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CERTIFICATION OF THE SURVEYOR:
STATE OF TEXAS |
COUNTY OF BRAZOS |
I, James W. MacArthur, Registered Public Surveyor No. 2089 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.

James W. MacArthur
Registered Public Surveyor

A CERTIFICATE BY THE ENGINEER:
STATE OF TEXAS |
COUNTY OF BRAZOS |
I, Joseph D. Blaschke, Registered Professional Engineer No. 42200 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Joseph D. Blaschke
Registered Professional Engineer

- GENERAL NOTES
- Proposed Land Use: Industrial - Commercial
 - Elevation Datum: City of Bryan Datum, refer to U.S. Army Corps of Engineers Flood Study Report on Thompsons Branch. Benchmark is a chiseled square on south end of east headwall on F.M. 2818, at its intersection with Thompsons Branch, elevation: 271.62.
 - Iron Rods set at all property corners.
 - Note: Arco Refining Company Blanket Easement, volume 132, page 20.
 - Note: Lone Star Gas Line Blanket Easement; volume 112, page 74.
 - Prior to construction of City of Bryan sanitary sewer facilities in this area, this tract will be served on an interim basis by a septic drain field. This drain field will meet Brazos County Health Unit Standards and will be completely within this platted area.
 - Prior to construction of City of Bryan potable water supply facilities in this area, this tract will be served on an interim basis by a waterline from the existing City of Bryan water well #5 and a small treatment facility located in an easement as indicated on the plat. This interim facility will be constructed to meet City of Bryan Standards.
 - Drainage discharge which is in addition to existing drainage runoff shall be detained within the site and any flow will be returned to Thompsons Branch.
 - Any utilities placed within the 10' access and utility easement reserved for possible future right-of-way dedication shall be moved at the owners expense at the time of dedication if required.

Field Notes
For A
10.120 Acre Tract
W. S. Martin Survey A-35
Moses Baine League A-3
Brazos County, Texas
June 1983

Field Notes for a 10.120 Acre Tract or parcel of land lying and being situated in the W. S. Martin Survey, Abstract 35; and Moses Baine League, Abstract 3; all in Brazos County, Texas and being a portion of the 610.11 Acre Tract conveyed to the City of Bryan and recorded in the Deed Records of Brazos County, Texas in Volume 566, Page 390; said 10.120 Acre Tract being more particularly described by metes and bounds as follows:

COMMENCING: at the Point of Intersection of the Easterly right-of-way line of Farm-to-Market Road 2818, also commonly known as the West By-pass, with the Southerly right-of-way line of a county road commonly known as Mumford Road;

THENCE: S 67° 25' 56" E along the Southerly right-of-way line of the aforementioned county road known as Mumford Road for a distance of 811.64 feet;

THENCE: S 22° 34' 04" W for distance of 10.00 feet for corner said corner also being the POINT OF BEGINNING;

THENCE: S 67° 25' 56" E for a distance of 559.35 feet for corner;

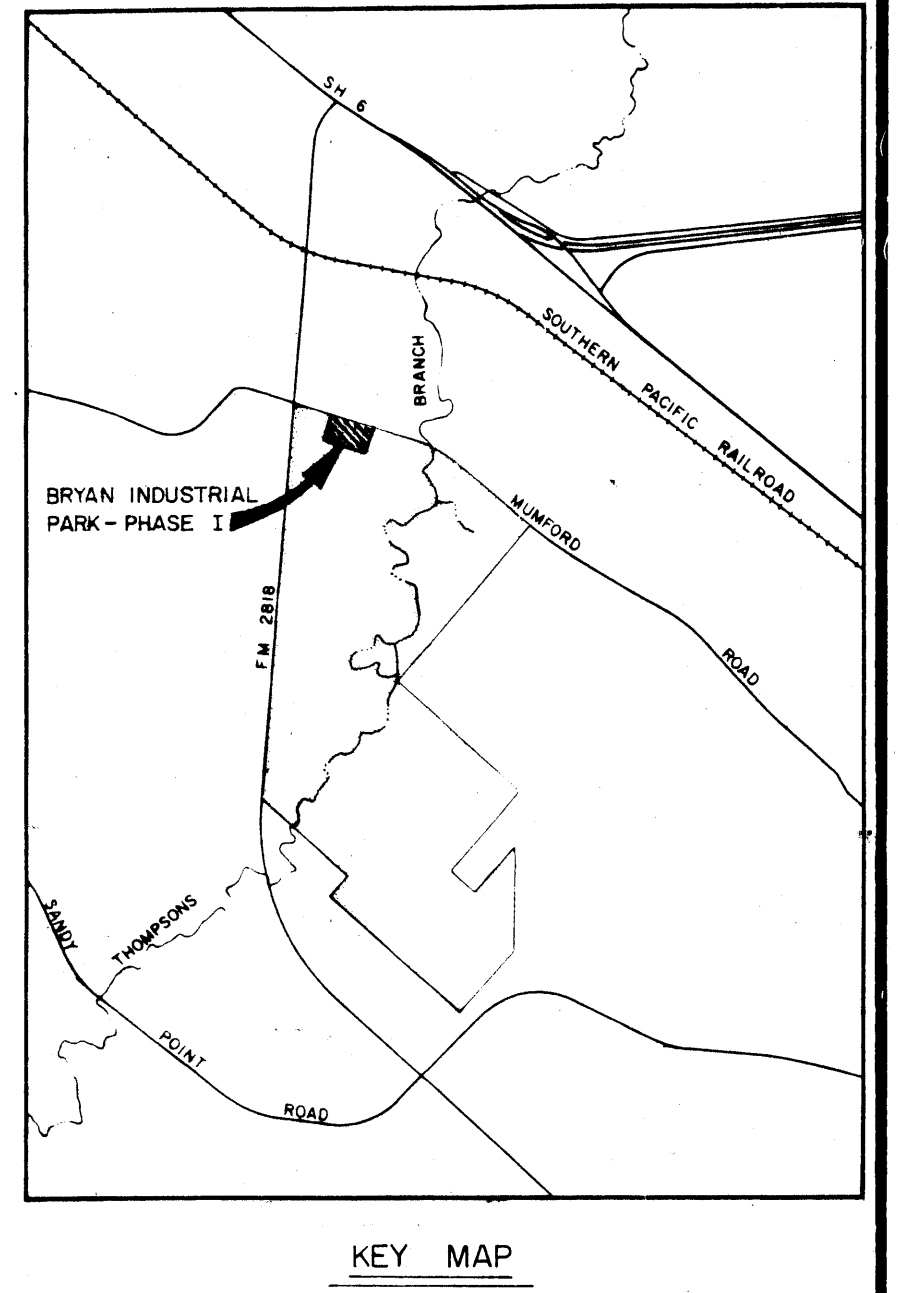
THENCE: S 68° 59' 49" E for a distance of 185.34 feet for corner;

THENCE: S 69° 33' 49" E for a distance of 55.42 feet for corner;

THENCE: S 22° 34' 04" W for a distance of 557.12 feet for corner;

THENCE: N 67° 25' 56" W for a distance of 800.00 feet for corner;

THENCE: N 22° 34' 04" E for a distance of 550.00 feet to the POINT OF BEGINNING and containing 10.120 Acres of land more or less.



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:
STATE OF TEXAS |
COUNTY OF BRAZOS |
I, (We, They), Bryan Development Foundation, Inc., owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 566, Page 390, and designated herein as the Bryan Industrial Park - Phase I 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 purpose and consideration therein expressed.

Edwin F. D. Latta
Owner

Lienholder Approval _____

STATE OF TEXAS |
COUNTY OF BRAZOS |
Before me, the undersigned authority, on this day personally appeared Dianne G. Salter, 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 of office this 11th day of August, 1983.

Dianne G. Salter
Notary Public in and for Brazos County, Texas

CERTIFICATION BY 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 11th day of August, 1983, in the Deed Records of Brazos County in Volume 566, Page 390.

Frank Boriskie By *Cheryl Thompson*
County Clerk, Brazos County, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING
I, the undersigned, Director of Planning 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.

John M. Moore
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:
I, Roger Jackson, 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 30th day of June, 1983, and same was duly approved on the 14th day of July, 1983, by said Commission.

Roger Jackson
Chairman, City Planning Commission
Bryan, Texas

APPROVAL OF COMMISSIONERS' COURT
This subdivision plat was duly approved by the Commissioners' Court of Brazos County, Texas, as the Final Plat of such subdivision on the 25th day of July, 1983.
Signed this 11th day of August, 1983.

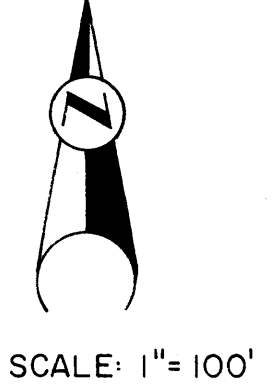
R. S. Hallock
County Judge
Brazos County

Mumford Rd from 2818 SOUTH TO THE RAILROAD TRACKS IS WITHIN THE COUNTY BUT IS CURRENTLY MAINTAINED BY THE CITY AS PER LETTER SIGNED BY PUBLIC WORKS DIRECTOR (9/88) & FILED IN THE 1983 ANNEXATION FOLDER.

clm a/14

276051

11:30 A
Willie m. phelp



FINAL PLAT

BRYAN INDUSTRIAL PARK
PHASE I 10.120 ACRES
W.S. MARTIN SURVEY, ABSTRACT 35
and
MOSES BAINE LEAGUE, ABSTRACT 3
JUNE, 1983

OWNER: CITY OF BRYAN
P.O. BOX 1000
BRYAN, TEXAS

DEVELOPER: BRYAN DEVELOPMENT FOUNDATION, INC.
3833 TEXAS AVE. SUITE 416
BRYAN, TEXAS

ENGINEER: URS | WALTON
1722 BROADMOOR SUITE 110
BRYAN, TEXAS
(409) 779-3144