

PROPERTY OWNER:

BRYAN BUSINESS COUNCIL, INC.
P.O. BOX 1000
BRYAN, TX 77805

LEGAL DESCRIPTION:

22.050 ACRES IN WILLIAM S. STEWART SURVEY, A-220, BRYAN, BRAZOS COUNTY, TEXAS. PART OF A REMAINDER OF AN ORIGINAL 329,1964-ACRE TRACT RECORDED IN VOLUME 652, PAGE 339 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SURVEYED:
FEBRUARY 20, 2007 BY
JOHN E. PLEDGER, III,
R.P.L.S. NO. 2183
1500 S. DAY ST.
BRENNHAM, TEXAS 77833

METES AND BOUNDS DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND lying and being situated in the William S. Stewart Survey, A-220 in the City of Bryan, Brazos County, Texas, and being a part of the called 329,1964-acre Bryan Business Council, Inc. (Formerly Bryan Development Foundation, Inc.) tract recorded in Volume 652, Page 339 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found in the east line of Harvey Mitchell Parkway (F.M. 2818) at the southwest corner of Lot 4, Block 6 of the Bryan Industrial Park, Phase II as recorded in Volume 847, Page 403 (O.P.R.B.C.) and the northwest corner of Lot 5, Block 6 of said subdivision;

THENCE along the east line of Harvey Mitchell Parkway S 5°16'38" W, pass at 289.31 feet a bent 3/4" iron pipe at the southwest corner of said Lot 5 and the northwest corner of the remainder of said Bryan Business Council tract, a total distance of 779.33 feet to a 1/2" iron rod set for the northwest corner of this tract and the PLACE OF BEGINNING;

THENCE into said Bryan Business Council tract S 84°43'22" E, 726.00 feet to a 1/2" iron rod set for the northeast corner of this tract;

THENCE through said Bryan Business Council tract S 5°16'38" W, 1323.00 feet to a 1/2" iron rod set for the southeast corner of this tract;

THENCE continuing through said Bryan Business Council tract N 84°43'22" W, 726.00 feet to a 1/2" iron rod set in the west line of said Bryan Business Council tract and the east line of Harvey Mitchell Parkway for the southwest corner of this tract;

THENCE along the east line of Harvey Mitchell Parkway N 5°16'38" E, 1323.00 feet to the PLACE OF BEGINNING containing 22.050 acres.

BASIS OF BEARING:

SOUTH LINE OF BRYAN INDUSTRIAL PARK, PHASE II AS RECORDED IN VOLUME 847, PAGE 403 (O.P.R.B.C.)

FLOOD HAZARD STATEMENT:

THIS TRACT DOES NOT APPEAR TO LIE WITHIN A DESIGNATED FLOOD HAZARD AREA PER FEMA FIRM NO. 48041C0150 C DATED JULY 2, 1992 AND THE THOMPSON'S BRANCH FLOOD HAZARD STUDY DATED AUGUST 2002.

CERTIFICATION OF OWNERSHIP AND DEDICATION

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I (we), Bryan Business Council, Inc., the owner(s) and developer(s) of the land shown on this plat, being the tract of land conveyed to me (us, it) in the Official Public Records of Brazos County, Texas in Volume 652, Page 339, and whose name(s) is (are) 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.

Chris Pledge
Owner/Representative

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared Christopher W. Peterson known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.

Given under my hand and seal of office this 24th day of October, 2007.

Jodi H. Chaney
Notary Public, State of Texas
My Commission Expires

Jodi H. Chaney
Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk in and for Brazos County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 19th day of November, 2007, in the Official Public Records of Brazos County, Texas in Volume 652, Page 339.

Karen McQueen Co. Clk.
County Clerk, Brazos County, Texas
By: Betty King
Deputy Clk.

APPROVAL OF THE CITY PLANNER

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Kevin Russell, 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 6th day of November, 2007.

Kevin Russell
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kaspar, 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 6th day of November, 2007.

W. Paul Kaspar
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Art Hughes, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 20 day of February, 2007 and same was duly approved on the 5 day of February, 2007 by said Commission.

Art Hughes
Chairman, Planning & Zoning Commission
Bryan, Texas

CERTIFICATION OF THE SURVEYOR

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, John E. Pledger, III, Registered Professional Land Surveyor No. 2183 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.

John E. Pledger
John E. Pledger, III, Registered Professional Land Surveyor No. 2183

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	148.00'	54°41'59.93"	153.75'	72.47'	S 89°09'56.97" E	126.72'
C2	180.00'	107°17'28.87"	233.17'	123.33'	S 87°17'28.43" E	226.44'
C3	348.00'	207°37'58.87"	476.34'	246.66'	S 17°47'28.43" E	476.44'
C4	360.00'	54°41'59.93"	153.75'	72.76'	S 22°09'56.97" E	93.94'

LINE	DISTANCE	BEARING
L1	148.00'	N 89°09'56.97" E
L2	126.72'	S 89°09'56.97" E
L3	226.44'	S 87°17'28.43" E
L4	126.72'	N 89°09'56.97" E
L5	476.44'	S 17°47'28.43" E
L6	93.94'	S 22°09'56.97" E
L7	72.47'	N 89°09'56.97" E
L8	72.47'	S 89°09'56.97" E
L9	246.66'	S 17°47'28.43" E
L10	246.66'	N 17°47'28.43" E
L11	246.66'	S 17°47'28.43" E
L12	246.66'	N 17°47'28.43" E
L13	246.66'	S 17°47'28.43" E
L14	246.66'	N 17°47'28.43" E
L15	246.66'	S 17°47'28.43" E
L16	246.66'	N 17°47'28.43" E
L17	246.66'	S 17°47'28.43" E
L18	246.66'	N 17°47'28.43" E
L19	246.66'	S 17°47'28.43" E
L20	246.66'	N 17°47'28.43" E
L21	246.66'	S 17°47'28.43" E
L22	246.66'	N 17°47'28.43" E
L23	246.66'	S 17°47'28.43" E
L24	246.66'	N 17°47'28.43" E
L25	246.66'	S 17°47'28.43" E
L26	246.66'	N 17°47'28.43" E
L27	246.66'	S 17°47'28.43" E
L28	246.66'	N 17°47'28.43" E
L29	246.66'	S 17°47'28.43" E
L30	246.66'	N 17°47'28.43" E

Doc Bk Vol Pg
01014752 BR 8874 79

Filed for Record in:
BRAZOS COUNTY

On: Nov 19, 2008 at 04:05P

As a
PLATE

Document Number: 01014752

Amount: \$8.00

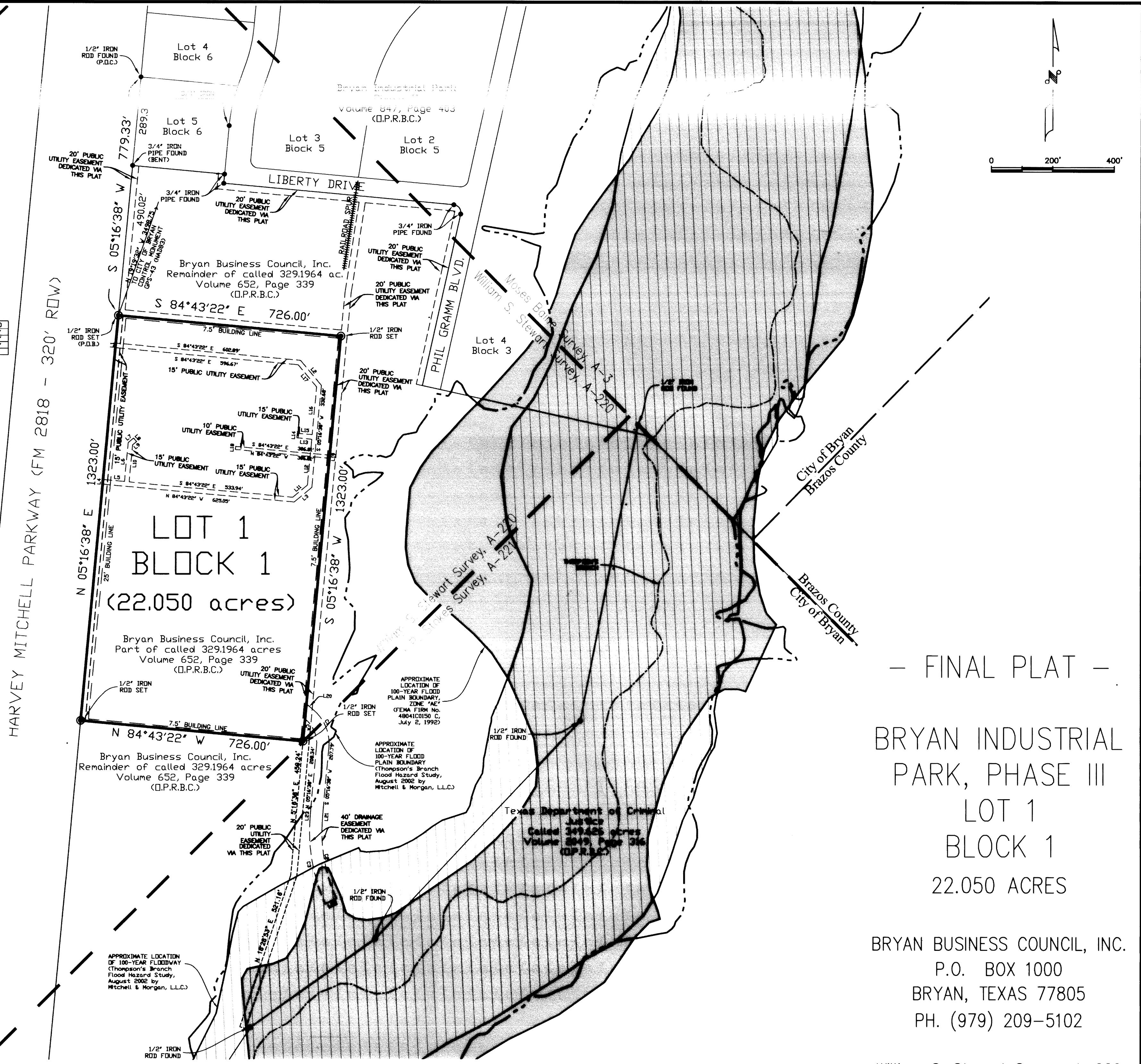
Receipt Number - 354464

By:
Betty King

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stated herein by me
and was duly recorded in the volume and page
of the Official Public Records of:

BRAZOS COUNTY
As stamped hereon by me,
Nov 19, 2008

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY



- FINAL PLAT -

BRYAN INDUSTRIAL
PARK, PHASE III
LOT 1
BLOCK 1
22.050 ACRES

BRYAN BUSINESS COUNCIL, INC.
P.O. BOX 1000
BRYAN, TEXAS 77805
PH. (979) 209-5102

William S. Stewart Survey, A-220
City of Bryan, Brazos County, Texas

Pledger Kalkomey, Inc.
Consulting Engineers
7020 Coyote Run • Bryan, Texas 77808
979-731-8000 • 979-731-1500 (Fax)
www.pkengineering.com
Brenham • Bryan • Rosenberg

Surveyor	John E. Pledger, III	County	Brazos	Field Crew	RVM & AG
R.P.L.S. No.	2183	Project	William S. Stewart, A-220	Computations	TOW
Date	MARCH 7, 2007	City	Bryan	Drafting	ASH
Volume		Address	Bryan Industrial Park	Block Order	20010

