

CERTIFICATION BY THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, *Frank Bonville*, 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 in the 17th day of November 1985, in the Book Records of Brazos County to Volume 242, Page 403.

Frank Bonville
 County Clerk, Brazos County, Texas

OWNER'S ACKNOWLEDGMENTS AND DECLARATIONS
 I, *Edwin F. Latta*, (owner) 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 (or us) by the Deed Records of Brazos County in Volume 232, Page 327, and designated herein as the **BRYAN INDUSTRIAL PARK PHASE II** in the City of Bryan, Texas, and whose name is subscribed thereon, 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.

Edwin F. Latta
 Owner

Quade Hayward, VP
 Lender Approval

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared *Edwin F. Latta*, 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 25th day of October, 1985.

Cindy Whitely
 Notary Public in and for Brazos County, Texas

BRYAN DEVELOPMENT FOUNDATION INC.
 UNPLATTED VOL 652 PG 339
 TEXTILE MILL 500

PHIL

GRAMM

THOMPSON'S BRANCH

LIBERTY DRIVE

BOULEVARD

PARKWAY

MUMFORD ROAD (ROW VARIES)

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 4

LOT 3

LOT 2

LOT 1

LOT 3

LOT 2

LOT 1

LOT 2

LOT 3

LOT 4

LOT 1

LOT 2

LOT 3

LOT 4

LOT 1

LOT 2

LOT 3

LOT 4

BLOCK SIX

BLOCK FIVE

BLOCK THREE

BLOCK FOUR

CAPITOL 600 BLK

PHASE I PLATTED VOL 605 PG 779

MRS. ESTHER DANSBY UNPLATTED VOL 103 PG 547

100 YEAR FLOOD PLAN

50' AND 60' CENTERLINE PROPOSED ARCO PIPELINE EASEMENT

GENERAL NOTES

- Proposed Land Use: Industrial - Commercial
- Elevation Datum: City of Bryan datum, refer to U.S. Army Corps of Engineers Flood Study Report of Thompson Creek. Benchmark is a colored square on the south end of the east headwall in F.M. 2818 at its intersection with Thompson Branch, elevation = 271.62 ft.
- Note: ARCO Refining Company Blanket Easement, Volume 132, Page 23, will be confined to a 50 foot easement with centerline as shown. This easement will be conveyed by separate written instrument.
- Note: Lone Star Gas Line Blanket Easement, Volume 112, Page 74.
- Access to all lots fronting on F.M. 2818 will be provided from the interior roadway infrastructure.
- The 100-year flood plain delineated herein is taken from "Flood Plain Information - Thompson Creek and Tributaries, Bryan, Texas" dated 1976, by the U.S. Army Corps of Engineers.
- All rights-of-way, easements, or improvements shown are proposed unless otherwise noted.
- Minimum rear lot building setback is 5 feet unless otherwise shown.
- Minimum side lot building setback is 10 feet unless otherwise shown.
- All lot corners to be marked with 1/2" iron rods. Back corners to be marked with concrete monument.
- Site drainage for each lot shall be in accordance with drainage report for Bryan Industrial Park, Phase II.

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, and use plan, and the standards and specifications set forth in this ordinance.

[Signature]
 Director of Planning

CERTIFICATE BY THE ENGINEER

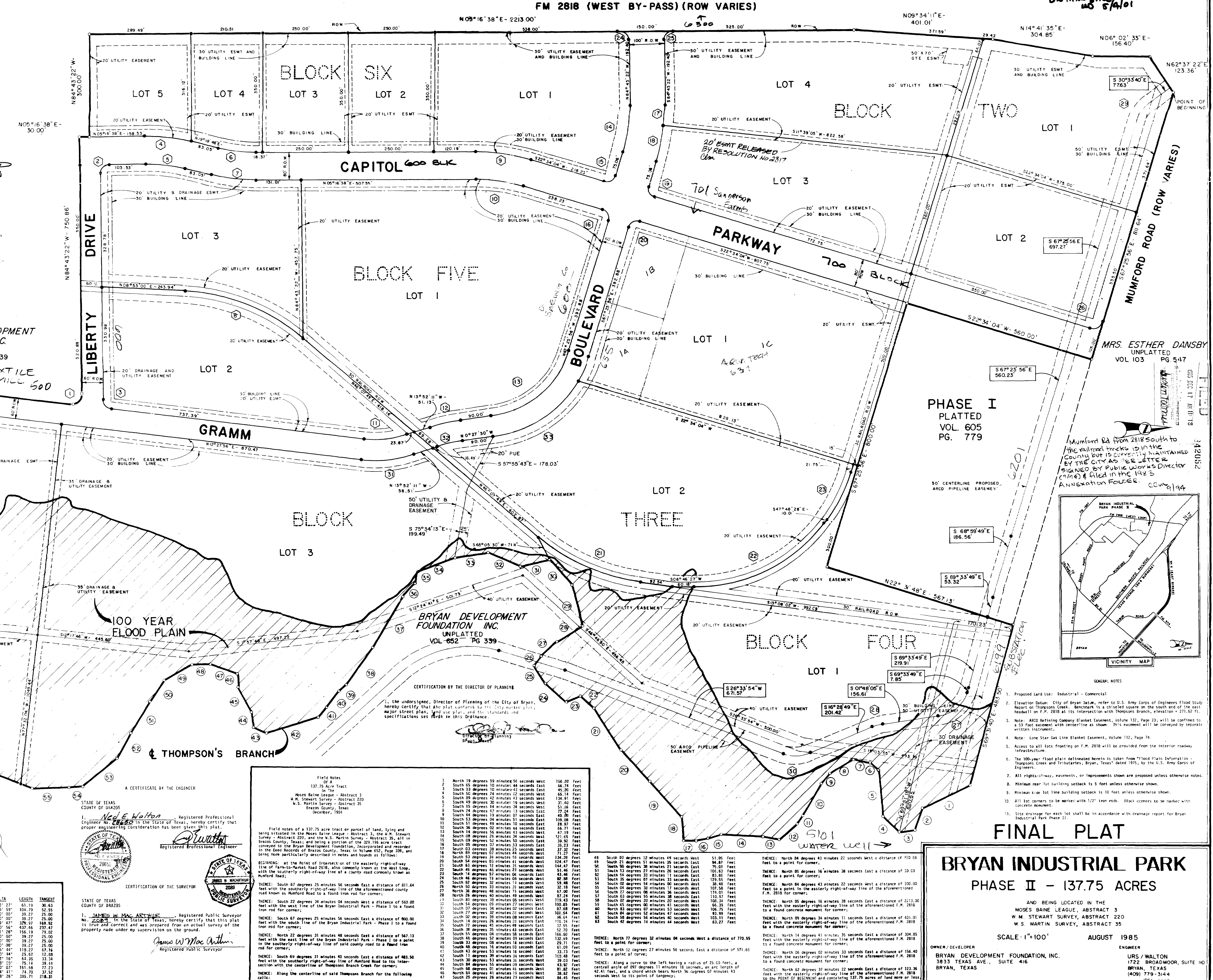
I, *Neel W. Walton*, Registered Professional Engineer No. 46620 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

[Signature]
 Registered Professional Engineer

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, *James W. McCArthur*, Registered Public Surveyor No. 20425 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.

[Signature]
 Registered Public Surveyor



CURVE TABLE

CHORD	RADIUS	DELTA	LENGTH	TANGENT	CHORD	RADIUS	DELTA	LENGTH	TANGENT
1	25.00	97°11'18"	42.41	28.35	17	550.00	36°22'37"	81.19	30.63
2	25.00	90°00'00"	39.27	25.00	18	550.00	10°54'59"	106.79	52.55
3	25.00	82°48'42"	36.13	22.05	19	25.00	90°00'00"	39.27	25.00
4	340.00	14°02'10"	132.29	66.48	20	25.00	90°00'00"	39.27	25.00
5	340.00	14°02'10"	132.29	66.48	21	573.69	32°59'47"	329.97	189.92
6	340.00	14°02'10"	132.29	66.48	22	573.69	32°59'47"	329.97	189.92
7	540.00	17°17'26"	162.96	82.10	23	459.23	19°31'26"	156.19	79.02
8	540.00	17°17'26"	162.96	82.10	24	25.00	90°00'00"	39.27	25.00
9	540.00	17°17'26"	162.96	82.10	25	25.00	90°00'00"	39.27	25.00
10	270.00	34°34'52"	162.96	82.10	26	25.00	90°00'00"	39.27	25.00
11	270.00	34°34'52"	162.96	82.10	27	100.00	67°55'44"	118.27	61.16
12	373.15	13°25'21"	39.75	44.59	28	100.00	14°10'14"	25.62	15.08
13	373.15	13°25'21"	39.75	44.59	29	100.00	36°20'16"	61.26	32.34
14	502.23	17°17'26"	135.13	68.42	30	100.00	43°21'23"	75.14	39.14
15	502.23	17°17'26"	135.13	68.42	31	330.00	26°32'07"	151.58	77.23
16	502.23	17°17'26"	135.13	68.42	32	319.15	13°41'21"	74.70	37.32
17	25.00	90°00'00"	39.27	25.00	33	330.00	66°58'26"	385.71	218.31

Field Notes
 Of A
 137.75 Acre Tract
 In The
 Moses Blaine League - Abstract 3
 W.M. Stewart Survey - Abstract 220
 W.S. Martin Survey - Abstract 35
 Brazos County, Texas
 December, 1985

Field notes of a 137.75 acre tract or parcel of land, lying and being situated in the Moses Blaine League - Abstract 3, the W.M. Stewart Survey - Abstract 220, and the W.S. Martin Survey - Abstract 35, all in Brazos County, Texas, and being a portion of the 429.136 acre tract conveyed to the Bryan Development Foundation, Incorporated and recorded in the Deed Records of Brazos County, Texas in Volume 652, Page 339, and being more particularly described in notes and bounds as follows:

BEGINNING at the Point of Intersection of the easterly right-of-way line of Farm-to-Market Road 2818, also commonly known as the West Loop, with the westerly right-of-way line of a county road commonly known as Mumford Road;

THENCE South 67 degrees 25 minutes 56 seconds East a distance of 811.44 feet with the southerly right-of-way line of the aforementioned county road known as Mumford Road to a found iron rod for corner;

THENCE South 22 degrees 34 minutes 04 seconds East a distance of 560.00 feet with the west line of the Bryan Industrial Park - Phase I to a found iron rod for corner;

THENCE South 67 degrees 25 minutes 56 seconds East a distance of 800.00 feet with the south line of the Bryan Industrial Park - Phase I to a found iron rod for corner;

THENCE North 22 degrees 31 minutes 48 seconds East a distance of 567.13 feet with the southerly right-of-way line of said county road to a found iron rod for corner;

THENCE North 22 degrees 31 minutes 48 seconds East a distance of 483.50 feet with the southerly right-of-way line of Mumford Road to its intersection with the centerline of Thompson Branch Creek for corner;

THENCE Along the centerline of said Thompson Branch for the following calls:

- 1 North 19 degrees 59 minutes 56 seconds West 156.20 Feet
- 2 South 65 degrees 10 minutes 44 seconds East 66.74 Feet
- 3 South 03 degrees 10 minutes 43 seconds East 45.20 Feet
- 4 South 59 degrees 24 minutes 02 seconds West 65.40 Feet
- 5 South 09 degrees 42 minutes 03 seconds West 134.91 Feet
- 6 South 49 degrees 30 minutes 16 seconds West 37.20 Feet
- 7 South 15 degrees 14 minutes 34 seconds West 51.38 Feet
- 8 South 14 degrees 57 minutes 13 seconds West 49.30 Feet
- 9 South 44 degrees 19 minutes 07 seconds East 49.30 Feet
- 10 South 53 degrees 04 minutes 51 seconds East 109.08 Feet
- 11 South 53 degrees 04 minutes 51 seconds East 109.08 Feet
- 12 South 36 degrees 02 minutes 42 seconds East 67.19 Feet
- 13 South 16 degrees 56 minutes 43 seconds West 47.35 Feet
- 14 South 08 degrees 26 minutes 24 seconds East 121.65 Feet
- 15 South 09 degrees 32 minutes 03 seconds East 35.90 Feet
- 16 South 05 degrees 07 minutes 33 seconds East 35.23 Feet
- 17 South 36 degrees 02 minutes 42 seconds East 67.24 Feet
- 18 North 89 degrees 07 minutes 44 seconds West 71.27 Feet
- 19 South 53 degrees 34 minutes 55 seconds West 234.28 Feet
- 20 South 54 degrees 03 minutes 41 seconds West 124.47 Feet
- 21 South 54 degrees 03 minutes 41 seconds West 124.47 Feet
- 22 South 45 degrees 46 minutes 23 seconds East 61.40 Feet
- 23 South 46 degrees 12 minutes 06 seconds East 61.40 Feet
- 24 South 46 degrees 12 minutes 06 seconds East 61.40 Feet
- 25 South 02 degrees 32 minutes 19 seconds East 59.08 Feet
- 26 South 02 degrees 32 minutes 19 seconds East 59.08 Feet
- 27 North 36 degrees 48 minutes 15 seconds West 69.24 Feet
- 28 North 36 degrees 48 minutes 15 seconds West 69.24 Feet
- 29 South 81 degrees 38 minutes 02 seconds East 110.54 Feet
- 30 South 54 degrees 09 minutes 27 seconds East 100.85 Feet
- 31 South 07 degrees 34 minutes 02 seconds East 87.68 Feet
- 32 South 07 degrees 34 minutes 02 seconds East 87.68 Feet
- 33 South 03 degrees 39 minutes 08 seconds East 101.54 Feet
- 34 South 14 degrees 26 minutes 20 seconds East 95.64 Feet
- 35 South 03 degrees 08 minutes 16 seconds East 165.60 Feet
- 36 South 08 degrees 35 minutes 43 seconds East 102.08 Feet
- 37 South 08 degrees 35 minutes 43 seconds East 102.08 Feet
- 38 South 45 degrees 52 minutes 09 seconds East 43.92 Feet
- 39 South 48 degrees 56 minutes 09 seconds West 43.92 Feet
- 40 North 48 degrees 18 minutes 33 seconds East 61.09 Feet
- 41 North 48 degrees 18 minutes 33 seconds East 61.09 Feet
- 42 North 11 degrees 39 minutes 34 seconds East 102.48 Feet
- 43 South 30 degrees 53 minutes 30 seconds East 39.03 Feet
- 44 South 84 degrees 56 minutes 09 seconds West 43.92 Feet
- 45 North 88 degrees 01 minutes 46 seconds West 81.82 Feet
- 46 North 85 degrees 41 minutes 19 seconds West 81.82 Feet
- 47 South 25 degrees 26 minutes 29 seconds West 84.45 Feet

- 48 South 88 degrees 12 minutes 09 seconds West 51.05 Feet
 - 49 South 21 degrees 51 minutes 05 seconds East 94.87 Feet
 - 50 South 50 degrees 28 minutes 21 seconds East 70.07 Feet
 - 51 South 51 degrees 27 minutes 20 seconds East 101.63 Feet
 - 52 South 51 degrees 27 minutes 20 seconds East 101.63 Feet
 - 53 South 02 degrees 07 minutes 17 seconds West 174.01 Feet
 - 54 South 02 degrees 07 minutes 17 seconds West 174.01 Feet
 - 55 South 02 degrees 07 minutes 17 seconds West 174.01 Feet
 - 56 South 02 degrees 07 minutes 17 seconds West 174.01 Feet
 - 57 South 02 degrees 07 minutes 17 seconds West 174.01 Feet
 - 58 South 02 degrees 07 minutes 17 seconds West 174.01 Feet
 - 59 South 02 degrees 07 minutes 17 seconds West 174.01 Feet
 - 60 North 83 degrees 07 minutes 47 seconds West 93.99 Feet
 - 61 North 83 degrees 07 minutes 47 seconds West 93.99 Feet
 - 62 South 52 degrees 54 minutes 40 seconds West 103.11 Feet
 - 63 South 42 degrees 34 minutes 14 seconds West 63.27 Feet
- THENCE** North 04 degrees 43 minutes 22 seconds West a distance of 750.08 feet to a point for corner;
- THENCE** North 05 degrees 16 minutes 38 seconds East a distance of 33.00 feet to a point for corner;
- THENCE** North 04 degrees 43 minutes 22 seconds West a distance of 300.00 feet to a point in the easterly right-of-way line of the aforementioned F.M. 2818 for corner;
- THENCE** North 05 degrees 16 minutes 38 seconds East a distance of 2233.00 feet with the easterly right-of-way line of the aforementioned F.M. 2818 to a found concrete monument for corner;
- THENCE** North 05 degrees 16 minutes 38 seconds East a distance of 156.40 feet with the easterly right-of-way line of the aforementioned F.M. 2818 to a found concrete monument for corner;
- THENCE** North 14 degrees 41 minutes 35 seconds East a distance of 304.85 feet with the easterly right-of-way line of the aforementioned F.M. 2818 to a found concrete monument for corner;
- THENCE** North 05 degrees 02 minutes 33 seconds East a distance of 156.40 feet with the easterly right-of-way line of the aforementioned F.M. 2818 to a found concrete monument for corner;
- THENCE** Along a curve to the left having a radius of 25.00 feet, a central angle of 90° degrees 11 minutes 18 seconds, an arc length of 42.41 feet, and a chord which bears North 36 degrees 07 minutes 43 seconds West to its point of tangency;

PHASE I PLATTED VOL 605 PG 779

MRS. ESTHER DANSBY UNPLATTED VOL 103 PG 547

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FINAL PLAT

BRYAN INDUSTRIAL PARK PHASE II - 137.75 ACRES

AND BEING LOCATED IN THE
 MOSES BLAINE LEAGUE, ABSTRACT 3
 W.M. STEWART SURVEY, ABSTRACT 220
 W.S. MARTIN SURVEY, ABSTRACT 35

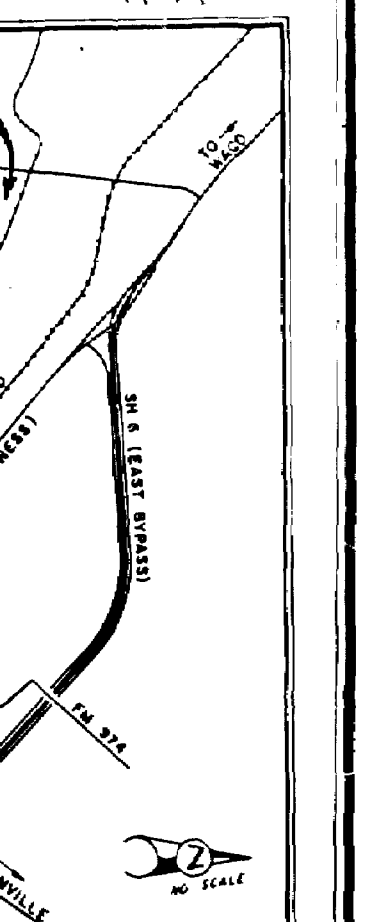
SCALE: 1" = 100' AUGUST 1985

OWNER/DEVELOPER
BRYAN DEVELOPMENT FOUNDATION, INC.
 3833 TEXAS AVE., SUITE 416
 BRYAN, TEXAS

ENGINEER
URS / WALTON
 1722 BROADMOOR, SUITE 100
 BRYAN, TEXAS
 (409) 779-3144
 176-1620

ON LAND BASE
 8/4/01

Mumford Rd from 2818 south to the railroad tracks is in the County but is currently maintained by the City as per letter signed by Public Works Director (M/A) & filed in the 1985 Annexation Folder. CCW 9/194



VICINITY MAP

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