

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
(We, Sam Trinh the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(Us) in the Deed Records of Brazos County in Volume 4164, Page 165, 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 purpose identified.

Owner/Developer
Sam Trinh

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Sam Trinh, 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 stated.

Given under my hand and seal of office this 11th day of September 2013

Notary Public, Brazos County
Malinda Garrett
My Commission Expires 11/02/2015

CERTIFICATE OF SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No. 2972 of 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 metes and bounds describing said subdivision will describe a closed geometric form.

Donald Garrett, R.P.L.S. No. 2972

APPROVAL OF THE CITY PLANNER

I, Mark 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 21st day of October, 2013.

City Planner
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Michael Beckwith, 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 15th day of July, 2013, and same was duly approved on the 15th day of August 2013, by said Commission.

Chairman, Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Paul Haggan, 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 21st day of Oct., 2013.

City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

Zoned: C3 Commercial

I, Karen McQueen, 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 11th day of October, 2013 in the Official Records of Brazos County, Texas, in Volume 4165, Page 23.

County Clerk, Brazos County, Texas
Karen McQueen by: Kala Brunner

Filed for Record in:
BRAZOS COUNTY

On: Oct 08, 2013 at 10:02A

As a
Plat

Document Number: 01172745

Amount: 63.00

Receipt Number - 486990

By:
Kala Brunner

STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Oct 08, 2013

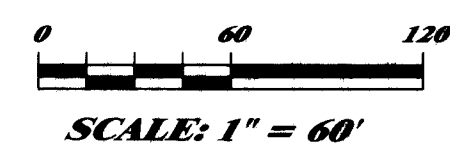
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

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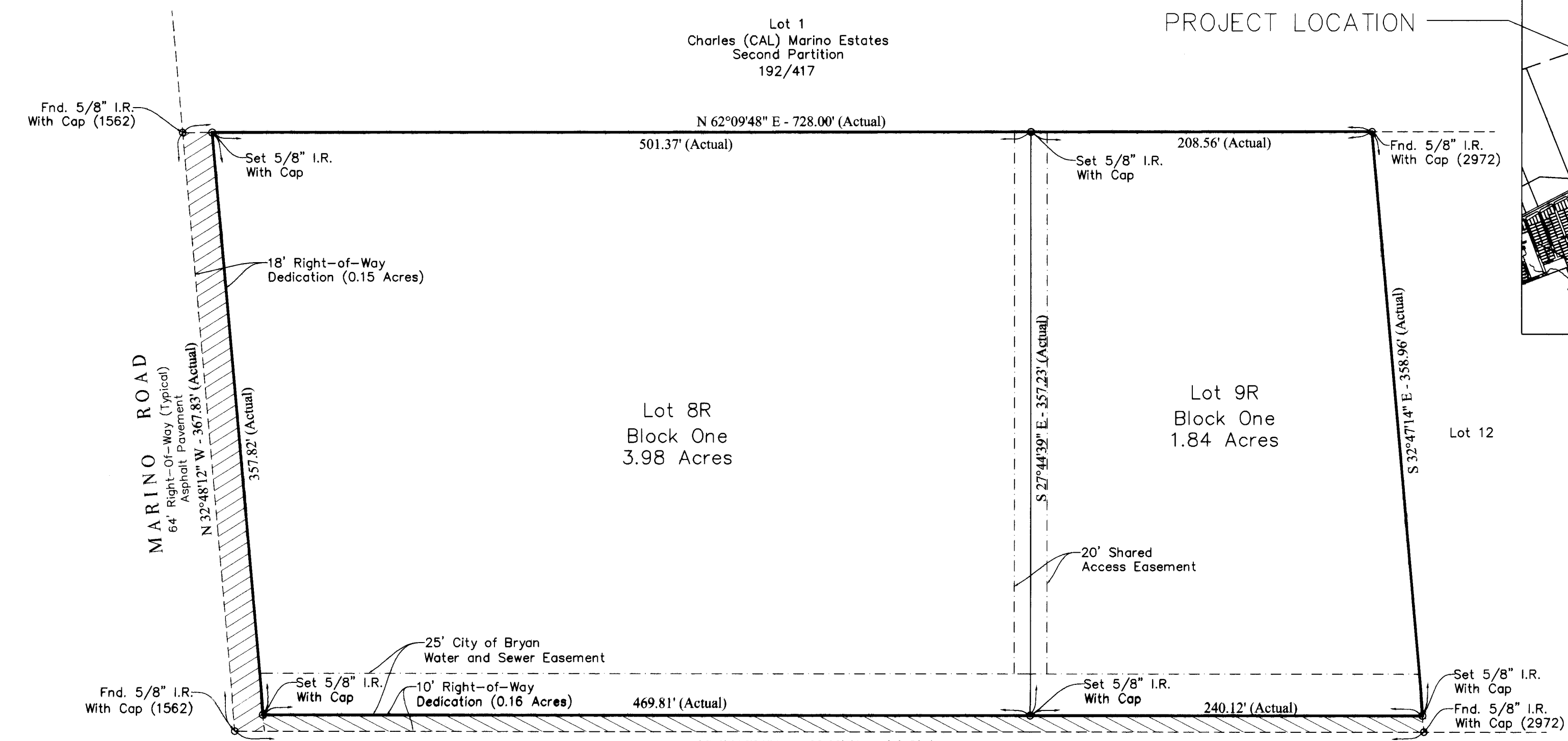
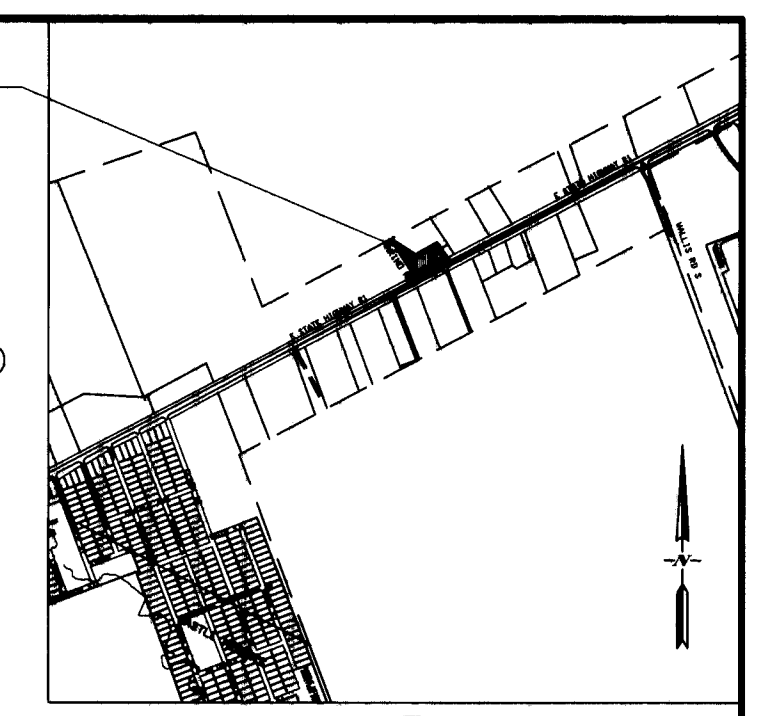
Revised: August 13, 2013
Revised: August 6, 2013

NOTES:

- 1. This property is not in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 48041C0205E Effective Date: May 16, 2012.
2. All Property corners are Set 5/8" Iron Rods with cap unless otherwise stated.
3. Basis of Bearing: \*Plot Bearing used as basis of bearings.
4. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.
5. Site Address: 5943 State Highway 21, College Station Texas, 77845.
6. This Tract is zoned: Industrial.
7. Existing Land Use: Commercial
8. The purpose of this to Replat is to combine Lot 8, 9, 10 & 11 to create 2 lots.



PROJECT LOCATION



Benchmark:
City of Bryan GPS Monument No. 9
Aluminum cap set in concrete stamped
'City of Bryan Monument 10 1997'
Bears: N 34°21'35" W - 4610.03'
Elev. = 342.18 - NGVD-1929
heading towards State Highway No. 21
15.5' from the back of curb of Marino Road
on the right side and 0.29 miles to the
intersection of State Highway No. 21 and Marino road.

STATE HIGHWAY NO. 21
100' Right-Of-Way
Asphalt Pavement
REPLAT
Scale: 1" = 60'

Field Notes
6.13 Acres

Being all of that certain tract or parcel of land lying and being all of lots 8, 9, 10 and 11 of the Charles (Cal) Marino Land Partition, plat recorded in Volume 179, page 445, Deed Records of Brazos County, Texas and being more particularly described as follows:

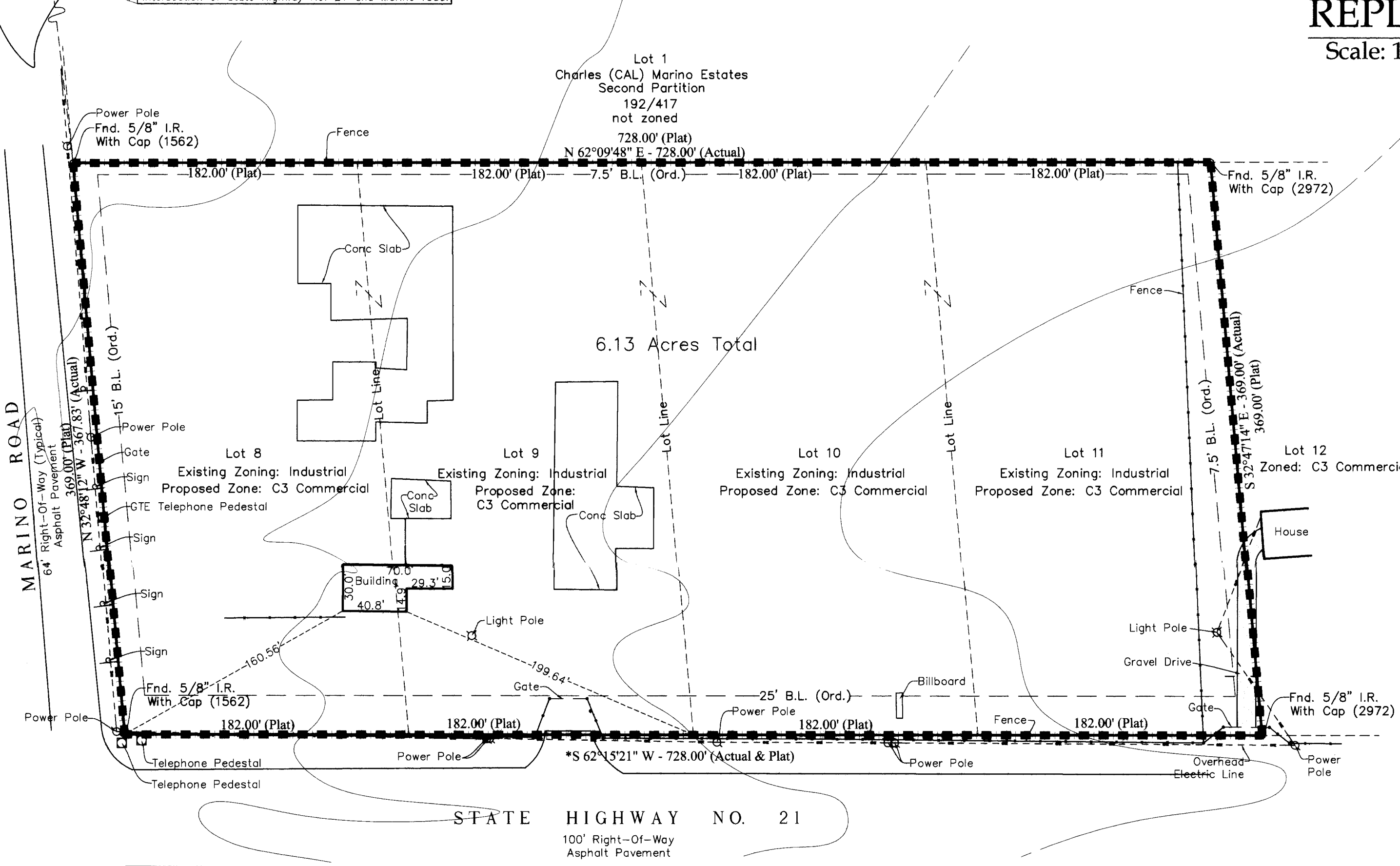
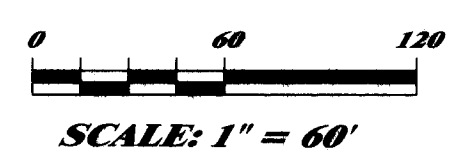
BEGINNING, at a 5/8" iron rod with cap #1562 found at the intersection of the northwest right-of-way line of State Highway No. 21 and the Northeast right of way line of Marino Road;

THENCE: N 32° 48' 12" W - 367.83 feet along said Marino Road line to a 5/8" iron rod with cap # 1562 found at the most westerly common corner of this tract and lot 1 of said Charles (Cal) Marino Estates;

THENCE: N 62° 09' 48" E - 728.00 feet along the common line between said lot 1 and lots 8, 9, 10 and 11 to a 5/8" iron rod with cap #2972 found at the most northerly common corner of said lot 11 and lot 12;

THENCE: S 32° 47' 14" E - 369.00 feet along the common line between said lots 11 and 12 to a 5/8" iron rod with cap # 2972 found at the most southerly common corner of said lots, same being in said State Highway 21 line;

THENCE: S 62° 15' 21" W - 728.00 feet along said State Highway 21 line to the PLACE OF BEGINNING; and containing 6.13 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972.



ORIGINAL PLAT
Scale: 1" = 60'

Being a Replat
Of
Lots 8,9,10 and 11
Charles (CAL) Marino Land Partition
6.13 Acres
to create
Lots 8R & 9R, Block One
Volume 179, Page 445
Stephen F. Austin League No. 10
Bryan, Brazos County, Texas
May 30, 2013

Owner/Developer:
Owner: Sam Trinh
Texas LS Investments, LLC
Address: 4405 Regal Oaks Drive
Phone: (979) 575-4545

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
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