NAME: 99-1293T
CR5 FILE: 99-1293 (job)
PREPARED BY: KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (409) 268-3195

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I (We) Jason Bienki, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 5A1 and 5A2, Block 5, Brazos County Industrial Park, Phase III, to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Jason Bienki
Bryan Business Council
Owner(s)

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

[Signature]
Planning Administrator, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, the undersigned, Development 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.

W. Paul Johnson 7/6/2000
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary Ann Ward, 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 7th day of July, 2000, in the Official Public Records of Brazos County, Texas, in Volume 7173162, Page 292.

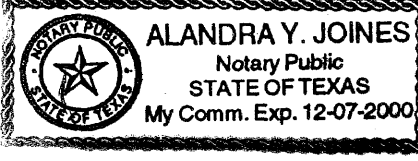
Mary Ann Ward by Barbara Johnson
County Clerk
Brazos County, Texas
Deputy Clerk

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jason Bienki, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 07th day of June, 2000.

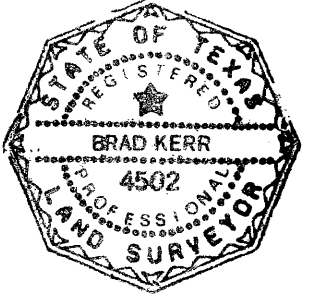
Alandra Y. Joines
Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

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.

Brad Kerr, R.P.L.S. No. 4502



on land base 10/14/00 wd