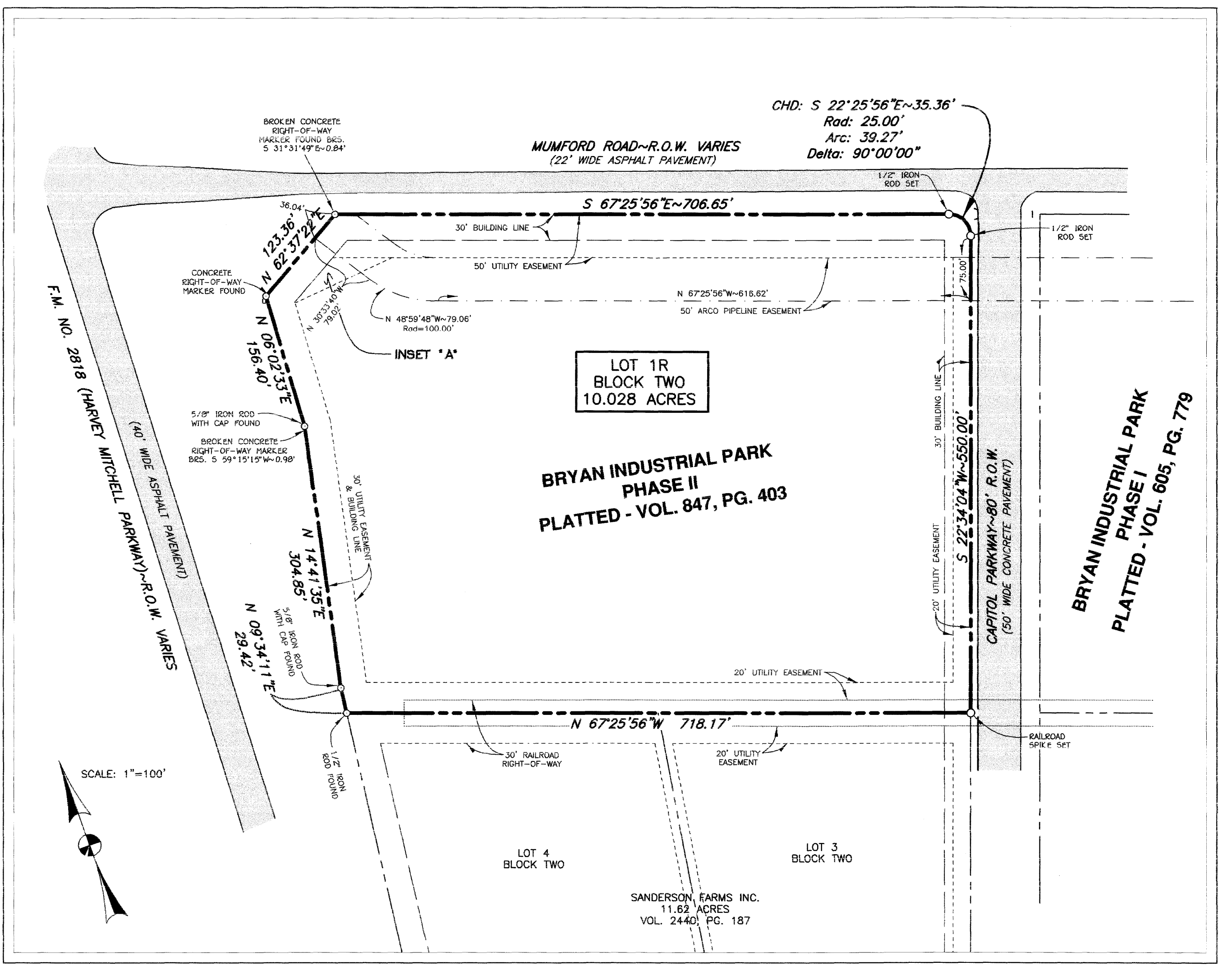


NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON PLAT CALL BEARINGS OF BRYAN INDUSTRIAL PARK, PHASE II, RECORDED IN VOL. 847, PG. 403 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- CURRENT TITLE APPEARS TO BE VESTED IN CIP (TX) I LLC BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 5667, PG. 229 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, PANEL NO. 0150C, MAP NO. 48041C0150C. EFFECTIVE DATE: JULY 2, 1992.
- BASIS OF ELEVATIONS IS THE CITY OF BRYAN MONUMENT "GPS-43" DESCRIBED AS A "BRASS OR ALUMINUM DISK SET IN CONCRETE" NEAR THE INTERSECTION OF MUMFORD ROAD AND CAPITOL PARKWAY. RECORDED ELEVATION IS 303.38.
- THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.
- ALL EASEMENTS AND SETBACKS AS DEPICTED ON FINAL PLAT OF BRYAN INDUSTRIAL PARK, PHASE II - VOL. 847, PG. 403 ARE SHOWN HEREON.
- THE PURPOSE OF THIS REPLAT IS TO REMOVE THE LOT LINE AND THE 20' UTILITY EASEMENT BETWEEN LOTS 1 AND 2, BLOCK TWO TO CREATE LOT 1R.

LEGEND

SANITARY SEWER MANHOLE	⊙
SANITARY SEWER LINE	—S—
WATER METER	⊕
WATER LINE	—W—
WATER VALVE	⊕
FIRE HYDRANT	⊕
TXU GAS METER	⊕
TXU GAS LINE	—G—
TELEPHONE PEDESTAL	⊕
TELEPHONE LINE	—T—
POWER POLE	⊕
LIGHT POLE	⊕
OVERHEAD ELECTRIC LINE	—E—
CHAIN LINK FENCE W/ POST	—X—



EXISTING CONDITIONS
VOL. 847, PG. 403
SCALE: 1"=100'

REPLAT
SCALE: 1"=100'

CERTIFICATION OF THE SURVEYOR

I, S. M. King, Registered Professional Land Surveyor No. 2003, 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.

S.M. King
S. M. King, R.P.L.S. No. 2003, June, 2004

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Kim C. Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 24th day of June, 2004 and same was duly approved on the 5th day of August, 2004 by said Commission.

Kim C. Casey
Chairman, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATION BY 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 the 12th day of August, 2004, in the Official Records of Brazos County, Texas, in Volume 6236, Page 154.

Karen McQueen by Mary Garcia
Karen McQueen, County Clerk, Brazos County, Texas

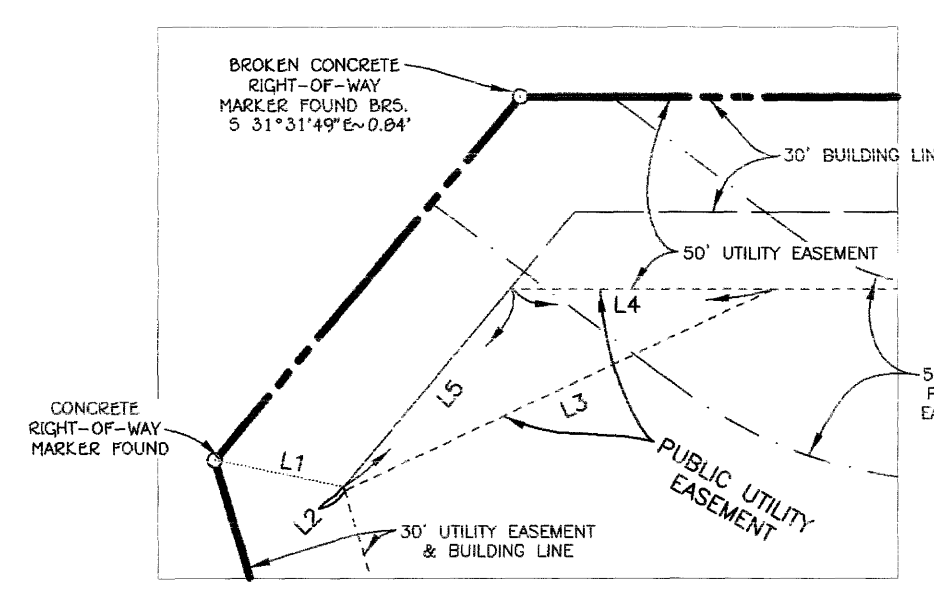
APPROVAL OF THE CITY ENGINEER

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 12 day of August, 2004.

[Signature]
City Engineer, Bryan, Texas

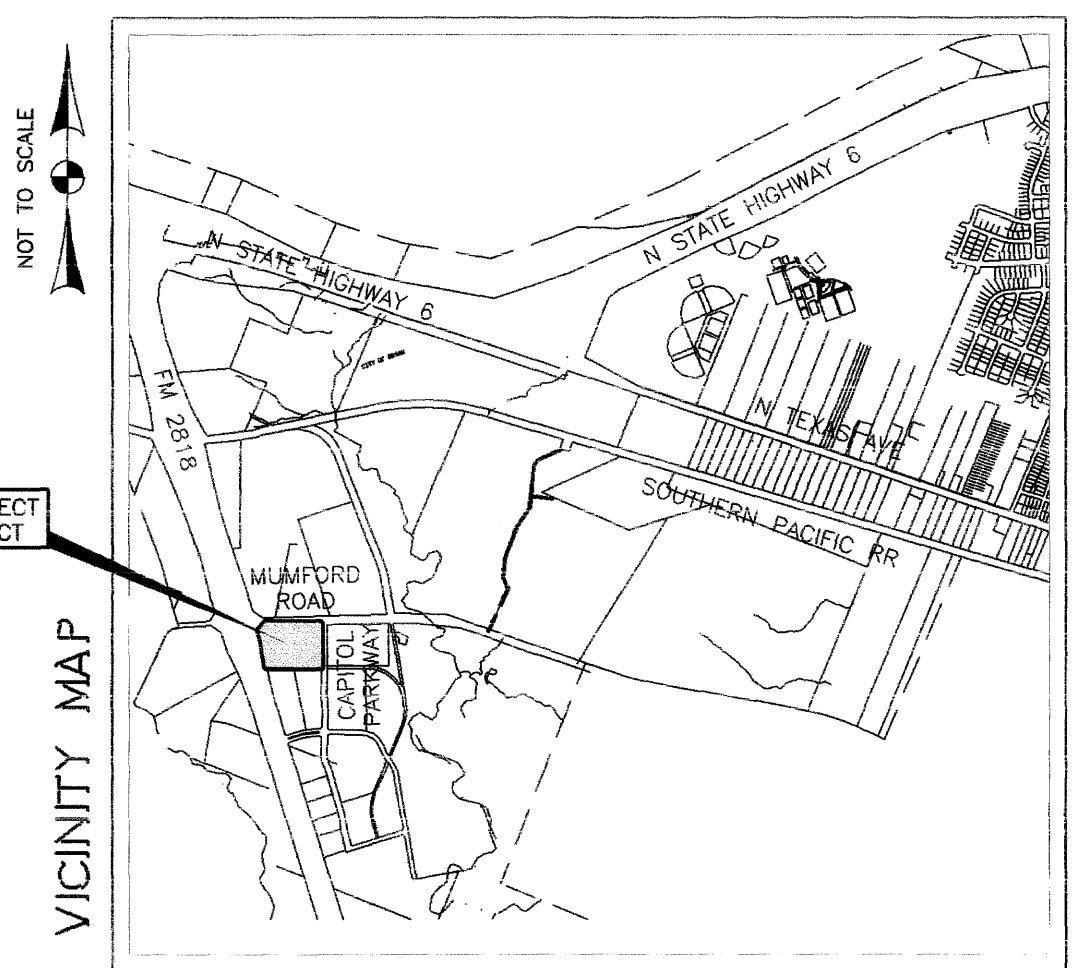
Doc 00865921 Bk OR Vol 6236 Pg 154
Filed for Record in:
BRAZOS COUNTY
On: Aug 12, 2004 at 10:25A
As a
Plat
Document Number: 00865921
Amount 50.00
Receipt Number - 248871
By: Mary Garcia

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of:
BRAZOS COUNTY
as stamped herein by me.
Aug 12, 2004
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY



PUBLIC UTILITY EASEMENT METES:

LINE	BEARING	DISTANCE
L1	S58°18'52"E	34.07'
L2	S03°23'43"W	1.03'
L3	N84°43'15"E	122.98'
L4	N70°04'46"W	68.38'
L5	S59°58'52"W	67.11'



REPLAT
OF
LOTS 1 & 2, BLOCK TWO
OF
BRYAN INDUSTRIAL PARK - PHASE II
VOL. 847, PG. 403
W. S. MARTIN SURVEY, A-35
BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
CIP (TX) I LLC
228 COMMERCE BLVD.
STATESVILLE, NC 28625
(704) 872-2999
SCALE: 1"=100' JULY, 2004
PAGE 1 OF 1
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

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