

SCALE: 1" = 100'

CURVE DELTA	ADIUS	ARC	TANGENT	BEARING	CHORD
C1	3278'47"	573.86	330.38	186.82 S 28°27'00" W	325.84
C2	5440'56"	458.28	438.33	237.47 N 20°28'00" W	421.88
C3	1831'25"	458.28	156.50	79.02 N 57°40'15" W	156.75

BLOCK THREE LOT 3

BLOCK THREE LOT 2

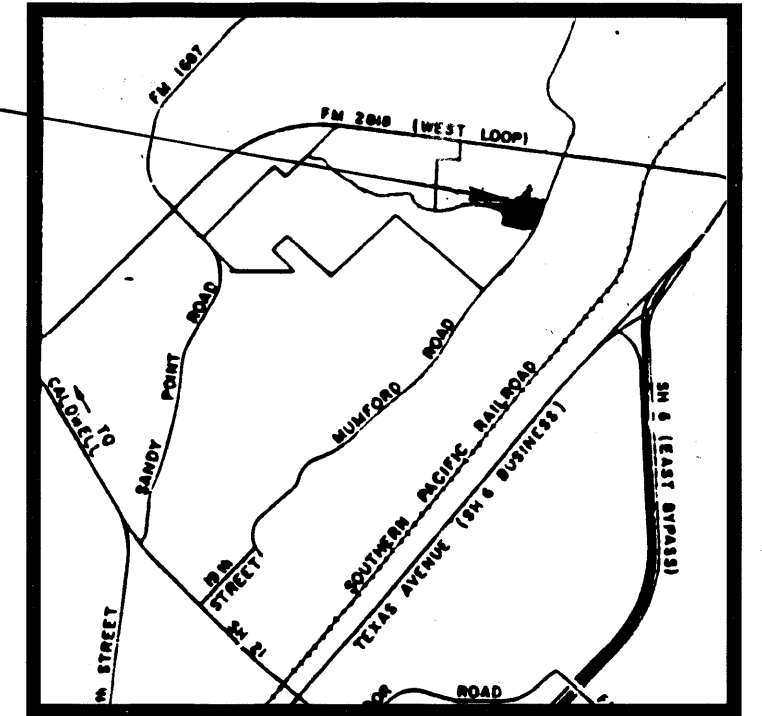
BLOCK THREE LOT 1

BRYAN INDUSTRIAL PARK PHASE I 605/779

BLOCK FOUR LOT 1 17.819 ACRES

VICINITY MAP ~ not to scale ~

PROJECT LOCATION



- GENERAL NOTES:
- Plat bearing used as basis of bearings.
 - 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.
 - Lone Star Gas Line easement recorded in Volume 112, Page 74, is a Blanket Easement.
 - Minimum rear lot building setback is 5 feet unless otherwise shown.
 - Minimum side lot line building setback is 10 feet unless otherwise shown.
 - All bearings and distances are actual unless otherwise noted.
 - 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

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 Thompsons Branch; at road crossing approximately 54 feet east of centerline of track, approximately 51 feet north of centerline of road.
Elevation = 325.67

LINE	BEARING	DISTANCE
L1	S 17°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" E	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°58'43" W	47.19
L14	S 08°28'34" 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 69°07'44" W	71.27
L19	S 53°34'56" W	134.28
L20	S 54°03'41" W	124.47
L21	S 63°12'35" W	144.47
L22	S 49°48'23" W	51.46
L23	S 14°57'06" E	43.46
L24	S 48°19'06" W	82.88
L25	S 62°32'19" W	59.48
L26	N 50°33'35" W	32.18
L27	N 36°48'15" W	62.00
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 847/403

REPLAT

FIELD NOTES LOT 1A, BLOCK 4 14.252 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 I, according to the plat recorded in Volume 847, Page 403 of the Official Records of Brazos County, Texas. Said tract being more particularly described as follows:

COMMENCING: at a 3/4 inch iron pipe found in concrete on the south line of Mumford Road (to county-maintained public road) marking the common corner of said Lot 1, Block 4 and Bryan Industrial Park, Phase I, 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 POINT OF BEGINNING 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 28°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 282.29 feet to a found 5/8 inch iron rod.

THENCE: N 13°05'50" E continuing through said Lot 1 for a distance of 579.13 feet to a 5/8 inch iron rod found 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 271.17 feet to its intersection with the centerline of Thompsons Branch Creek, said point being the northeast corner of the herein described tract.

THENCE: Along the centerline of said Thompsons Branch Creek for the following coils:

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L1	S 17°59'56" E	156.17
L2	S 65°10'44" E	66.74
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L5	S 89°42'43" W	134.91
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L28	N 26°40'49" W	87.24
L29	S 81°38'05" W	119.43
L30	S 54°09'27" W	100.85

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C1	3278'47"	573.86	330.38	186.82	S 28°27'00" W	325.84
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C3	1831'25"	458.28	156.50	79.02	N 57°40'15" W	156.75

THENCE: N 22°32'17" E for a distance of 15.03 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 I, said point being the northeast corner of the herein described tract.

THENCE: S 67°25'56" 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 14.252 acres of land, more or less, as surveyed on the ground July, 1998.

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.

Mark J. Canale
Development Engineer, Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, *JOEY DUNN*, Planning Administrator of the City of Bryan, hereby certify that the attached plat duly approved by the City Council on the 19th day of OCTOBER, 1998.

JOEY DUNN
PLANNING ADMINISTRATOR, BRYAN, TEXAS

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Land Surveyor No. 22790, of the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett
Donald D. Garrett, R.P.L.S. 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 this 22nd day of OCTOBER, 1998, in the Deed/Official Records of Brazos County, Texas, in Volume 847, Page 133.

Mary Ann Ward
County Clerk, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The),
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 _____, 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.

Mark J. Canale pros.
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

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

Given under my hand and seal on this 19th day of 1998.

ALANDRY JOINES
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-07-2000

REPLAT
OF
BRYAN INDUSTRIAL PARK, PHASE II
LOT 1, BLOCK 4
17.819 ACRE TRACT
BRYAN, BRAZOS COUNTY, TEXAS
VOLUME 847, PAGE 403

SCALE: 1" = 100' JULY 1998

OWNER/DEVELOPER:
BRYAN DEVELOPMENT FOUNDATION, INC.
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