

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, **BRYAN BUSINESS COUNCIL, INC.**, OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 652, PAGE 339, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

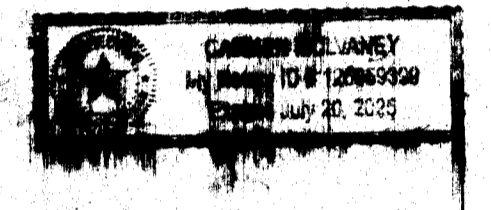
*Adrian M. ...* - President  
BRYAN BUSINESS COUNCIL, INC.

**NOTARY PUBLIC CERTIFICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Sarah Harrison, MD* (KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 09 DAY OF February, 2021.

*Daniel B. Davis*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



**CERTIFICATE OF SURVEYOR**

I, *Daniel B. Davis*, REGISTERED PUBLIC SURVEYOR, NO. 1469, 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 (LAND), AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

*Daniel B. Davis*  
DANIEL B. DAVIS  
R.P.L.S. NO. 6195



**CERTIFICATE BY THE COUNTY CLERK**  
STATE OF TEXAS  
COUNTY OF BRAZOS

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 9/30/2021 11:43:38 AM  
In the PLAT Records

I,                      COUNTY CLERK  
TOGETHER WITH THIS CERTIFICATE OF  
                     IN THE OFFICIAL PL  
Doc Number: 2021-1447925  
Volume - Page: 17397-83  
Number of Pages: 1  
Amount: 73.00  
Order #: 20210930000033  
By: PD

*Karen McCreary*  
COUNTY CLERK  
BRAZOS COUNTY, TEXAS

**APPROVAL OF THE CITY PLANNER**

I, *Martin Zimmerman*, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND 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 09 DAY OF February, 2021.

*Martin Zimmerman*  
CITY PLANNER  
BRYAN, TEXAS

**APPROVAL OF CITY ENGINEER**

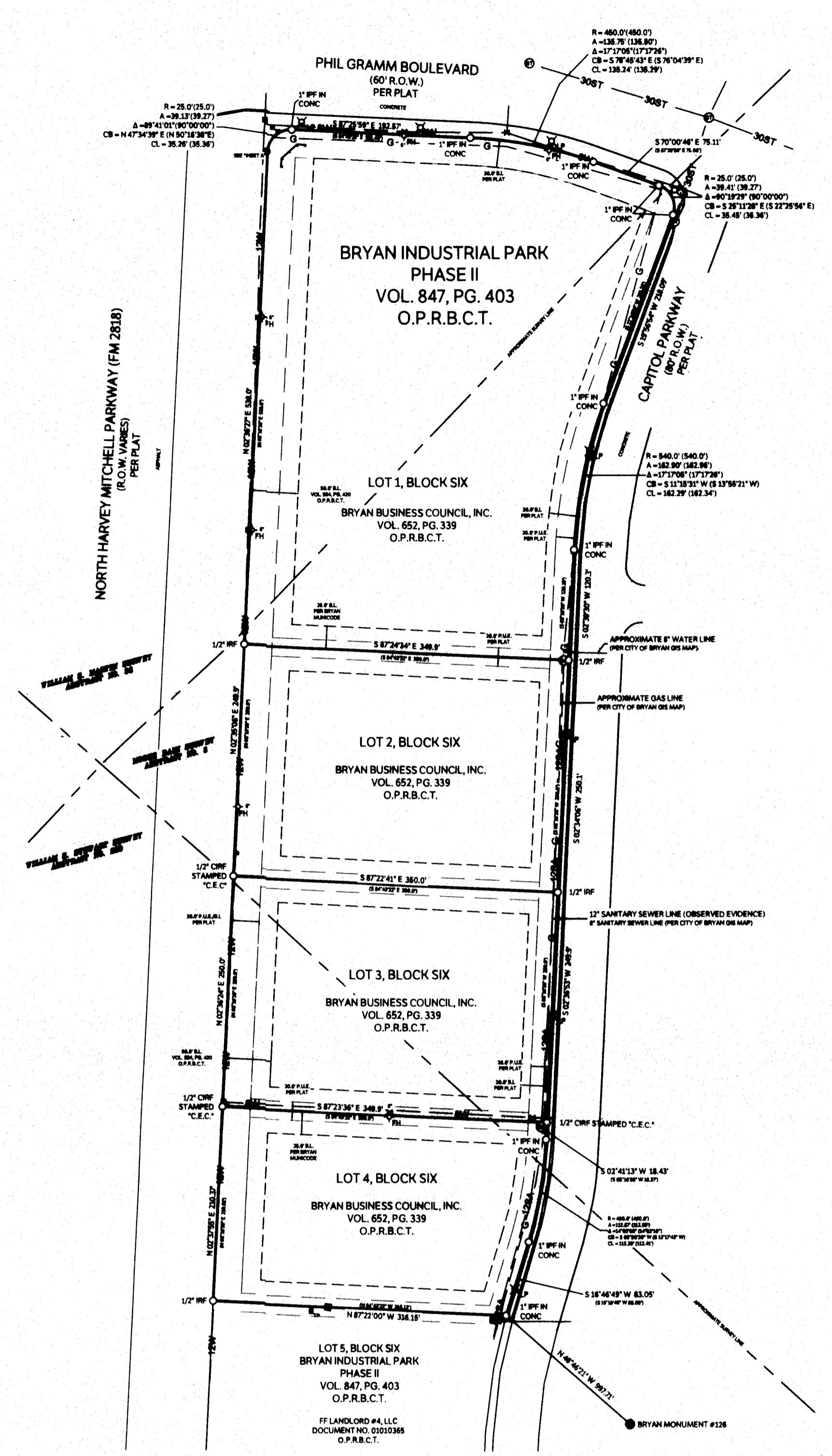
I, *Daniel B. Davis*, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 09 DAY OF February, 2021.

*Daniel B. Davis*  
CITY ENGINEER  
CITY OF BRYAN, TEXAS

**PREPARED FOR:**  
**BRYAN BUSINESS COUNCIL, INC.**  
P.O. BOX 1000  
BRYAN, TEXAS 77805

**ADDRESS:**  
**619 CAPITOL PARKWAY**  
**BRYAN, BRAZOS COUNTY, TEXAS 77807**  
**WILLIAM S. MARTIN SURVEY, A-35**  
**MOSES BAIN SURVEY, A-3**  
**WILLIAM S. STEWART SURVEY, A-220**  
**BRYAN, BRAZOS COUNTY, TEXAS**

**SURVEYOR:**  
**DANIEL B. DAVIS**  
**11913 STARCREST DRIVE**  
**SAN ANTONIO, TEXAS 78247**



**ORIGINAL PLAT**

**FIELD NOTES**

BEING A 10.536 ACRES (468,969 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAMS, MARTIN SURVEY, ABSTRACT NO. 36, THE MOSES BAIN SURVEY, ABSTRACT NO. 3, AND THE WILLIAM S. STEWART SURVEY, ABSTRACT NO. 220, BRYAN, BRAZOS COUNTY, TEXAS AND BEING ALL OF LOTS 1-4, BLOCK SIX AS DEPICTED ON THE BRYAN INDUSTRIAL PARK PHASE II SUBDIVISION PLAT HEREBY REFERRED TO AS "PHASE II" RECORDED IN VOLUME 652, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.) 1,340 IS BEING RECONVEYED TO A 1.536 ACRES (61,800 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING, AT A 1.536 ACRES (61,800 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAMS, MARTIN SURVEY, ABSTRACT NO. 36, THE MOSES BAIN SURVEY, ABSTRACT NO. 3, AND THE WILLIAM S. STEWART SURVEY, ABSTRACT NO. 220, BRYAN, BRAZOS COUNTY, TEXAS AND BEING ALL OF LOTS 1-4, BLOCK SIX AS DEPICTED ON THE BRYAN INDUSTRIAL PARK PHASE II SUBDIVISION PLAT HEREBY REFERRED TO AS "PHASE II" RECORDED IN VOLUME 652, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.) 1,340 IS BEING RECONVEYED TO A 1.536 ACRES (61,800 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE, NORTH 02° 22' 00" WEST (NORTH 02° 22' 00" WEST) DEPARTING FROM SAID CAPITOL PARKWAY AND ALONG THE NORTH BOUNDARY LINE OF SAID LOT 6, A DISTANCE OF 348.15 (348.15) FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF SAID LOT 6, AND BEING LOCATED IN THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID LOT 6, A DISTANCE OF 0.30 FEET.

THENCE, NORTH 02° 38' 25" EAST (NORTH 02° 38' 25" EAST) DEPARTING FROM SAID LOT 6 AND WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID FM 2818, A DISTANCE OF 1246.27 (1246.27) FEET TO A POINT FOR THE MOST WESTLY NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT AND FOR THE BEGINNING OF A NON-TANGENT CURVE, FOR REFERENCE, A 1/2" IRON CAPPED IRON ROD STAMPED, "C.C.C." BEARS NORTH 88° 39' 44" EAST, A DISTANCE OF 0.30 FEET.

THENCE, DEPARTING FROM SAID FM 2818 AND IN A NORTH-EASTERLY DIRECTION WITH SAID NON-TANGENT CURVE THAT CONVEXES TO THE SOUTHWEST HAVING A RADIUS OF 25.00 (25.00) FEET, THROUGH A CENTRAL ANGLE OF 88° 42' 00" (90° 00' 00"), AN ARC DISTANCE OF 39.13 (39.13) FEET (CHORD BEARS NORTH 47° 34' 39" EAST (NORTH 47° 34' 39" EAST), A DISTANCE OF 35.00 (35.00) FEET TO A 1/2" IRON PIPE IN CONCRETE FOUND FOR A CORNER OF THE HEREN DESCRIBED TRACT AND BEING LOCATED IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF PHIL GRAMM BOULEVARD (80' WIDE).

THENCE, SOUTH 87° 28' 58" EAST (SOUTH 87° 28' 58" EAST) WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID PHIL GRAMM BOULEVARD, A DISTANCE OF 192.87 (192.87) FEET TO A 1/2" IRON PIPE IN CONCRETE FOUND FOR THE MOST NORTHERLY CORNER OF THE HEREN DESCRIBED TRACT AND FOR THE BEGINNING OF A NON-TANGENT CURVE.

THENCE, CONTINUING WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID PHIL GRAMM BOULEVARD AND IN A SOUTHEASTERLY DIRECTION WITH SAID NON-TANGENT CURVE THAT CONVEXES TO THE SOUTH HAVING A RADIUS OF 460.00 (460.00) FEET, THROUGH A CENTRAL ANGLE OF 17° 17' 05" (17° 17' 05"), AN ARC DISTANCE OF 136.30 (136.30) FEET (CHORD BEARS SOUTH 7° 46' 54" EAST (SOUTH 7° 46' 54" EAST), A DISTANCE OF 136.34 (136.34) FEET TO A 1/2" IRON PIPE IN CONCRETE FOUND FOR A CORNER OF THE HEREN DESCRIBED TRACT.

THENCE, SOUTH 75° 09' 48" EAST (SOUTH 75° 09' 48" EAST) CONTINUING WITH THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID PHIL GRAMM BOULEVARD, A DISTANCE OF 78.11 (78.11) FEET TO A 1/2" IRON PIPE IN CONCRETE FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT AND BEING THE BEGINNING OF A FLARE OF THE EXISTING SOUTH RIGHT-OF-WAY LINE OF PHIL GRAMM BOULEVARD AND THE BEGINNING OF A NON-TANGENT CURVE.

THENCE, IN A SOUTHEASTERLY DIRECTION WITH SAID FLARE OF THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID PHIL GRAMM BOULEVARD AND WITH SAID NON-TANGENT CURVE THAT CONVEXES TO THE SOUTHWEST HAVING A RADIUS OF 450.00 (450.00) FEET, THROUGH A CENTRAL ANGLE OF 90° 19' 29" (90° 19' 29"), AN ARC DISTANCE OF 38.41 (38.41) FEET (CHORD BEARS SOUTH 12° 28' 46" EAST (SOUTH 12° 28' 46" EAST), A DISTANCE OF 38.46 (38.46) FEET TO A 1/2" IRON PIPE IN CONCRETE FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT AND BEING LOCATED IN THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID.

THENCE, SOUTH 15° 56' 54" WEST (SOUTH 15° 56' 54" WEST) WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID CAPITOL PARKWAY, A DISTANCE OF 218.09 (218.23) FEET TO A 1" IRON PIPE IN CONCRETE FOUND FOR A CORNER OF THE HEREN DESCRIBED TRACT AND FOR THE BEGINNING OF A NON-TANGENT CURVE.

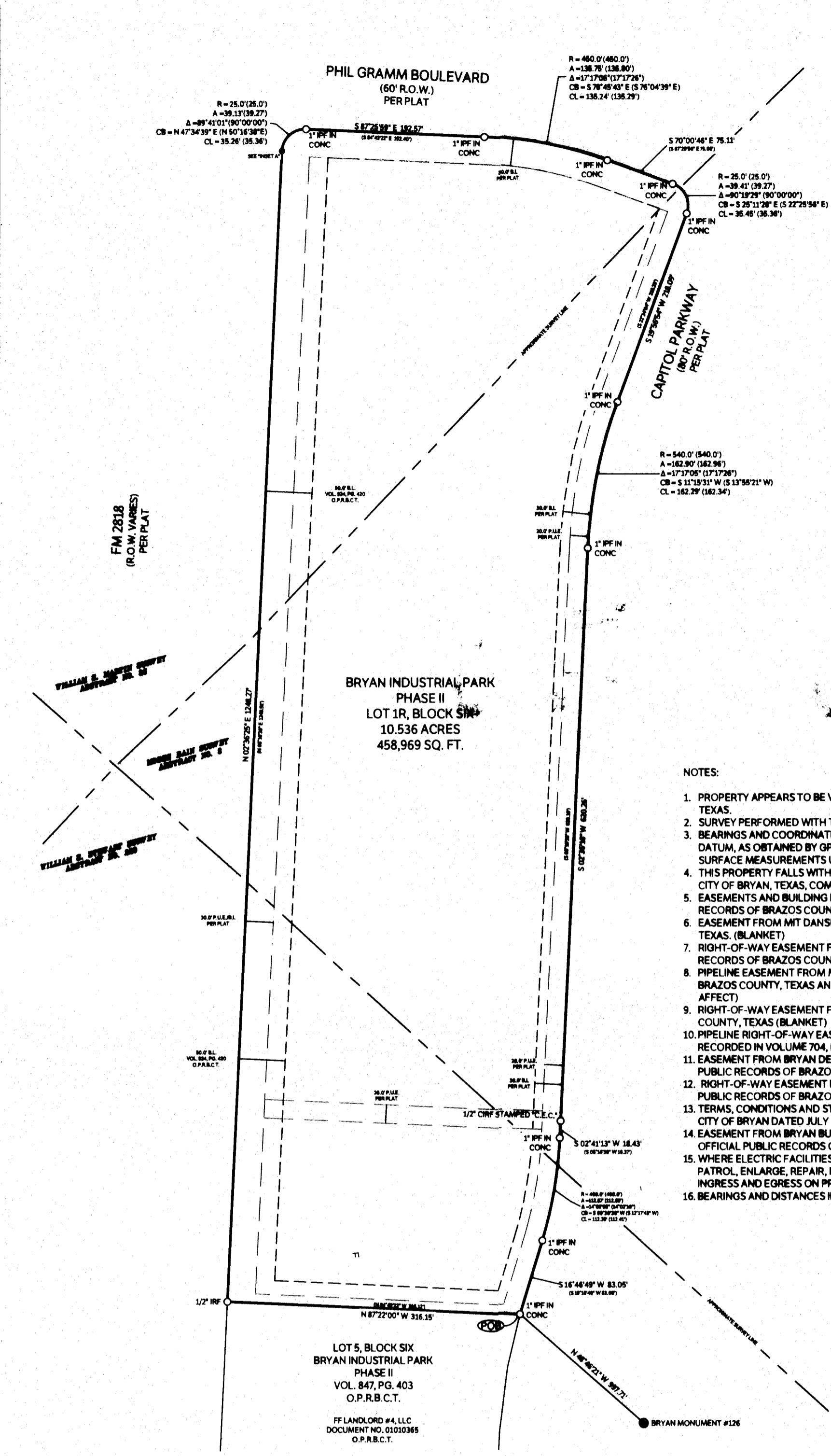
THENCE, CONTINUING WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID CAPITOL PARKWAY AND IN A SOUTHWESTERLY DIRECTION WITH SAID NON-TANGENT CURVE THAT CONVEXES TO THE EAST HAVING A RADIUS OF 540.00 (540.00) FEET, THROUGH A CENTRAL ANGLE OF 17° 17' 05" (17° 17' 05"), AN ARC DISTANCE OF 162.90 (162.90) FEET (CHORD BEARS SOUTH 11° 31' 21" WEST (SOUTH 11° 31' 21" WEST), A DISTANCE OF 162.29 (162.34) FEET TO A 1/2" IRON PIPE IN CONCRETE FOUND FOR A CORNER OF THE HEREN DESCRIBED TRACT.

THENCE, SOUTH 02° 38' 16" WEST (SOUTH 02° 38' 16" WEST) CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF SAID CAPITOL PARKWAY, A DISTANCE OF 402.26 (402.19) FEET TO A 1/2" IRON PIPE IN CONCRETE FOUND FOR THE MOST WESTLY NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT AND FOR THE BEGINNING OF A NON-TANGENT CURVE.

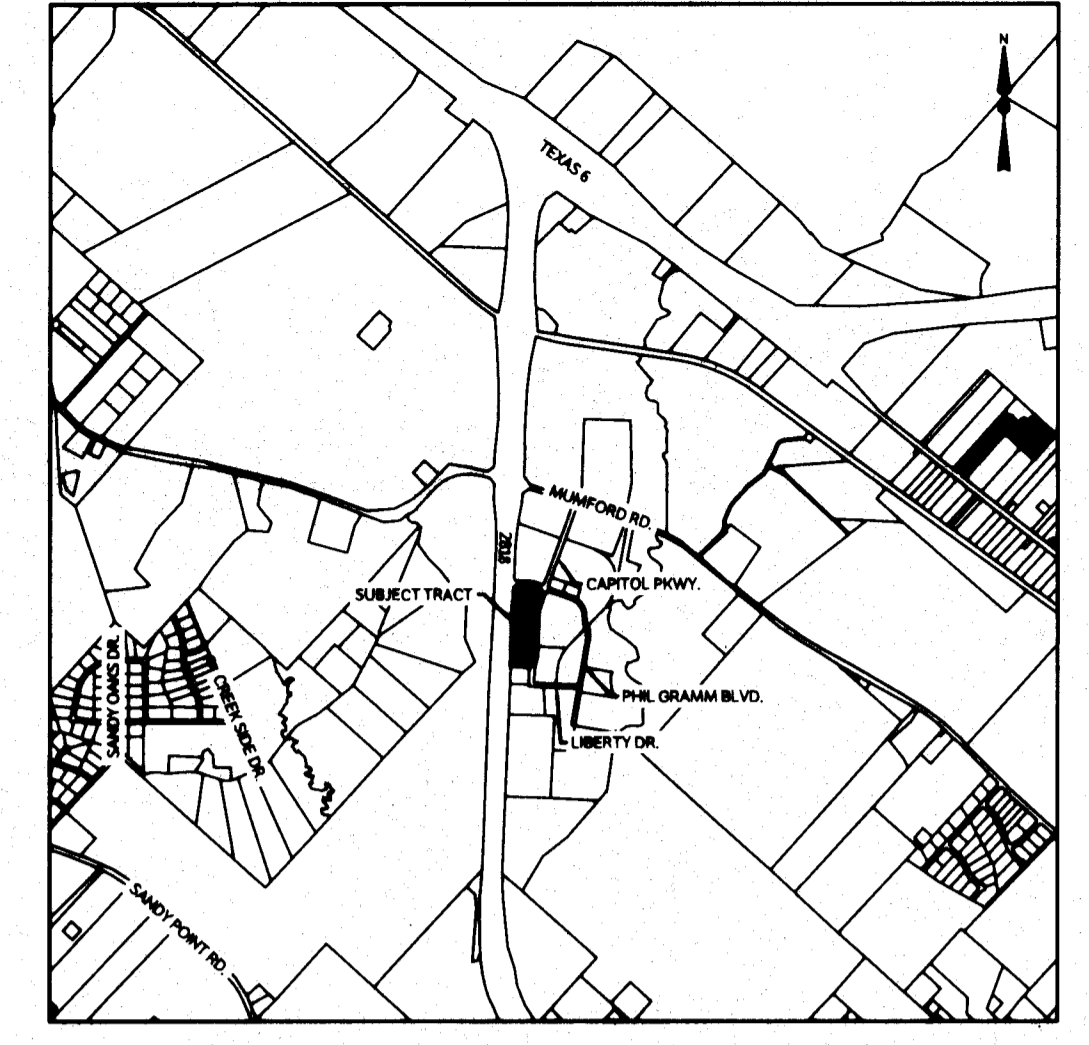
THENCE, SOUTH 02° 41' 11" WEST (SOUTH 02° 41' 11" WEST) CONTINUING WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID CAPITOL PARKWAY, A DISTANCE OF 18.43 (18.37) FEET TO A 1/2" IRON PIPE IN CONCRETE FOUND FOR A CORNER OF THE HEREN DESCRIBED TRACT AND FOR THE BEGINNING OF A NON-TANGENT CURVE.

THENCE, CONTINUING WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID CAPITOL PARKWAY AND IN A SOUTHWESTERLY DIRECTION WITH SAID NON-TANGENT CURVE THAT CONVEXES TO THE WEST HAVING A RADIUS OF 460.00 (460.00) FEET, THROUGH A CENTRAL ANGLE OF 17° 02' 04" (17° 02' 04"), AN ARC DISTANCE OF 112.87 (112.87) FEET (CHORD BEARS SOUTH 17° 30' 30" WEST (SOUTH 17° 30' 30" WEST), A DISTANCE OF 112.39 (112.41) FEET TO A 1/2" IRON PIPE IN CONCRETE FOUND FOR A CORNER OF THE HEREN DESCRIBED TRACT.

THENCE, SOUTH 18° 46' 01" WEST (SOUTH 18° 46' 01" WEST) CONTINUING WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID CAPITOL PARKWAY, A DISTANCE OF 83.05 (83.05) FEET TO THE POINT OF BEGINNING AND CONTAINING 15.336 ACRES OF LAND.



**REPLAT**



**VICINITY MAP**  
NOT TO SCALE

**LEGEND**

⊗	LIGHT POLE	---	SUBJECT TRACT BOUNDARY LINE
⊕	TELEPHONE PEDESTAL	---	ADJOINER BOUNDARY LINE
⊖	FIRE HYDRANT	---	SETBACK LINE
⊙	WATER VALVE	---	EASEMENT LINE
⊚	WATER METER	---	WATER LINE
⊛	STORM MANHOLE	---	SANITARY SEWER LINE
⊜	SANITARY MANHOLE	---	APPROXIMATE GAS LINE
⊝	POINT OF BEGINNING	---	SURVEY MONUMENT
BL.	BUILDING LINE	---	CAPPED IRON ROD SET
IRF	IRON ROD FOUND	---	POINT
IPF	IRON PIPE FOUND	---	PUBLIC UTILITY EASEMENT
OP.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TX	---	RECORD CALL
R.O.W.	RIGHT OF WAY	---	CONCRETE

- NOTES:**
- PROPERTY APPEARS TO BE VESTED IN BRYAN BUSINESS COUNCIL, INC., RECORDED IN VOLUME 652, PAGE 339, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
  - SURVEY PERFORMED WITH THE BENEFIT OF A TITLE PROVIDED BY SOUTH LAND TITLE, LLC, AND ISSUED UNDER G.F. # BC2009975, EFFECTIVE DATE MARCH 22, 2021.
  - BEARINGS AND COORDINATE VALUES ARE GRID REPRESENTATIONS AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4303), NAD83 DATUM, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCED TO THE LEICA SMARTNET NETWORK OF NORTH AMERICA. COORDINATES CAN BE CONVERTED TO SURFACE MEASUREMENTS USING THE FOLLOWING TDDOT CALCULATED SCALE FACTOR: 1.00012
  - THIS PROPERTY FALLS WITHIN ZONE X AND HAS LESS THAN A 1% ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, CITY OF BRYAN, TEXAS, COMMUNITY MAP NO. 480082, PANEL NO. 0185E, MAP NO. 480410185E, REVISED EFFECTIVE DATE OF MAY 16, 2012.
  - EASEMENTS AND BUILDING LINES AS SHOWN OF RECORD ON PLAT OF BRYAN INDUSTRIAL PARK, PHASE II, RECORDED IN VOLUME 847, PAGE 403, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (SHOWN HEREON).
  - EASEMENT FROM MIT DANSBY TO LONE STAR GAS COMPANY, DATED OCTOBER 13, 1942, RECORDED IN VOLUME 112, PAGE 74, DEED RECORDS OF BRAZOS COUNTY, TEXAS, (BLANKET).
  - RIGHT-OF-WAY EASEMENT FROM MIT E. DANSBY ET UX TO SINCLAIR REFINING COMPANY, DATED APRIL 12, 1947, RECORDED IN VOLUME 132, PAGE 20 AND 97, DEED RECORDS OF BRAZOS COUNTY, TEXAS (BLANKET).
  - PIPELINE EASEMENT FROM MIT E. DANSBY TO SINCLAIR REFINING COMPANY, DATED APRIL 29, 1947, RECORDED IN VOLUME 132, PAGE 139, DEED RECORDS OF BRAZOS COUNTY, TEXAS AND MODIFIED IN VOLUME 767, PAGE 664 AND VOLUME 865, PAGE 708, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, (DOES NOT AFFECT).
  - RIGHT-OF-WAY EASEMENT FROM MIT DANSBY TO LUX TO CITY OF BRYAN, DATED MAY 18, 1950, RECORDED IN VOLUME 144, PAGE 42, DEED RECORDS OF BRAZOS COUNTY, TEXAS (BLANKET).
  - PIPELINE RIGHT-OF-WAY EASEMENT FROM BRYAN DEVELOPMENT FOUNDATION, INC. TO FERGUSON CROSSING PIPE LINE COMPANY, DATED JULY 18, 1984, RECORDED IN VOLUME 704, PAGE 120, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, (DOES NOT AFFECT).
  - EASEMENT FROM BRYAN DEVELOPMENT FOUNDATION, INC. TO ENSERCH CORPORATION, DATED MARCH 14, 1986, RECORDED IN VOLUME 909, PAGE 475, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, (DOES NOT AFFECT).
  - RIGHT-OF-WAY EASEMENT FROM BRYAN BUSINESS COUNCIL TO CITY OF BRYAN, DATED SEPTEMBER 28, 2000, RECORDED IN VOLUME 3940, PAGE 244, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, (DOES NOT AFFECT).
  - TERMS, CONDITIONS AND STIPULATIONS AS SET FORTH IN WATER RIGHTS WITH INGRESS AND EGRESS TO LAY PIPELINE BY AND BETWEEN JOE FAZZINO ET AL AND CITY OF BRYAN DATED JULY 12, 1943, RECORDED IN VOLUME 113, PAGE 437, DEED RECORDS OF BRAZOS COUNTY, TEXAS, (DOES NOT AFFECT).
  - EASEMENT FROM BRYAN BUSINESS COUNCIL, INC. TO CITY OF BRYAN DBA BRYAN TEXAS UTILITIES, DATED JULY 25, 2012, RECORDED IN VOLUME 15840, PAGE 223, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, (UNABLE TO BE LOCATED) (LOT 1)
  - WHERE ELECTRIC FACILITIES ARE INSTALLED, BUT HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE P.U.E. AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
  - BEARINGS AND DISTANCES IN PARENTHESES DENOTE RECORD DATA DEPICTED ON RELEVANT SUBDIVISION PLAT/PARENT TRACT DEEDS.



**CORPORATE OFFICE**  
401 W 26TH ST  
BRYAN, TEXAS 77803  
www.gessnerengineering.com

**BRENNHAM** 979.836.6855  
**BRYAN** 979.680.8840  
**FORT WORTH** 817.405.0774  
**GEORGETOWN** 512.930.5832  
**SAN ANTONIO** 210.305.4792

TBPELS FIRM REGISTRATION NUMBERS:  
F-7451 & F-101914599

**FINAL PLAT**  
**LOT 1R IN BLOCK SIX**  
**BRYAN INDUSTRIAL PARK SUBDIVISION PHASE II**  
**10.536 ACRES**  
**BEING A REPLAT OF LOTS 1-4 IN BLOCK SIX**  
**OF BRYAN INDUSTRIAL PARK SUBDIVISION PHASE II**  
**SURVEY DATE: MAY 7, 2021**

**REPLAT**

ISSUE DATE: 09-13-2021  
DRAWN BY: CK  
CHECKED BY: DD  
PROJECT #: 21-0349