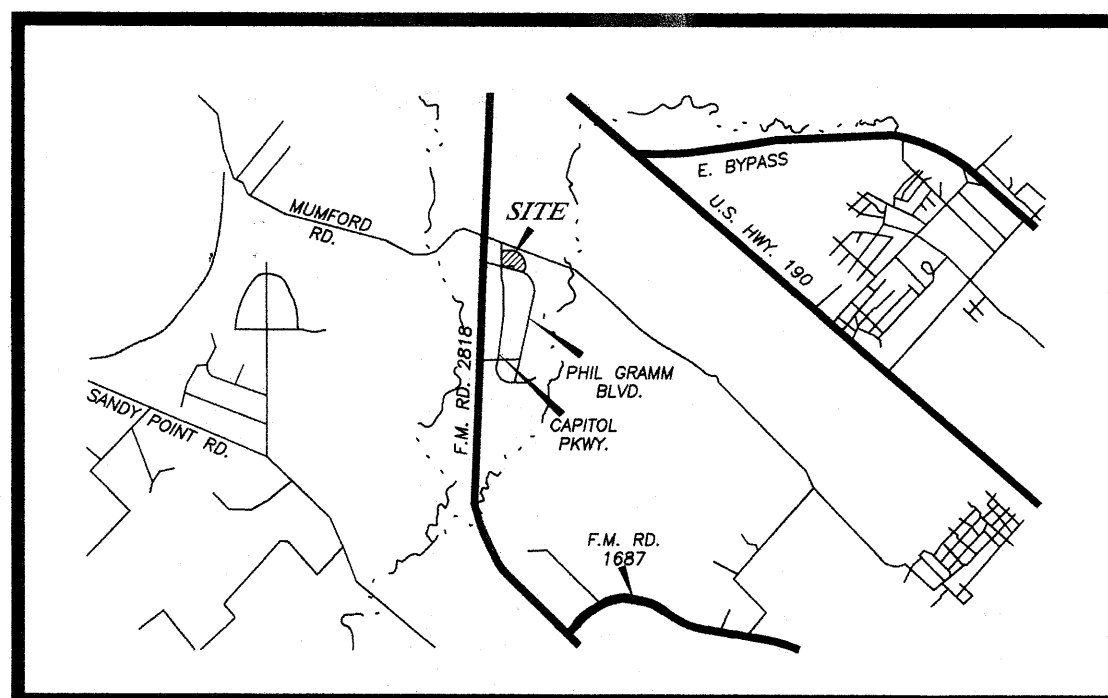


ORIGINAL PLAT CURVE DATA				
CURVE	RADIUS	DELTA	ARC	TANGENT
C1	459.28	19°31'26"	156.19	79.02
C2	459.28	54°40'56"	437.46	237.47
C3	573.69	32°59'47"	329.97	169.92
C4	319.15	13°24'31"	74.70	37.52
C5	330.00	52°33'52"	302.72	162.97

Doc 00800019 Blk OR 5048 Vol 128 Pg 9



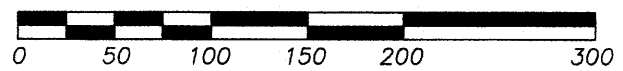
VICINITY MAP
(NOT TO SCALE)

STATE OF TEXAS
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.

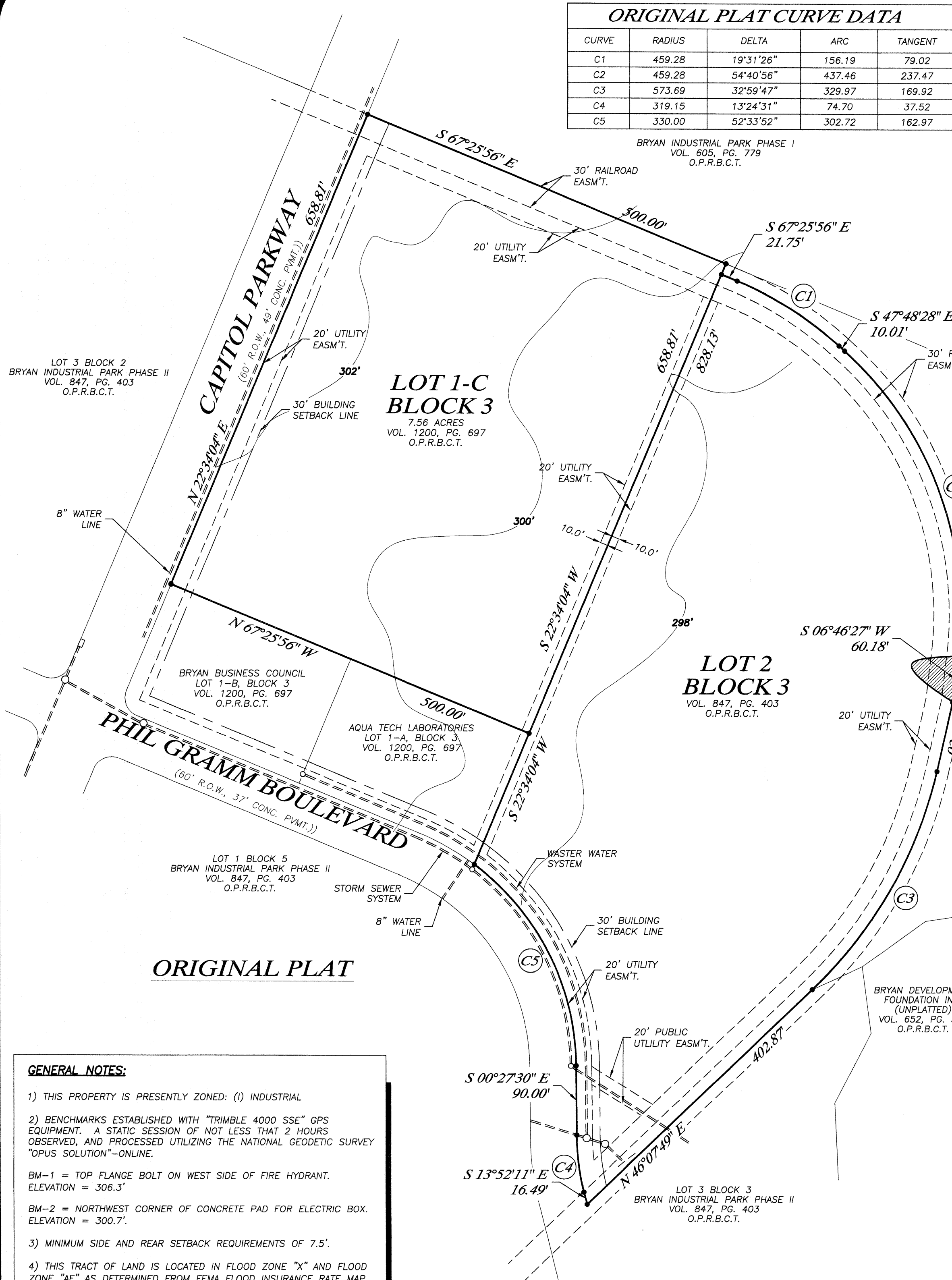
Jan 09, 2003

HONORABLE VAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

Scale: 1" = 100'



REVISED PLAT CURVE DATA						
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	459.28	19°31'56"	156.57	79.05	S 57°40'40" E	155.81
C2	459.28	54°40'47"	438.31	237.46	S 20°33'12" E	421.87
C3	573.69	33°00'03"	330.43	169.94	S 29°39'10" W	325.88
C4	319.15	13°23'53"	74.63	37.49	N 07°08'58" W	74.46
C5	330.00	52°33'52"	302.75	162.97	N 26°44'00" W	292.24



ORIGINAL PLAT

GENERAL NOTES:

- 1) THIS PROPERTY IS PRESENTLY ZONED: (I) INDUSTRIAL
- 2) BENCHMARKS ESTABLISHED WITH "TRIMBLE 4000 SSE" GPS EQUIPMENT. A STATIC SESSION OF NOT LESS THAN 2 HOURS OBSERVED, AND PROCESSED UTILIZING THE NATIONAL GEODETIC SURVEY "OPUS SOLUTION"-ONLINE.
- 3) MINIMUM SIDE AND REAR SETBACK REQUIREMENTS OF 7.5'.
- 4) THIS TRACT OF LAND IS LOCATED IN FLOOD ZONE "X" AND FLOOD ZONE "AE" AS DETERMINED FROM FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48041C0150C FIRM: JULY 2, 1992
- 5) CITY OF BRYAN STORM WATER MANAGEMENT ORDINANCE REQUIREMENTS ARE TO BE MET AT THE TIME OF A SITE PLAN SUBMITTAL.
- 6) MINIMUM FINISH FLOOR ELEVATION OF 299.0'

CERTIFICATE OF OWNERSHIP AND DEDICATION

(STATE OF TEXAS) GEORGIA
(COUNTY OF BRAZOS) COBB

That Bryan Coca Cola Bottling Company, a Texas Corporation, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records at Brazos County in Volume 4753, Page 133, 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.

John R. Parker, Jr. (Senior Vice President and General Counsel)

(STATE OF TEXAS) GEORGIA
(COUNTY OF BRAZOS) COBB

Before me, the undersigned authority, on this day personally appeared John R. Parker, Jr., known to me to be Senior Vice President and General Counsel for Bryan Coca Cola Bottling Company, a Texas Corporation, whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 16th day of December 2002.

Christi B. Hutchins
Notary Public, Brazos County, Texas
Cobb Georgia

(NOTARY SEAL)

FIELD NOTE DESCRIPTION

Being a 17.407 acre tract of land situated in Bryan, Brazos County, Texas, being all of Lot 1-C, Block 3, as shown on Replat of Lot 1, Block 3, Bryan Industrial Park Phase II of record in Volume 1200 on Page 697 of the Official Public Records of Brazos County, Texas together with all of Lot 2, Block 3, Bryan Industrial Park Phase II as recorded in Volume 847 on Page 403 of the said Official Public Records, said 17.407 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rod found marking the southeast right-of-way line of Capitol Parkway (an 80' public roadway), the north corner of Lot 1-B, Block 3, the west corner of Lot 1-C, Block 3 and being the west corner of the herein described tract;

THENCE N 22°34'05" E (N 22°34'04" E Record), with the southeast right-of-way line of said Capitol Drive, the northwest line of said Lot 1-C and the northwest line of the herein described tract for a distance of 658.79' (658.81' Record) to a 3/4" pipe in concrete found marking the northeast corner of said Lot 1-C, the southwest line of said Bryan Industrial Park Phase I, the northwest corner of Lot 1, Block 4 and being an angle point on the northeast line of the herein described tract;

THENCE S 67°25'34" E (S 67°25'56" E Record), with the southwest line of said Bryan Industrial Park Phase I, the northeast line of said Lot 1-C and the northeast line of the herein described tract for a distance of 500.00' (500.00' Record) to a 1/2" rod found marking the northeast corner of said Lot 1-C, the southwest line of said Bryan Industrial Park Phase I, the northwest corner of Lot 1, Block 4 and being an angle point on the northeast line of the herein described tract;

THENCE S 22°34'17" W (S 22°34'04" W Record), with the southeast line of said Lot 1-C, the northwest line of said Lot 1 and the northeast line of the herein described tract for a distance of 15.00' (15.00' Record) to a 60d nail found marking the west corner of said Lot 1, the northwest corner of Lot 2, Block Three and being an angle point on the northeast line of the herein described tract;

THENCE S 67°25'34" E (S 67°25'56" E Record), with the southwest line of said Lot 1, the northeast line of said Lot 2 and the northeast line of the herein described tract for a distance of 21.75' (21.75' Record) to a 60d nail found marking the beginning of a curve to the right;

THENCE along said curve to the right having a radius of 459.28', a delta of 19°31'56", a tangent of 79.05', an arc length of 156.57', a long chord of 155.81' and a chord bearing of S 57°40'40" E to a 1/2" rod found marking the end of said curve;

THENCE S 47°46'11" E (S 47°48'28" E Record), with the west line of said Lot 1, the northeast line of said Lot 2 and the northeast line of the herein described tract for a distance of 9.97' (10.01' Record) to a 1/2" rod found marking the beginning of a curve to the right;

THENCE along said curve to the right having a radius of 459.28', a delta of 54°40'47", a tangent of 237.46', an arc length of 438.31', a long chord of 421.87' and a chord bearing of S 20°33'12" E to a 60d nail found marking an east corner of the herein described tract;

THENCE S 06°46'05" W (S 06°46'27" W Record), with the west line of said Lot 1, the east line of said Lot 2 and the east line of the herein described tract for a distance of 60.18' (60.18' Record) to a P.K. nail found marking and angle point on the southeast line of the herein described tract;

THENCE S 13°07'40" W (S 13°08'02" W Record), with the west line of said Lot 1, the east line of said Lot 2 and the east line of the herein described tract for a distance of 92.54' (92.54' Record) to a 1/2" rod found marking the beginning of a curve to the right;

THENCE along said curve to the right having a radius of 573.69', a delta of 33°00'03", a tangent of 169.94', an arc length of 330.43', a long chord of 325.88' and a chord bearing of S 29°39'10" W to a 1/2" rod found marking the end of said curve, being the southwest corner of said Lot 1, the northernmost west corner of Lot 3, Block 3 and an angle point on the southeast line of the herein described tract;

THENCE S 46°07'33" W (S 46°07'49" W Record), with the northwest line of said Lot 3, the southeast line of said Lot 2 and the southeast line of the herein described tract for a distance of 402.87' (402.87' Record) to a P.K. nail found marking the east right-of-way line of Phil Gramm Boulevard (a 60' public roadway), the west corner of said Lot 3, the south corner of said Lot 2 and being the south corner of the herein described tract;

THENCE N 13°52'33" W (N 13°52'11" W Record), with the east right-of-way line of said Phil Gramm Boulevard, the southwest line of said Lot 2 and the southwest line of the herein described tract for a distance of 16.56' (16.49' Record) to a 3/4" rod found marking the beginning of a curve to the right;

THENCE along said curve to the right having a radius of 319.15', a delta of 13°23'53", a tangent of 37.49', an arc length of 74.63', a long chord of 74.46' and a chord bearing of N 07°08'58" W to a 1/2" rod set marking the end of said curve and being an angle point on the southwest line of the herein described tract;

THENCE N 00°27'02" W (N 00°27'30" W Record), with east right-of-way line of said Phil Gramm Boulevard, the southwest line of said Lot 2 and the southwest line of the herein described tract for a distance of 90.00' (90.00' Record) to a 3/4" pipe found marking the beginning of a curve to the left;

THENCE along said curve to the left having a radius of 330.00', a delta of 52°33'52", a tangent of 162.97', an arc length of 302.75', a long chord of 292.24' and a chord bearing of N 26°44'00" W to a 1/2" rod found marking the south corner of Lot 1-A, Block 3, the west corner of said Lot 2 and being an angle point on the southwest line of the herein described tract;

THENCE N 22°35'17" E (N 22°34'04" E Record), with the southeast line of said Lot 1-A, the southeast line of said Lot 2 and a southwest line of the herein described tract for a distance of 184.43' (184.32' Record) to a 1/2" rod found marking the east corner of said Lot 1-A, the south corner of said Lot 1-C and being an angle point on the southwest line of the herein described tract;

THENCE N 67°25'56" W (basis of bearings), with the northeast line of said Lot 1-A, the northeast line of said Lot 1-B, the southwest line of said Lot 1-C and the southwest line of the herein described tract for a distance of 499.98' (500.00' Record) to the point and place of beginning, containing in area 17.407 acres (758,269 square feet) of land, more or less.

REVISED PLAT

CERTIFICATION OF THE SURVEYOR

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Mitchell Lee Brackin, Registered Public Surveyor No. 5163 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.

Mitchell Lee Brackin
Registered Public Land Surveyor

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen M. Queen, 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 14th day of Jan 2003, in the official Records of Brazos County in Volume 847 Page 403.

Karen M. Queen
County Clerk, Brazos County, Texas by: Teresa Ramirez
APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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 07th day of November 2002.

M. Pelland for City Clerk
Planning Administrator, Bryan, 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 20th day of Dec 2002.

City Engineer, Bryan, Texas

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

I, _____ County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the _____ day of _____, 20__.

County Judge, Brazos County, Texas



(SURVEYOR'S SEAL)

Prepared by:

Access Surveyors
Texas Registered Professional Land Surveyors
505 South Fourth Street - Beaumont, Texas 77701
Telephone (409) 838-6322 Fax 838-6122
rpls5163@aol.com
codfile: ejc 4405:\.dwg

REPLAT
LOT 1-C, BLOCK 3 AND
LOT 2, BLOCK 3
BRYAN INDUSTRIAL PARK, PHASE II
17.407 ACRES
LYING IN BRYAN, BRAZOS COUNTY, TEXAS
November, 2002

OWNER:
BRYAN COCA COLA
BOTTLING CO., A TEXAS
CORPORATION

ADDRESS:
120 NORTH MAIN
BRYAN, TEXAS 77806