

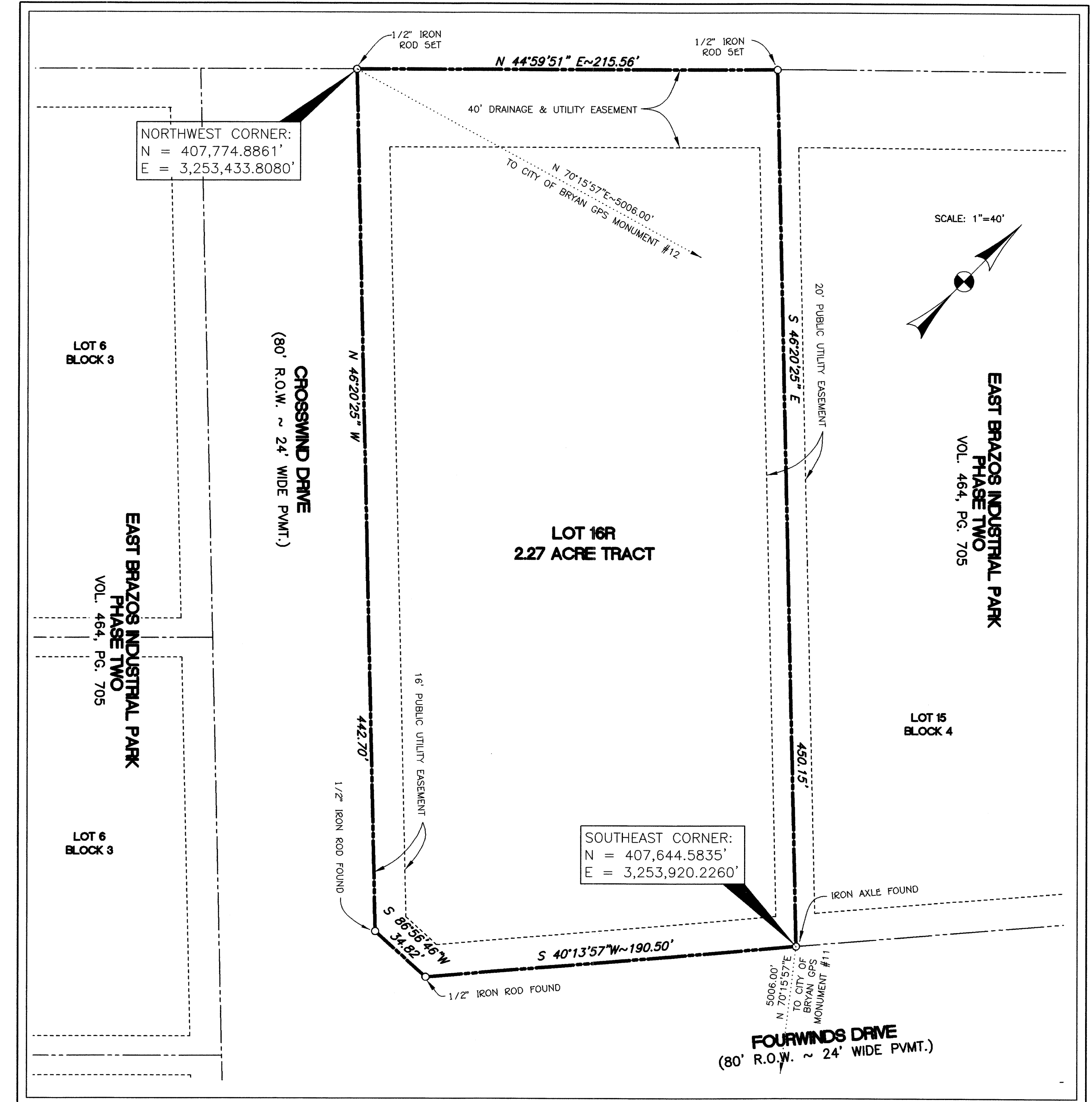
**NOTES:**

1. BASIS OF BEARINGS IS THE RECONSTRUCTED NORTHWEST RIGHT OF WAY OF FOURWINDS DRIVE WITH A PLAT RECORD BEARING OF N 40°13'57" E AS SHOWN ON THE FINAL PLAT OF THE EAST BRAZOS INDUSTRIAL PARK, PHASE TWO, RECORDED IN VOL. 464, PG. 705 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 01332C, MAP NO. 48041C 0132 C. EFFECTIVE DATE: JULY 2, 1992.
3. CURRENT TITLE APPEARS TO BE VESTED IN MICHAEL G. ALLEN BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 3452, PG. 103 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO ADDITIONAL RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.
5. THE SUBJECT TRACT IS TIED TO CITY OF BRYAN NAD-27 STATE PLANE COORDINATES, TEXAS CENTRAL ZONE BASED ON 2 CITY OF BRYAN G.P.S. MONUMENTS, GPS-11 AND GPS-12 WHICH WERE BOTH SET IN 1997 BY STRONG SURVEYING. STATE PLANE COORDINATES FOR THE NORTH AND SOUTHEAST CORNERS OF THE SUBJECT TRACT ARE AS FOLLOWS:

NORTHWEST CORNER: N = 407,774.8861'  
E = 3,253,433.8080'

SOUTHEAST CORNER: N = 407,644.5835'  
E = 3,253,920.2260'

**EXISTING CONDITIONS**  
VOL. 464, PG. 705 SCALE: 1"=40'



**REPLAT**  
VOL. 464, PG. 705 SCALE: 1"=40'

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

I, MICHAEL G. ALLEN, Owner and Developer of Lots 16 & 17, as shown on this plat, as conveyed in Volume 711, Page 748 (Lot 16) & Volume 3452, Page 103 (Lot 17), of the Official Records of Brazos County, Texas, and designated herein as REPLAT OF LOTS 16 & 17, BLOCK FOUR, EAST BRAZOS INDUSTRIAL PARK, PHASE TWO, in Brazos County, Texas, and whose name is subscribed hereto 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.

*Michael G. Allen*  
MICHAEL G. ALLEN

**APPROVAL OF THE CITY ENGINEER**

I, 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 24 day of September, 2002.

*[Signature]*  
City Engineer, Bryan, Texas

**APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT**

I, ALVIN W. JONES, County Judge of Brazos County, Texas, do hereby certify that this plat was duly approved by the Brazos County, Commissioners' Court on the 8th day of OCTOBER, 2002.

*[Signature]*  
County Judge, Brazos County

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat authentication was filed for record in my office the 11 day of October, 2002, in the Official Records of Brazos County, Texas, in Volume 464, Page 210.

*[Signature]*  
Karen McQueen  
County Clerk, Brazos County, Texas  
By: *[Signature]* Terere Ramirez

**APPROVAL OF THE PLANNING ADMINISTRATOR**

I, the undersigned, Planning Administrator 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 26 day of September, 2002.

*[Signature]*  
Planning Administrator, City of Bryan, Texas.

**CERTIFICATE OF SURVEYOR**

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and there are no encroachments, conflicts or protrusions, except as shown hereon.

*[Signature]*  
S. M. Kling, R.P.L.S. No. 2003

Doc 00791892 Bk OR 4898 Vol 210 Pg 210

Filed for Record in:  
BRAZOS COUNTY  
On: Oct 11, 2002 at 01:34P  
As a  
Plat  
Document Number: 00791892  
Amount: 55.00  
Receipt Number: 204295  
By: Teresa Ramirez

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 named records of BRAZOS COUNTY as stated hereon by me.  
Oct 11, 2002

**REPLAT**  
SCALE: 1"=40'

**REPLAT OF LOTS 16 & 17, BLOCK FOUR EAST BRAZOS INDUSTRIAL PARK PHASE TWO**  
**2.27 ACRE TRACT**  
VOL. 464, PG. 705  
STEPHEN F. AUSTIN SURVEY, A-63  
BRAZOS COUNTY, TEXAS

SCALE: 1"=40' SEPTEMBER, 2002  
OWNED AND DEVELOPED BY:  
MICHAEL G. ALLEN  
1502 S. TEXAS AVE.  
BRYAN, TEXAS 77802

PREPARED BY:  
KLING ENGINEERING & SURVEYING  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212

LAND DEVELOPMENT PROJECT NAME  
041 Austin SF A-63 East-Brazos-Industrial-Park-Phase-Two-Plat-201-Fourwinds-Drive  
XREF DRAWING NUMBER LAYOUT TAB DRAWING NUMBER  
Survey.dwg Replat Replat.dwg

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