

LINE TABLE - ORIGINAL

NUM	BEARING	DISTANCE
L1	N61°02'13"E	80.00'
L2	S66°57'47"E	78.00'
L3	N61°02'13"E	33.00'
L4	N88°45'53"E	59.77'
L5	S09°09'29"E	69.63'
L6	N66°57'47"W	62.37'
L7	S66°57'47"E	72.38'
L8	N28°57'47"E	10.00'
L9	S89°41'17"E	37.14'
L10	S61°02'13"W	25.38'
L11		Not Used
L12	S28°57'47"E	95.38'
L13	S88°45'53"W	31.66'
L14	S61°02'13"E	25.38'
L15	S28°57'47"E	59.02'
L16	S09°09'20"E	242.06'
L17	S09°09'20"E	21.26'
L18	S28°57'47"E	60.00'
L19	S28°57'47"E	190.00'
L20	S28°57'47"E	20.00'
L21	S61°02'13"W	103.67'
L22	S61°02'13"W	100.00'
L23	S28°57'46"E	10.00'
L24	S61°02'13"E	3.67'
L25	S28°57'47"E	10.00'
L26	N61°02'13"E	21.26'
L27	S61°02'13"W	100.00'
L28	N28°57'47"W	80.00'

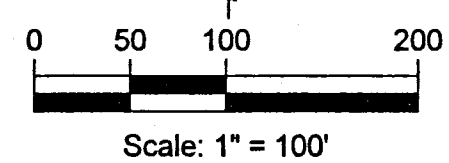
CURVE TABLE - ORIGINAL

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	04°12'13"	105.09'	1432.40'	N26°51'40"W	105.07'
C2	00°20'24"	8.50'	1432.40'	N24°55'45"W	8.50'
C3	12°30'21"	81.20'	372.04'	S55°01'54"W	81.04'
C4	30°57'29"	200.98'	371.97'	N45°33'28"E	198.54'
C5	08°19'48"	207.83'	1432.40'	N19°48'03"W	207.65'
C6	15°12'57"	98.78'	371.97'	S59°02'18"E	98.49'
C7	33°19'17"	205.99'	351.97'	S44°16'14"W	203.06'
C8	27°28'20"	111.99'	25.00'	S75°01'43"W	111.87'
C9	82°04'47"	35.81'	25.00'	S50°11'43"E	32.82'
C10	13°18'55"	91.00'	391.97'	N60°18'19"W	90.88'
C11	08°34'21"	214.31'	1432.40'	N08°02'39"W	214.11'
C12	01°59'58"	10.85'	371.97'	N87°02'13"E	10.85'
C13	00°35'01"	14.58'	1432.40'	N02°34'43"W	14.58'
C14	46°33'31"	387.98'	477.46'	S78°26'57"E	377.39'
C15	28°11'02"	73.78'	150.00'	S75°52'28"W	73.04'
C16	51°59'58"	355.73'	391.97'	S87°02'13"W	343.65'
C17	55°24'40"	442.41'	457.46'	N86°42'43"W	425.37'
C18	09°06'59"	23.87'	150.00'	S66°23'27"W	23.84'
C19	01°35'08"	10.85'	391.97'	N54°26'26"W	10.85'
C20	03°18'16"	20.30'	351.97'	N25°13'27"E	20.30'
C21	02°58'04"	19.27'	371.97'	N53°13'52"W	19.27'
C22	03°18'47"	82.82'	1432.40'	N13°59'13"W	82.81'
C23	00°53'15"	22.19'	1432.40'	S03°18'44"E	22.19'
C24	00°35'01"	14.59'	1432.40'	S02°34'43"E	14.59'

Notes:

- Bearings are based on the Texas State Plane Coordinate System, Central Zone (N.A.D. 83) from GPS static observations processed through NGS-OPUS. A combined scale factor of 1.000110837 was not applied to the coordinates and all distances are grid.
- The FEMA Flood Insurance Rate Map No. 45041C0215F, with an effective date of April 2, 2014 showed the limits of Finfeather Lake to be in Zone "A" and the Bryan Industrial Sites subdivision to be in an area of minimal flooding designated as Zone "X".
- Minimum building setbacks shall be in accordance with City of Bryan Codes and Ordinances.
- The property is zoned Industrial District (I).
- The following comments are made with regards to exceptions in University Title Company title reports GF No. 183356 with a certification date of October 21, 2018, GF No. 183355 with a certification date of October 21, 2018 and GF No. 183354 with a certification date of October 21, 2018:
 - Easement from M.C. Atkins, et al to International & Great Northern Railroad dated January 12, 1948 and recorded in Volume 133, Page 469, D.R.B.C.T. This does not affect the property. A Release and Quit claim of easement from Union Pacific Railroad Company to City of Bryan was recorded in Clerk's File No. 1403708, D.R.B.C.T. on August 28, 2020.
 - Easement from City of Bryan to Lone Star Gas Company dated July 3, 1974 and recorded in Volume 330, Page 830, D.R.B.C.T. This does not affect the property. A Release of Easement from Atmos Energy Corporation to City of Bryan was recorded in Volume 15892, Page 112, D.R.B.C.T. on March 4, 2020.
 - The easement from City of Bryan to Texas Municipal Power Agency, et al, dated June 9, 1980 and recorded in Volume 453, Page 722, D.R.B.C.T. was corrected with Volume 16246, Page 154, Clerk's File No. 1401105, D.R.B.C.T. This does not affect the property and is shown on the plat.
 - The mineral reservation in the deed from Frank Thurmond, Jr. to City of Bryan as recorded in Volume 4341, Page 118, D.R.B.C.T. is not a survey matter.
 - The oil and gas leases recorded in Volume 80, Page 111; Volume 745, Page 843; Volume 611, Page 368 and Volume 557, Page 548, D.R.B.C.T. are not survey matters.
 - The 0.003 Acre (172.57 Square Feet) residual tract of Lot 1, Block 3 Bryan Industrial Sites as recorded in Volume 134, Page 381, D.R.B.C.T., the 0.07 Acre (3115.26 Square Feet) residual tract of Lot 13, Block 2 Bryan Industrial Sites as recorded in Volume 169, Page 500, D.R.B.C.T., the 0.002 Acre (96.80 Square Feet) residual tract of the 0.07 Acre Abandonment Railroad tract recorded in Clerk's File No. 1378725, D.R.B.C.T., and the 0.009 Acre (395.60 Square Feet) tract of the 1.38 acre abandonment railroad tract recorded in Clerk's File No. 1378725, D.R.B.C.T., all belonging to the City of Bryan were dedicated as road Right-of-Ways by this plat. Abandonment of Atkins Street, part of Union Street and part of Northern Street will be as shown by this plat.
 - Right-of-Way abandonment of Atkins Street, portion of Union Street and Northern Street, was approved by City Council with Ordinance No. 2443 on September 8, 2020.

EXISTING PLAT
Scale 1"=100'



Legend

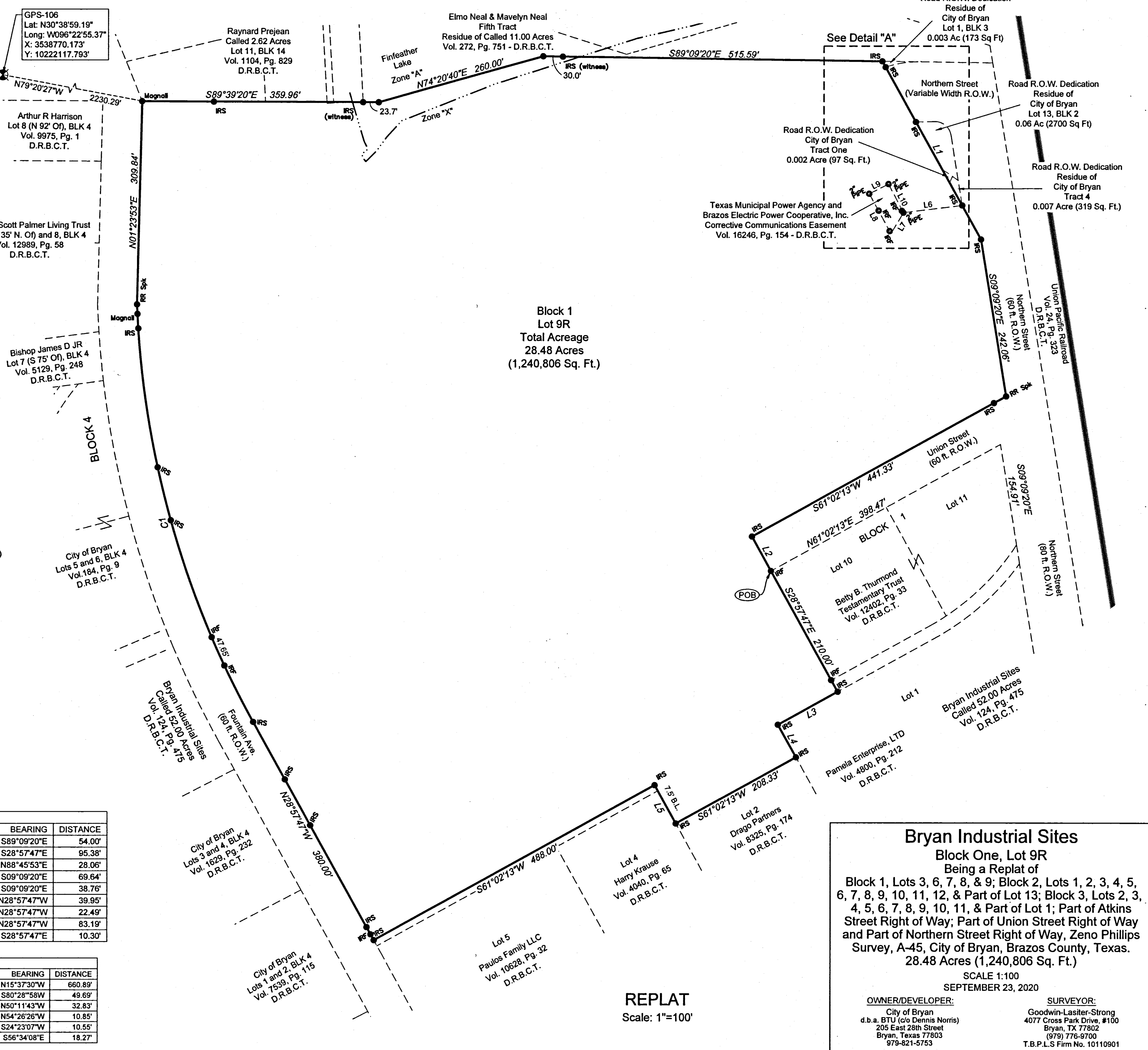
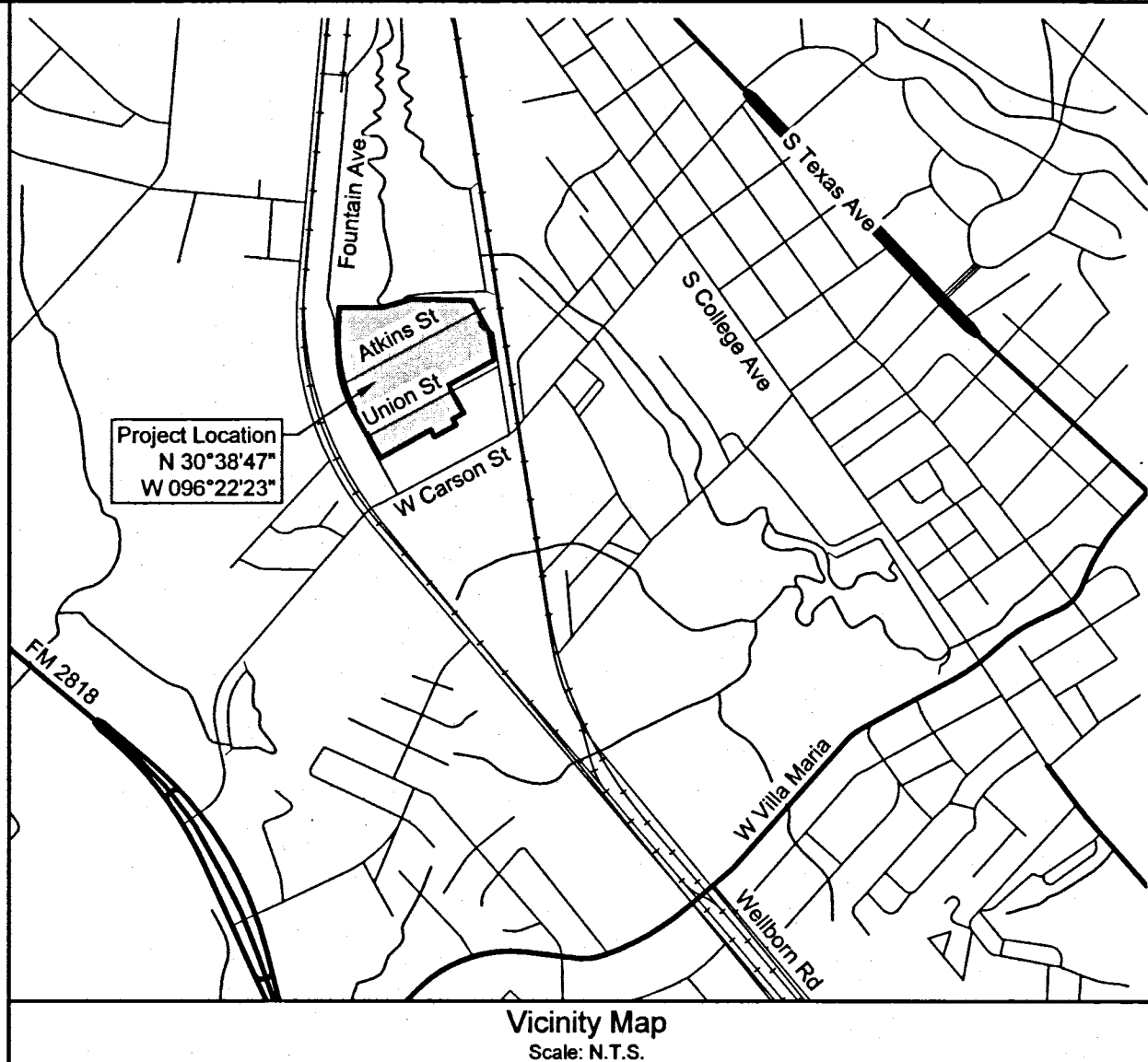
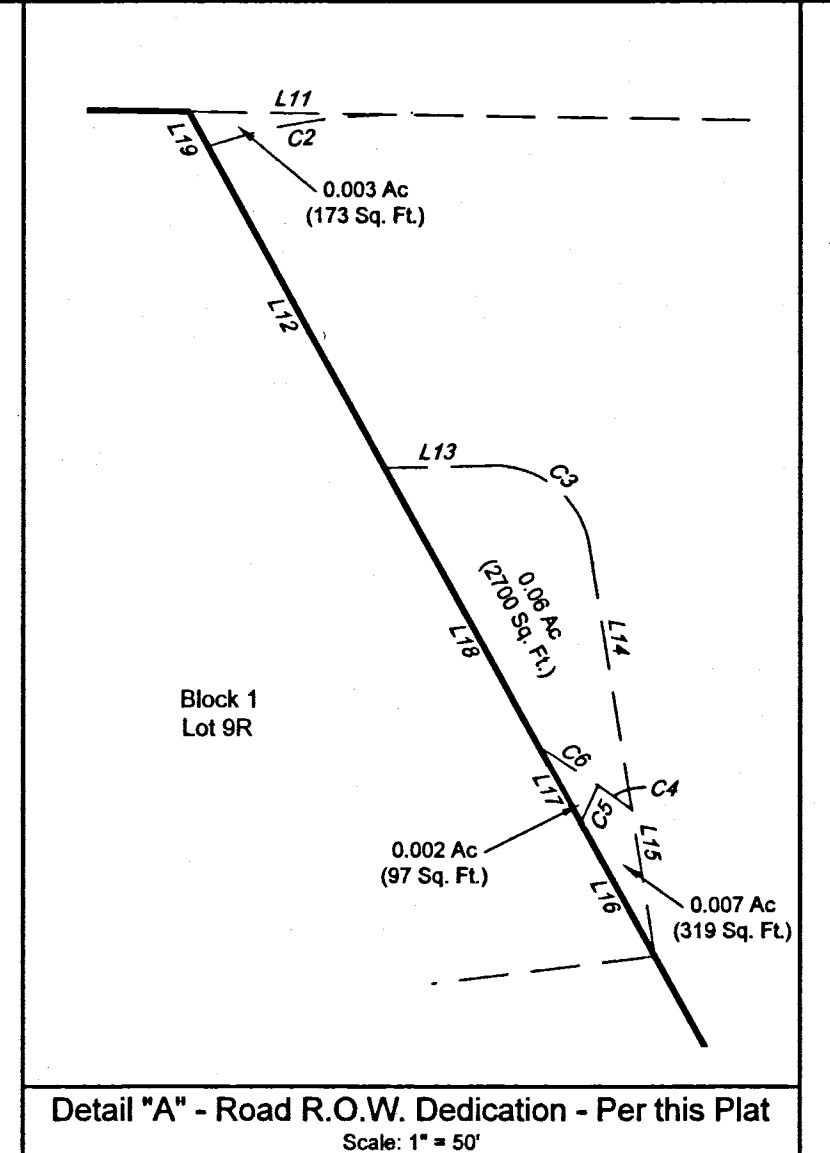
- IRS Set 1/2" Iron Rod (Capped Goodwin Lasiter)
- RR Spk Set Railroad Spike
- Magnol Set Magnol
- IRF Found Iron Rod
- 60d Nail Found 60d Nail
- Point Chainlink Fence Corner Post
- Easement Line
- Setback Line
- Lot Boundary Line
- Tie Line
- Proposed Tract Boundary Line
- Adjoiner Tract Boundary Line
- Access Easement
- U.E. Utility Easement
- D.E. Drainage Easement
- D.R.B.C.T. Deed Records Brazos County, Texas
- POB Point of Beginning
- R.O.W. Right of Way
- B.L. Building Line

LINE TABLE - REPLAT

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S28°57'47"E	310.34'	L11	S89°09'20"E	54.00'
L2	S28°57'47"E	60.00'	L12	S28°57'47"E	95.38'
L3	S61°02'13"W	103.67'	L13	N88°45'53"E	28.06'
L4	S28°57'47"E	59.07'	L14	S09°09'20"E	69.84'
L5	N28°57'06"W	68.07'	L15	S09°09'20"E	38.76'
L6	S82°57'06"W	90.03'	L16	N28°57'47"W	39.95'
L7	S30°40'27"W	37.18'	L17	N28°57'47"W	22.49'
L8	N28°30'22"W	69.30'	L18	N28°57'47"W	83.19'
L9	N63°15'18"E	32.86'	L19	S28°57'47"E	10.30'
L10	S27°26'32"E	49.24'			

CURVE TABLE - REPLAT

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	26°40'34"	666.90'	1432.40'	N15°37'30"W	660.89'
C2	19°40'03"	49.92'	150.00'	S80°28'58"W	49.69'
C3	82°04'47"	35.81'	25.00'	N50°11'43"W	32.83'
C4	01°35'08"	10.85'	391.97'	N54°26'26"W	10.85'
C5	01°48'58"	10.55'	332.97'	S24°23'07"W	10.55'
C6	02°40'16"	18.27'	391.97'	S56°34'08"E	18.27'



Bryan Industrial Sites
Block One, Lot 9R
Being a Replat of
Block 1, Lots 3, 6, 7, 8, & 9; Block 2, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & Part of Lot 13; Block 3, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, & Part of Lot 1; Part of Atkins Street Right of Way; Part of Union Street Right of Way and Part of Northern Street Right of Way, Zeno Phillips Survey, A-45, City of Bryan, Brazos County, Texas.
28.48 Acres (1,240,806 Sq. Ft.)

SCALE 1"=100'
SEPTEMBER 23, 2020

OWNER/DEVELOPER:
City of Bryan
d.b.a. BTU (c/o Dennis Norris)
205 East 28th Street
Bryan, Texas 77803
979-821-5753

SURVEYOR:
Goodwin-Lasiter-Sitong
4077 Cross Park Drive, #100
Bryan, TX 77802
(979) 776-0700
T.B.P.L.S. Firm No. 10110901

Job No. 631038 Sheet 1 of 2

Fieldnote Description of a 28.48 Acre Lot
Zeno Phillips Survey, A-45
City of Bryan, Brazos County, Texas

Fieldnotes to that certain 28.48 Acre (1,240,806 sq. ft.) Lot located in the Zeno Phillips Survey, A-45, City of Bryan, Brazos County, Texas, and being in that certain Bryan Industrial Sites subdivision, as recorded in Volume 124, Page 475, Deed Records, Brazos County, Texas. The said 28.48 acre lot being Block 1, Lots 3, 6, 7, 8 and 9; Block 2, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and part of Lot 13; Block 3, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and part of Lot 1; part of Atkins Street right of way (80.00 ft. R.O.W.); part of Union Street right of way (80.00 ft. R.O.W.); part of Northern street right of way (80.00 ft. R.O.W.); railroad right of ways located in Block 2, Block 3 and part of Block 1 described by metes and bounds as follows, to wit:

BEGINNING at a 1/2 inch iron rod (capped Goodwin Laster) found at the West corner of Lot 10, Block 1, of the said Bryan Industrial Sites in certain Lots 10 and Lot 11 tract conveyed from Milan, Frank Thurmond, Jr. to the Betty B. Thurmond Testamentary Trust as recorded in Volume 12402, Page 33, Deed Records, Brazos County, Texas, in the Southeastern right of way margin of Union Street (60.00 ft. R.O.W.) and the North corner of Lot 9, Block 1 conveyed from Frank Milan individually and as Trustee of the Betty Thurmond Testamentary Trust to the City of Bryan, Texas as recorded in Clerk's File No. 1397144, Deed Records, Brazos County, Texas.

THENCE SOUTH 28°57'47" EAST with the Southwestern line of the said Lots 10 and 11 tract and Northeastern line of said Lot 9, passing at 190.00 feet a 1/2 inch iron rod (capped Goodwin Laster) found at the North corner of a certain called 0.047 acre tract conveyed from Twin Cities Endowment, Inc. to the City of Bryan, Texas as recorded in Clerk's File No. 1396082, Deed Records, Brazos County, Texas, continuing a total distance of 210.00 feet with the Northeastern line of the said 0.047 acre tract to a 1/2 inch iron rod (capped Goodwin Laster) found at the East corner of the said 0.047 acre tract in the Northwestern line of Lot 1, Block 1 conveyed from Alenco Window, LTD to Pamela Enterprises, LTD as recorded in Volume 4800, Page 212, Deed Records, Brazos County, Texas;

THENCE SOUTH 61°02'13" WEST 103.67 feet with the Northwestern line of said Lot 1 to a 1/2 inch iron rod (capped Goodwin Laster) found at the South corner of the said 0.047 acre tract, at the East Corner of a certain called 0.47 acre tract conveyed from Twin Cities Endowment, Inc. to the City of Bryan, Texas as recorded in Clerk's File No. 1378725, Deed Records, Brazos County, Texas, at the West corner of said Lot 1, Block 1 and at the North corner of Lot 3, Block 1 conveyed from Frank Thurmond, Jr. to the City of Bryan, Texas as recorded in Volume 4341, Page 118, Deed Records, Brazos County, Texas;

THENCE SOUTH 28°57'47" EAST 56.67 feet to a 1/2 inch iron rod (capped Goodwin Laster) found at the East corner of said Lot 1, Block 1 and the North corner of Lot 2, Block 1 conveyed from McCormick-Coffey Outdoor Advertising Company Corporation to Drago Partners, as recorded in Volume 8325, Page 174, Deed Records, Brazos County, Texas in the Northwestern line of said Lot 1, Block 1;

THENCE SOUTH 61°02'13" WEST 208.33 feet with the Northwestern line of said Lot 2 and Southeastern line of said Lot 3 to a found 1/2 inch iron rod (capped Goodwin Laster) found at the South corner of said Lot 3 and the West corner of said Lot 2 in the Northeastern line of Lot 4, Block 1 conveyed from J.Z. Milstead and Mary Lee Milstead to Harry Krause as recorded in Volume 4040, Page 65, Deed Records, Brazos County, Texas;

THENCE NORTH 28°57'47" WEST with the Northeastern line of said Lot 4 and the Southwestern line of said Lot 3, passing at 56.67 feet a 1/2 inch iron rod (capped Goodwin Laster) found at the West corner of said Lot 3, the North corner of said Lot 4, the East corner of a 10.00 feet wide residue of railroad right of way of the Bryan Industrial Sites subdivision and the upper South corner of the said 0.47 acre tract, continuing a total distance of 66.67 feet to a 1/2 inch iron rod (capped Goodwin Laster) found at an interior ell corner in the said 0.47 acre tract and the North corner of the said 10.00 feet wide residue of railroad right of way;

THENCE SOUTH 61°02'13" WEST 488.00 feet with the Northwestern line of the said 10.00 feet wide residue of railroad right of way and the Southeastern line of the said 0.47 acre tract to a 1/2 inch iron rod (capped Goodwin Laster) found at the West corner of the said 10.00 feet wide residue of railroad right of way and the lower South corner of the said 0.47 acre tract in the Eastern right of way margin of Fountain Avenue (60.00 ft. R.O.W.);

THENCE NORTH 28°57'47" WEST with the said Eastern right of way margin of Fountain Avenue, passing at 10.00 feet a 1/2 inch iron rod found at the West corner of the said 0.47 acre tract and the South corner of Lot 6 conveyed from Frank Thurmond, Jr. to City of Bryan, Texas as recorded in Volume 4341, Page 118, Deed Records, Brazos County, Texas, passing at 22.50 feet a 1/2 inch iron rod (capped Goodwin Laster) found at the West corner of a 45.00 feet wide railroad easement conveyed to Union Pacific Railroad as recorded in Volume 133, Page 469, Deed Records, Brazos County, Texas, passing at 200.00 feet a 1/2 inch iron rod (capped Goodwin Laster) found at the South corner of the said Union Street right of way, passing at 280.00 feet a 1/2 inch iron rod (capped Goodwin Laster) found at the West corner of the said Union Street right of way and the South corner of Lot 6, Block 2 conveyed from Bryan Industrial Foundation, Inc. to the City of Bryan, Texas as recorded in Volume 220, Page 363, Deed Records, Brazos County, Texas, continuing a total distance of 380.00 feet a 1/2 inch iron rod (capped Goodwin Laster) found at the beginning of a horizontal curve, the radius point of which bears NORTH 61°02'13" EAST 1432.40 feet;

THENCE with the Eastern right of way margin of said Fountain Avenue along the said curve (CA = 26°40'34", R = 1432.40 feet, CH bears NORTH 15°37'30" WEST 660.89 feet), passing at 96.59 feet a point at the South corner of a called 340 square feet tract conveyed from Southern Pacific Transportation Company to the City of Bryan, Texas as recorded in Volume 1629, Page 229, Deed Records, Brazos County, Texas, passing at 99.00 feet a 1/2 inch iron rod (capped Goodwin Laster) found at the South corner of a 45.00 feet wide railroad easement conveyed to Union Pacific Railroad as recorded in Volume 133, Page 469, Deed Records, Brazos County, Texas, passing at 105.09 feet a point at the West corner of said Lot 6, Block 2 and the South corner of a called 1.38 acre tract conveyed from Twin Cities Endowment, Inc. to city of Bryan, Texas as recorded in Clerk's File No. 1378725, Deed Records, Brazos County, Texas, passing at 125.15 feet a point at the West corner of the said 1.38 acre tract and the South corner of Lot 7, Block 2 conveyed from J. Garland Brown and Gladys Brown to the City of Bryan as recorded in Volume 189, Page 155, Deed Records, Brazos County, Texas, passing at 144.24 feet a 1/2 inch iron rod (capped Goodwin Laster) found at the West corner of the said 45.00 feet wide railroad easement, passing at 332.59 feet a 1/2 inch iron rod (capped Goodwin Laster) found at the West corner of said Lot 7 and the South corner of the said Atkins Street right of way, passing at 415.82 feet a 1/2 inch iron rod (capped Goodwin Laster) found at the West corner of the said Atkins Street right of way and the South corner of a Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 3 tract conveyed from M.C. Atkins, R.B. Butler and A.S. Ware to the City of Bryan, Texas as recorded in Volume 134, Page 381, Deed Records, Brazos County, Texas, passing at 630.13 feet a 1/2 inch iron rod (capped Goodwin Laster) found at the upper South corner of a 0.70 acre tract conveyed from Twin Cities Endowment, Inc. to City of Bryan, Texas as recorded in Clerk's File No. 1378725, Deed Records, Brazos County, Texas, passing at 652.31 feet a found magnail at the West corner of the said 0.70 acre tract and the South corner of said Lot 7, Block 3, continuing a total distance of 666.90 feet to a 1/2 inch iron rod (capped Goodwin Laster) at the end of the curve in the said Fountain Avenue Eastern right of way margin;

THENCE NORTH 01°23'53" EAST 309.84 feet to a mag nail set in asphalt at the Northwestern corner of the said Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 3 tract and in the Southwestern corner of a certain called 2.62 acre tract conveyed from Elmo Neal to Raynard Prejean as recorded in Volume 1104, Page 629, Deed Records, Brazos County, Texas in the Eastern right of way margin of said Fountain Avenue;

THENCE SOUTH 89°39'20" EAST with the Southern line of the said 2.62 acre tract and the Northern line of the said Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11, Block 3 tract, passing at 72.00 feet a mag nail found at the Northwestern corner of the said 0.70 acre tract, passing at 109.13 feet a 1/2 inch iron rod (capped Goodwin Laster) found at the Northeast corner of the said 0.70 acre tract, passing at 332.22 feet a 1/2 inch iron rod (capped Goodwin Laster) set for witness and also being the Southeastern corner of the said 2.62 acre tract and the Southwestern corner of a certain residue of a called 11.00 acre tract conveyed from Rosemary and Allen Oliver to Elmo Neal and Maveyn Neal as recorded in Volume 272, Page 751, Deed Records, Brazos County, Texas, continuing a total distance of 359.96 feet to a point in Finfeather Lake in the Southern line of the said residue of 11.00 acre tract;

THENCE NORTH 74°20'40" EAST 280.00 feet with the Southern line of the said residue of 11.00 acre tract and the said Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 3 tract to a point in Finfeather Lake from which a 1/2 inch iron rod (capped Goodwin Laster) set for witness bears SOUTH 89°09'20" EAST 30.00 feet;

THENCE SOUTH 89°09'20" EAST with the Southern line of the said residue of 11.00 acre tract and the Northern line of the said Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 3 tract, passing at 30.00 feet the said witness rod, continuing at total distance of 515.59 feet to a 1/2 inch iron rod (capped Goodwin Laster) set in the Southern line of the said residue of 11.00 acre tract and the said Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, Block 3 tract Northern line;

THENCE SOUTH 28°57'47" EAST across the said Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 tract, passing at 10.30 feet a 1/2 inch iron rod (capped Goodwin Laster) found in the Northern right of way margin of said Atkins Street, passing at 105.67 feet a 1/2 inch iron rod (capped Goodwin Laster) found in the Southern right of way margin of said Atkins Street and the Northern line of Lot 13, Block 2 conveyed from R.B. Butler and A.S. Ware to the City of Bryan, Texas as recorded in Volume 169, Page 500, Deed Records, Brazos County, Texas, passing at 189.86 feet a 1/2 inch iron rod (capped Goodwin Laster) set at the Northeastern line a 0.07 acre tract conveyed from Twin Cities Endowment, Inc. to City of Bryan, Texas as recorded in Clerk's File No. 1378725, Deed Records, Brazos County, Texas, passing at 211.36 feet a 1/2 inch iron rod (capped Goodwin Laster) set at the Southeastern line of the said 0.07 acre tract and the Northwestern line of a certain 1.38 acre tract conveyed from Twin Cities Endowment, Inc. to City of Bryan, Texas as recorded in Clerk's File No. 1378725, Deed Records, Brazos County, Texas, passing at 251.31 feet a 1/2 inch iron rod (capped Goodwin Laster) set at the Southeastern line of the said 1.38 acre tract and the Western right of way margin of Northern Street (80.00 feet R.O.W.), continuing across said Northern Street a total distance of 310.34 feet to a 1/2 inch iron rod (capped Goodwin Laster) set at a bend in the Western right of way margin of said Northern Street;

THENCE SOUTH 09°09'20" EAST 242.06 feet across said Northern Street to a 1/2 inch iron rod (capped Goodwin Laster) set at the East corner of this Lot 1R in the said Northern Street right of way;

THENCE SOUTH 61°02'13" WEST across the said Northern street right of way, passing at 21.26 feet a 1/2 inch iron rod (capped Goodwin Laster) set at the North corner of the said Union Street right of way, continuing a total distance of 441.33 feet to a set 1/2 inch iron rod (capped Goodwin Laster) in the Union Street right of way;

THENCE SOUTH 28°57'47" EAST 60.00 feet across the said Union Street right of way to the Point of Beginning and containing 28.48 acres more or less, as shown on the accompanying plat.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Andrew Nelson, Mayor of the City of Bryan, Texas, owner and developer of the land shown on this plat, being Lot 9R, Block 1, Bryan Industrial Sites, a Subdivision in Brazos County, Texas, 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 herein shown for the purpose identified.

Andrew Nelson
Mayor Andrew Nelson

APPROVAL OF PLANNING AND ZONING COMMISSION

Robb Williams
Chair 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 and Zoning Commission of the City of Bryan on the 18th day of August, 2020 and same was duly approved on the 18th day of October, 2020 by said Commission.

Robb Williams
Chair, Planning and Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY PLANNER

Martha Zimmerman
I, Martha 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 6th day of November, 2020.

Martha Zimmerman
City Planner
Bryan, Texas

APPROVAL OF CITY ENGINEER

W. Paul Krause
I, W. Paul Krause, the undersigned, City Engineer of the City of Bryan, Texas, 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, 2020.

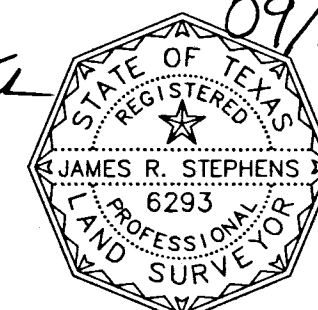
W. Paul Krause
City Engineer
City of Bryan

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, James R. Stephens, Registered Professional Land Surveyor, No. 6293, in the State of Texas, hereby certify that this plat is true and correct, was prepared from an actual survey of the property, 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.

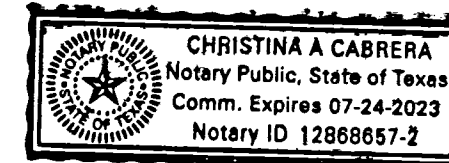
James R. Stephens
James R. Stephens, R.P.L.S. 6293



STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Mayor Andrew Nelson, 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 on this 19th day of October, 2020.

Christina A. Cabrera
Notary Public, Brazos County, Texas



Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 11/12/2020 8:26:37 AM
In the PLAT Records

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My certify that this plat
is in compliance with the
of Brazos County,

Jason McQueen
County Clerk
Brazos County, Texas
By Tracy Davis

Bryan Industrial Sites
Block One, Lot 9R
Being a Replat of
Block 1, Lots 3, 6, 7, 8, & 9; Block 2, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & Part of Lot 13; Block 3, Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, & Part of Lot 1; Part of Atkins Street Right of Way; Part of Union Street Right of Way and Part of Northern Street Right of Way, Zeno Phillips Survey, A-45, City of Bryan, Brazos County, Texas.
28.48 Acres (1,240,806 Sq. Ft.)
SCALE 1:100
SEPTEMBER 23, 2020

OWNER/DEVELOPER: City of Bryan d.b.a. BTU (c/o Dennis Norris) 205 East 28th Street Bryan, Texas 77803 979-821-5753	SURVEYOR: Goodwin-Laster-Strong 4077 Cross Park Drive, #100 Bryan, TX 77802 (979) 778-9700 T.B.P.L.S. Firm No. 10110901
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Job No. 631038 Sheet 2 of 2