

SCALE: 1" = 100'

BLOCK THREE LOT 2

CURVE DELTA	RADIUS	ARC	TANGENT BEARING	CHORD
C1	3259'47"	573.69	330.39	169.92 S 29°37'59" W 325.84
C2	54'40'56"	458.28	438.33	237.47 N 20°28'00" W 421.88
C3	1931'26"	458.28	156.50	79.02 N 57°40'13" W 155.75

BLOCK THREE LOT 3

LINE	BEARING	DISTANCE
L1	S 19°59'56" E	156.17
L2	S 65°10'44" E	66.74
L3	S 03°10'43" E	45.20
L4	S 50°24'02" W	65.14
L5	S 89°42'43" W	134.91
L6	S 49°30'19" W	31.40
L7	S 15°14'34" W	51.86
L8	S 24°47'13" E	77.24
L9	S 44°19'07" E	40.00
L10	S 53°04'51" E	109.08
L11	S 51°49'10" E	28.97
L12	S 36°02'44" E	66.71
L13	S 14°56'43" W	47.19
L14	S 08°26'34" W	121.65
L15	S 09°52'50" E	39.92
L16	S 05°07'53" E	35.23
L17	S 03°38'25" W	37.32
L18	N 89°07'44" W	71.27
L19	S 53°34'08" W	134.28
L20	S 54°03'41" W	124.47
L21	S 63°12'25" W	144.47
L22	S 45°48'23" W	51.46
L23	S 14°57'08" E	43.46
L24	S 48°19'08" W	82.88
L25	S 62°32'19" W	59.48
L26	N 50°33'35" W	32.18
L27	N 36°46'15" W	67.00
L28	N 26°40'49" W	87.24
L29	S 81°38'05" W	119.43
L30	S 54°09'27" W	100.85
L31	S 65°08'27" W	71.84
L32	N 13°08'02" E	92.54
L33	N 06°46'27" E	60.18
L34	N 47°48'28" W	10.01
L35	N 67°25'56" W	21.75
L36	N 22°32'17" E	15.03

BRYAN DEVELOPMENT FOUNDATION INC. 652/339

ORIGINAL PLAT 3288/133

BLOCK THREE LOT 1

Filed for Record in: **Brazos County, Texas**
 On: Jun 14, 1999 at 01:47PM
 As a **PLAT**
 Document Number: **0668096**
 Amount: **55.00**
 Receipt Number: **132771**
 By: **B.J. Endler**

STATE OF TEXAS
 I, **Donald D. Garrett**, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this instrument was filed on the date and time stated above and was duly recorded in the volume and page of the named records of the named county, as stated herein by me.

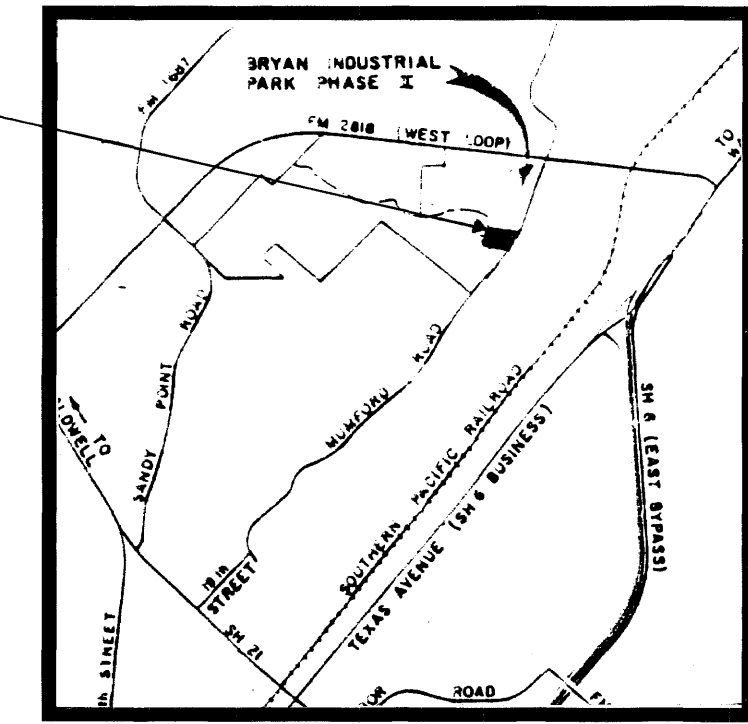
Jun 14, 1999

MARY ANN WARD, COUNTY CLERK, BRAZOS COUNTY, TEXAS

BENCHMARK:
 Standard USC&GS disk, stamped C-314 1935, located in top of concrete post, located approximately 1,200 feet north along Southern Pacific Railroad from bridge over Thompkins Branch, at road crossing approximately 54 feet east of centerline of road, approximately 51 feet north of centerline of road.
 Elevation = 325.67

- GENERAL NOTES:
1. * Plat bearing used as basis of bearings.
 2. ARCO Refining Company Blanket Easement, recorded in Volume 132, Page 20, D.R.B.C., will be confined to a 50 foot easement with centerline as shown.
 3. Lone Star Gas Line easement recorded in Volume 112, Page 74, is a Blanket Easement.
 4. Minimum rear lot building setback is 7.5 feet unless otherwise shown.
 5. Minimum side lot line building setback is 7.5 feet unless otherwise shown.
 6. All bearings and distances are actual unless otherwise noted.
 7. Portions of this property are in a 100 year flood hazard area as established by the Federal Emergency Management Agency, Community Panel 48041C0150C Effective Date: July 2, 1992

PROJECT LOCATION



VICINITY MAP ~ not to scale ~

BRYAN INDUSTRIAL PARK PHASE I 605/779

BLOCK FOUR LOT 1A 14.252 ACRES

LOT 1BR 3.967 ACRES ELEC. POWER SUB STATION SITE (UNMANNED)

BLOCK FOUR LOT 1AR 13.852 ACRES

MUMFORD ROAD 100' R.O.W. ~ 22' ASPHALT

MUMFORD ROAD 100' R.O.W. ~ 22' ASPHALT

FIELD NOTES
 LOT 1AR, BLOCK 4
 13.852 ACRES

Being all that certain tract or parcel of land lying and being situated in Bryan, Brazos County, Texas, and being a portion of Lot 1, Block 4, Bryan Industrial Park, Phase II, according to the plat recorded in Volume 3288, Page 133 of the Official Records of Brazos County, Texas, said tract being more particularly described as follows:

COMMENCEMENT: at a 3/4 inch iron pipe found in concrete on the south line of Mumford Road (a county-maintained public road) marking the common corner of said Lot 1, Block 4 and Bryan Industrial Park, Phase II, according to the plat recorded in Volume 605, Page 779 of the Official Records of Brazos County, Texas, said point being the POINT OF BEGINNING of the herein described tract:

THENCE: S 69°31'40" E along the north line of said Lot 1 for a distance of 41.78 feet to a 5/8 inch iron rod found on the east line of a 30 foot wide railroad right-of-way;

THENCE: S 13°06'17" W through said Lot 1 and along the east line of said railroad right-of-way for a distance of 576.53 feet to a 5/8 inch iron rod found on the east line of said railroad right-of-way;

THENCE: S 13°06'20" W continuing through said Lot 1 and along the east line of said railroad right-of-way for a distance of 411.89 feet to a 5/8 inch iron rod found on the east line of said railroad right-of-way, said point being the north line of a 15 foot wide utility easement (as centered on an existing sanitary sewer line);

THENCE: S 69°35'57" E continuing through said Lot 1 and along the north line of said 15 foot wide utility easement for a distance of 238.48 feet to a 5/8 inch iron rod found on the north line of said 15 foot wide utility easement, said point being parallel to the west line of a 40 foot wide utility easement (as depicted on said plat of Bryan Industrial Park, Phase II, 847/403);

THENCE: N 26°29'38" E continuing through said Lot 1 and parallel to the west line of said 40 foot wide utility easement for a distance of 398.35 feet to a 5/8 inch iron rod found parallel to the west line of said 40 foot wide utility easement;

THENCE: N 67°27'30" W continuing through said Lot 1 for a distance of 231.88 feet to a set 1/2 inch iron rod;

THENCE: N 13°05'50" E continuing through said Lot 1 for a distance of 580.24 feet to a 1/2 inch iron rod set on the south line of Mumford Road, said point being on the north line of said Lot 1;

THENCE: S 69°31'40" E continuing along the north line of said Lot 1 for a distance of 340.92 feet to its intersection with the centerline of Thompkins Branch Creek, said point being the northeast corner of the herein described tract;

THENCE: Along the centerline of said 30 foot wide railroad easement for the following coils:

CURVE DELTA	RADIUS	ARC	TANGENT BEARING	CHORD
C1	3259'47"	573.69	330.39	169.92 S 29°37'59" W 325.84
C2	54'40'56"	458.28	438.33	237.47 N 20°28'00" W 421.88
C3	1931'26"	458.28	156.50	79.02 N 57°40'13" W 155.75

THENCE: N 22°31'48" E for a distance of 567.13 feet, to the north line of said 30 foot wide railroad easement at the common corner of said Lot 1, Block 4 and Lot 1, Block 3 and said Bryan Industrial Park, Phase II, said point being the northeast corner of the herein described tract;

THENCE: S 67°25'35" E for a distance of 300.00 feet;

THENCE: N 22°31'17" E for a distance of 15.03 feet, called L36, to the north line of said 30 foot wide railroad easement at the common corner of said Lot 1, Block 4 and Lot 1, Block 3 and said Bryan Industrial Park, Phase II, said point being the northeast corner of the herein described tract;

THENCE: S 67°25'35" E for a distance of 300.00 feet;

THENCE: N 22°31'48" E for a distance of 567.13 feet to the POINT OF BEGINNING containing 13.852 acres of land, more or less, as surveyed on the ground December, 1988.

AMENDING PLAT

AMENDING PLAT OF BRYAN INDUSTRIAL PARK, PHASE II LOTS 1AR & 1BR, BLOCK 4 13.852 & 3.967 ACRE TRACTS BRYAN, BRAZOS COUNTY, TEXAS VOLUME 3288, PAGE 133

SCALE: 1" = 100' APRIL 1999

OWNER/DEVELOPER:
 BRYAN BUSINESS COUNSEL
 3833 TEXAS AVE., SUITE 416
 BRYAN, TEXAS

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77802
 Phone: 409 / 846 - 2688

S.A. - DA\SM\0824R2.DWG

B-627B

on machine wd 5/6/99

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, (We, The), **Thomas G. Cyle for ABC** 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) in the Deed Records of Brazos County in Volume _____, Page _____, and designated herein as the _____ 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.

Thomas G. Cyle
 Owner

APPROVAL OF THE DEVELOPMENT ENGINEER
 I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Donald D. Garrett
 Development Engineer, Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR
 I, **Joey Dinn**, Planning Administrator of the City of Bryan, hereby certify that the attached plat duly approved by the City Council on the 11th day of June, 1999.

Joey Dinn
 PLANNING ADMINISTRATOR, BRYAN, TEXAS

CERTIFICATE OF THE ENGINEER
 I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett
 Donald D. Garrett, P.E. No. 22790

CERTIFICATE OF THE COUNTY CLERK
 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 the _____ day of _____, 1999, in the Deed/Official Records of Brazos County, Texas, in Volume 3287, Page 3.

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

Given under my hand and seal on this 11th day of June, 1999.

Alandra Y. Joines
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. 12-07-2000
 Notary Public, State of Texas