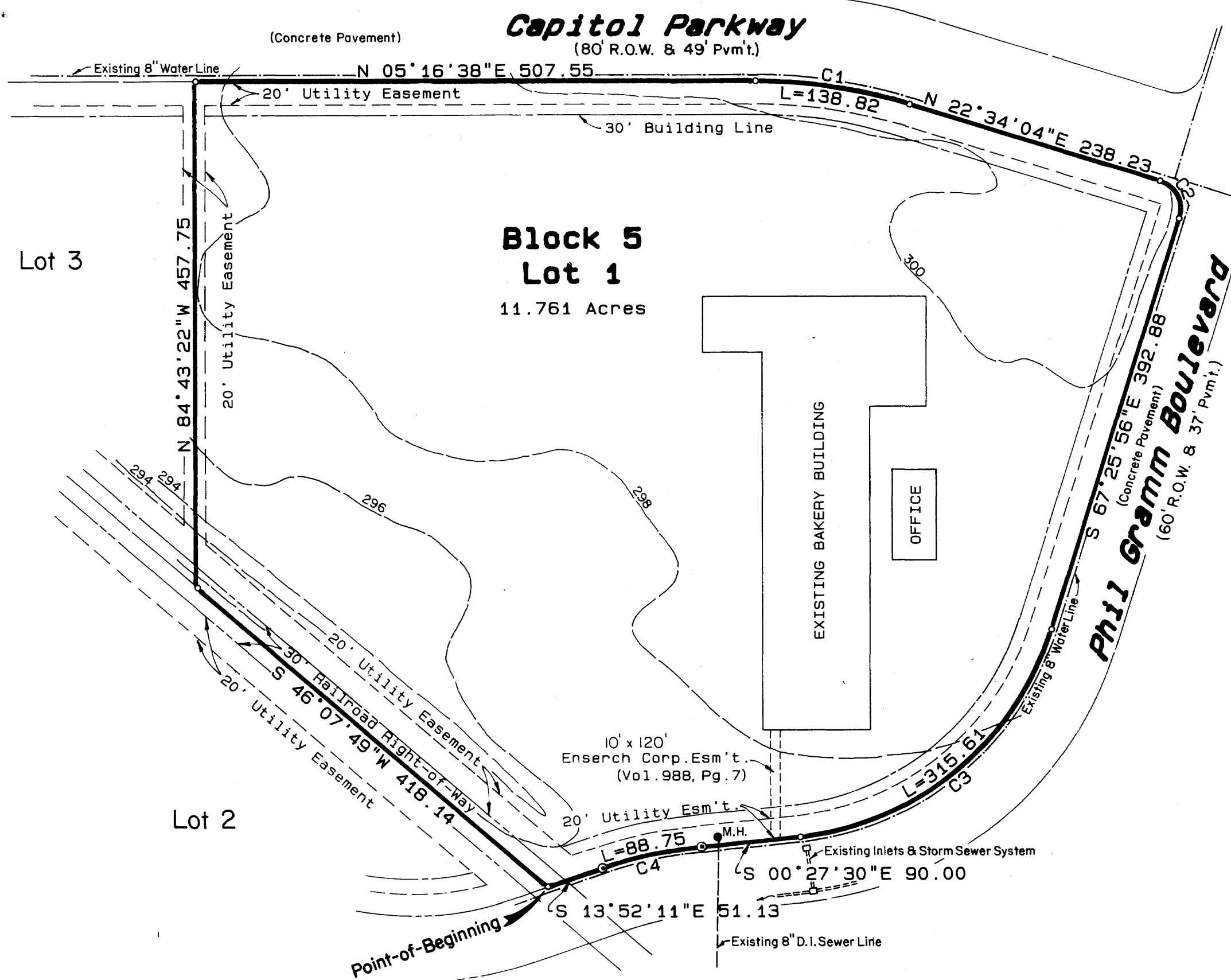
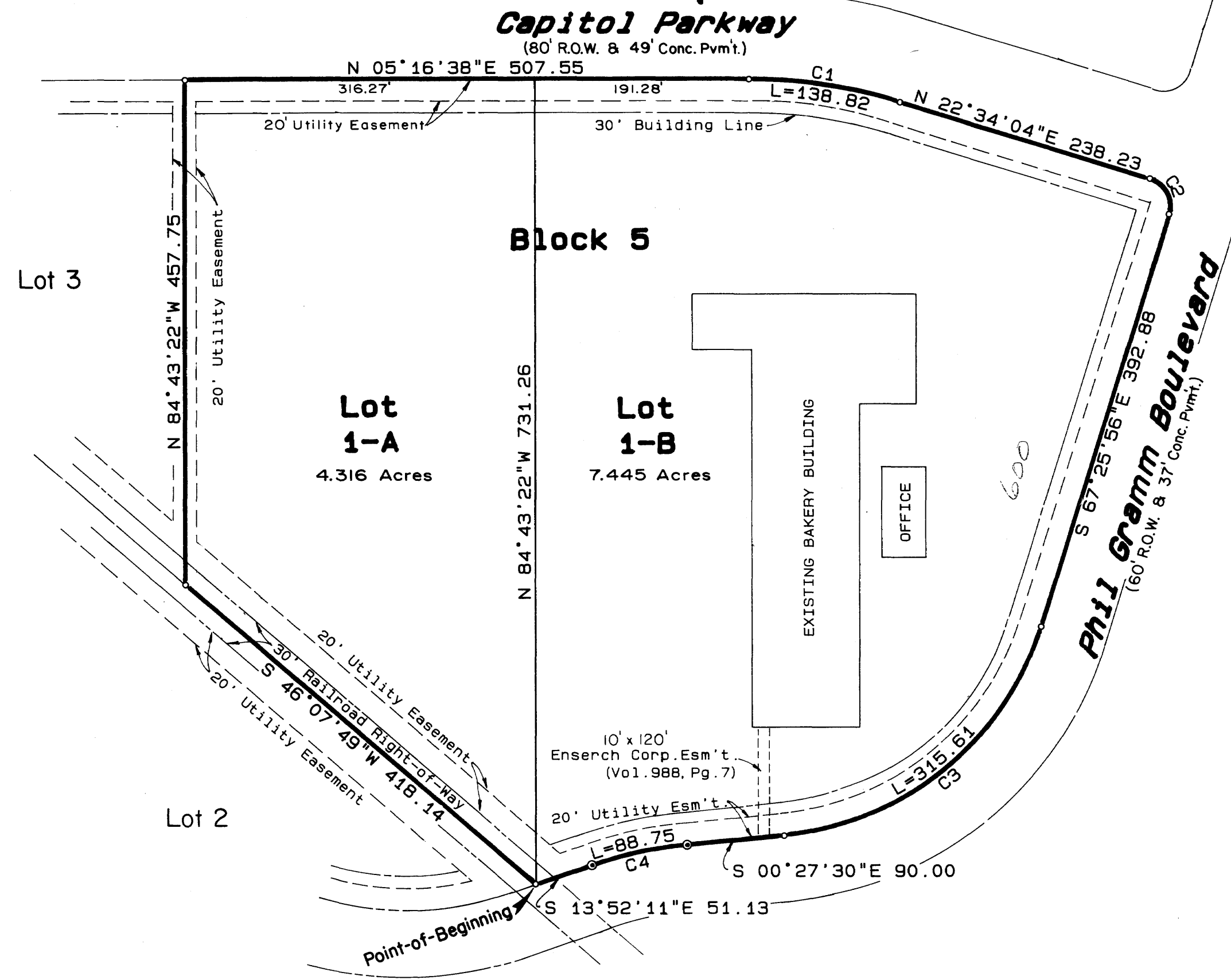
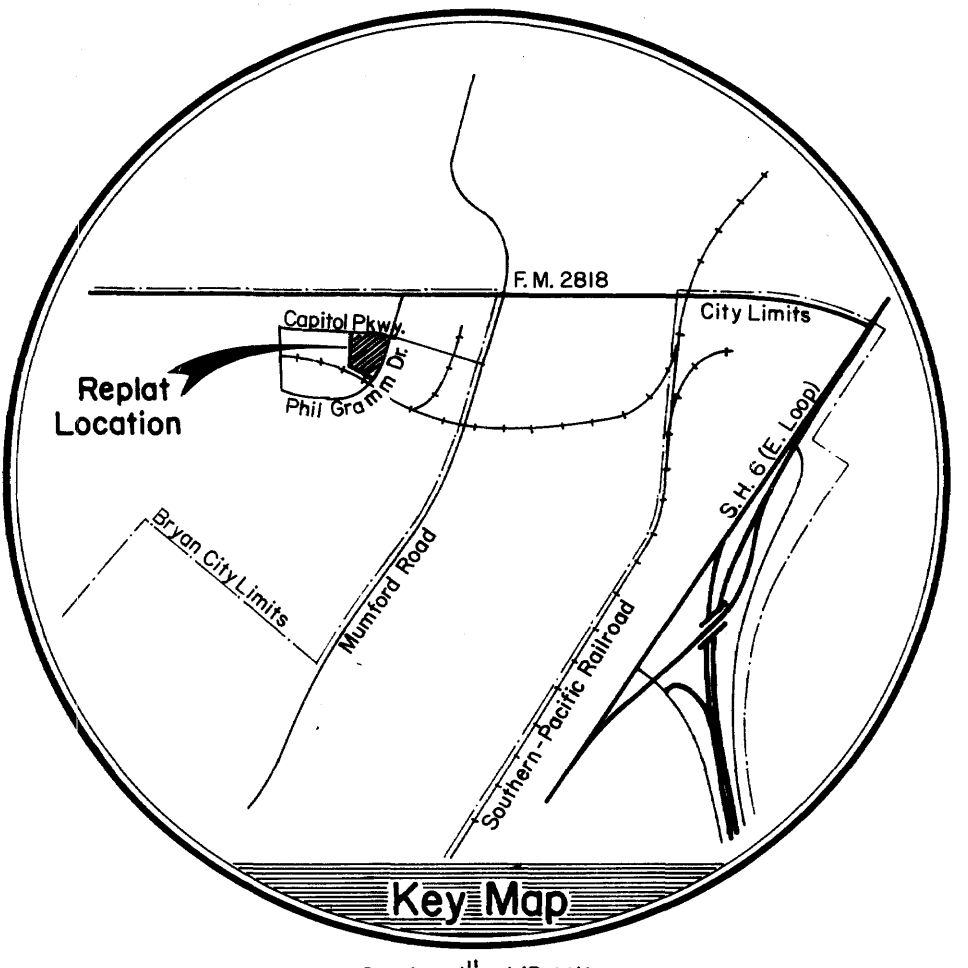
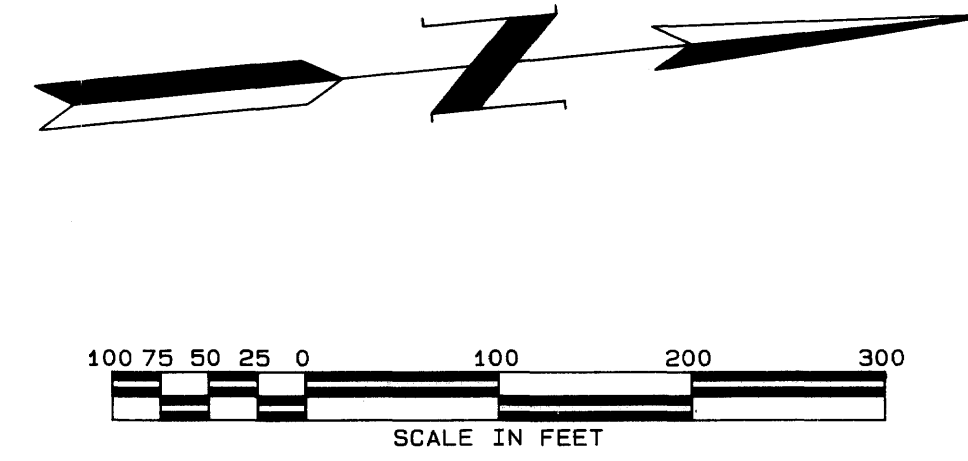


CURVE DATA SUMMARY						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	17° 17' 26"	460.00	138.82	69.94	138.29	N 13° 55' 21" E
2	90° 00' 00"	25.00	39.27	25.00	35.36	N 67° 34' 04" E
3	66° 58' 26"	270.00	315.61	178.62	297.94	S 33° 56' 43" E
4	13° 24' 41"	379.15	88.75	44.58	88.55	S 07° 09' 50" E



Original Plat
(FILED FOR RECORD IN VOL. 847, PG. 403)



Revised Plat

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:
STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), Bryan Baking, 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 1164, Page 108, and designated herein as Lots 1-A & 1-B of the Replat of Lot 1, Block 5, BRYAN INDUSTRIAL PARK PHASE II 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.

Greg Parker
Greg Parker, Controller
Lienholder Approval
Tina M. Grubbs, P.L.S.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Greg Parker, 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 1st day of June, 1990.

Tina M. Grubbs
Notary Public in and for Brazos County, Texas
My term expires: May 17, 1993
Printed Name

A CERTIFICATE BY THE ENGINEER:
STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.
Michael R. McClure 4/11/90
Registered Professional Engineer

CERTIFICATION OF THE SURVEYOR:
STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Land Surveyor No. 2859 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 and that the metes and bounds describing said subdivision will describe a closed geometric form.
Michael R. McClure 4/11/90
Registered Professional Land Surveyor

FIELD NOTES
Lot 1, Block 5
BRYAN INDUSTRIAL PARK, PHASE II

Being all that certain tract or parcel of land, lying and being situated in the W. S. MARTIN SURVEY, A-35 in Bryan, Brazos County, Texas and being all of Lot One (1), Block Five (5) of the BRYAN INDUSTRIAL PARK, PHASE II as recorded in Volume 847, Page 403 of the Official Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod at the intersection of the centerline of a 30-foot wide railroad right-of-way and the southwest right-of-way line of Phil Gramm Boulevard (based on a 60-foot width), said iron rod also marking the most easterly corner of the said Lot, One (1), Block Five (5) of the BRYAN INDUSTRIAL PARK, PHASE II;
THENCE: S 46° 07' 49" W along the centerline of said 30-foot wide right-of-way for a distance of 418.14 feet to a 1/2-inch iron rod for corner, said iron rod also marking the southeast corner of said Lot One (1), Block Five (5);
THENCE: N 84° 43' 22" W along the common lot line of said Lot One (1) and Lot Three (3) of Block Five (5) for a distance of 457.75 feet to a 1/2-inch iron rod for corner, said iron rod also being in the east right-of-way line of Capitol Parkway (based on an 80-foot width);
THENCE: N 05° 16' 38" E along said east line of Capitol Parkway for a distance of 507.55 feet to a 1/2-inch iron rod at the Point of Curvature of a curve to the right;
THENCE: 138.82 feet in a northeasterly direction and clockwise along the arc of said curve having a central angle of 17° 17' 26", a radius of 460.00 feet, a tangent of 69.94 feet and a long chord bearing N 13° 55' 21" E at a distance of 38.29 feet to a 3/2-inch iron rod at the Point of Tangency;
THENCE: N 22° 34' 04" E continuing along said Capitol Parkway line for a distance of 238.23 feet to a 1/2-inch iron rod at the Point of Curvature of a curve to the right;
THENCE: 39.27 feet in a northeasterly direction and clockwise along the arc of said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a long chord bearing N 67° 34' 04" E at a distance of 35.36 feet to a 1/2-inch iron rod at the Point of Tangency, said iron rod also being the intersection of the east right-of-way line of said Capitol Parkway and the foresaid southwest right-of-way line of Phil Gramm Boulevard;
THENCE: S 67° 25' 56" E along said Phil Gramm Boulevard for a distance of 392.88 feet to a 1/2-inch iron rod at the Point of Curvature of a curve to the right;
THENCE: 315.61 feet in a southeasterly direction and clockwise along the arc of said curve in the southwest line of Phil Gramm Boulevard and having a central angle of 66° 58' 26", a radius of 270.00 feet, a tangent of 178.62 feet and a long chord bearing S 33° 56' 43" E at a distance of 297.94 feet to a 1/2-inch iron rod at the Point of Tangency;
THENCE: S 00° 27' 30" E continuing along Phil Gramm Boulevard for a distance of 90.00 feet to a concrete monument at the Point of Curvature of a curve to the left;
THENCE: 88.75 feet in a southeasterly direction and counter-clockwise along the arc of said curve having a central angle of 13° 24' 41", a radius of 379.15 feet, a tangent of 44.58 feet and a long chord bearing S 07° 09' 50" E at a distance of 88.55 feet to a concrete monument at the Point of Tangency;
THENCE: S 13° 52' 11" E continuing along said Phil Gramm Boulevard for a distance of 51.13 feet to the POINT OF BEGINNING and containing 11.761 acres of land, more or less.

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, Frank Bouskie, 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 18 day of July, 1990, in the Deed Records of Brazos County in Volume 1127, Page 621.
Frank Bouskie by Karen McJannet
County Clerk, Brazos County, Texas

CERTIFICATION BY THE PLANNING DIRECTOR

I, the undersigned, Director of Planning of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this ordinance.
Ray Sharada
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION:

I, ED WAGONER, Chairman of the City Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning & Zoning Commission of the City of Bryan on the 15TH day of MARCH, 1990, and same was duly approved on the 5TH day of APRIL, 1990, by said Commission.
Ed Wagoner
Chairman, City Planning & Zoning Commission
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.
Bruce K...
City Engineer, Bryan, Texas

- GENERAL NOTES:
- This property is presently zoned: (I) Industrial District
 - Elevation Datum: City of Bryan Datum, refer to U.S. Army Corps of Engineers Flood Study Report on Thompsons Creek. Benchmark is a chiseled square on the south end of the east headwall on F.M. 2818 at its intersection with Thompsons Branch, elevation = 271.62'.
 - Minimum side yard setback is identified as 5' in the City of Bryan Zoning Ordinance No. 756.
 - This property is not in a 100-Year Flood Hazard Area as identified in the "Flood Plain Information - Thompsons Creek and Tributaries, Bryan, Texas", dated 1975, by the U.S. Army Corps of Engineers.
 - City of Bryan Stormwater Management Ordinance requirements are to be met at the time of a Site Plan submittal.
 - denotes 1/2" iron rods
— denotes concrete monument

REPLAT

Replat of Lot 1, Block 5
Bryan Industrial Park Phase II

11.761 ACRES
W.S. MARTIN SURVEY, A-35
BRYAN, BRAZOS COUNTY, TEXAS
APRIL, 1990

Owner: BRYAN BAKING, INC.
600 PHIL GRAMM BLVD.
BRYAN, TEXAS 77803

Engineer & Surveyor: MCCLURE ENGINEERING, INC.
1722 BROADMOOR DRIVE
BRYAN, TEXAS

on invoice 5/4/90

FILED
90 JUL 18 PM 2:25

Grand County Clerk
Brazos County
Bryan, Texas

448531