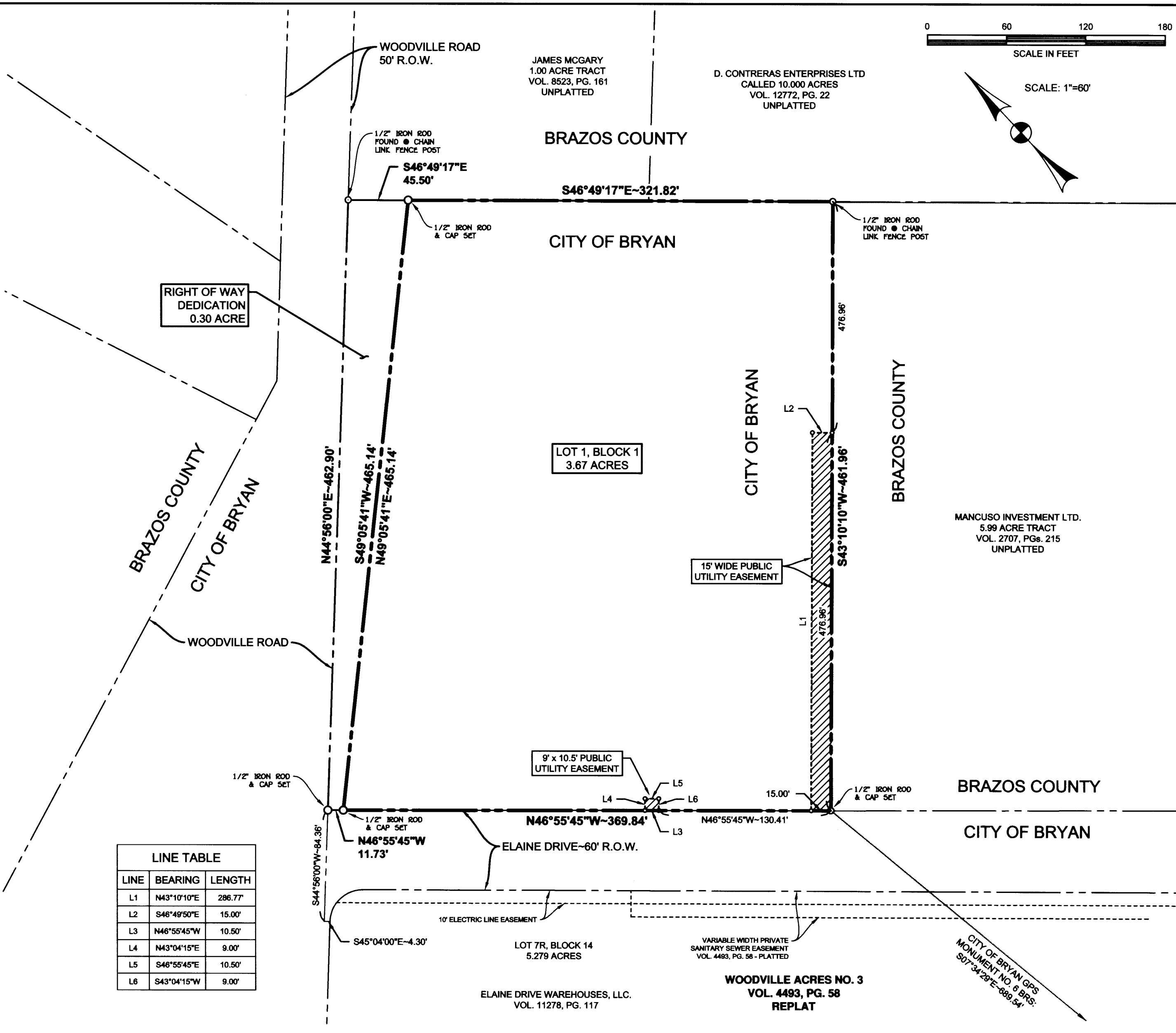


- NOTES:
- BEARINGS ARE BASED ON THE RECONSTRUCTED SOUTHEAST RIGHT OF WAY LINE OF WOODVILLE ROAD WITH A BEARING OF N44°58'00"E ACCORDING TO THE PLAT OF WOODVILLE ACRES NO. 3 RECORDED IN VOL. 100, PG. 83.
  - CURRENT TITLE APPEARS VESTED IN ELAINE DRIVE WAREHOUSES, LLC BY VIRTUE OF DEED RECORDED IN VOL. 15141, PG. 96 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  - 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. 481195, PANEL NO. 0185E, MAP NO. 4804100185E, EFFECTIVE DATE, MAY 9, 2014.
  - AFFIDAVIT OF SUBDIVISION ABANDONMENT - VOL. 9355, PG. 73. THIS INSTRUMENT ABANDONS LOTS 1-4, BLOCK 20 AND THAT PORTION OF SHIRLEY DRIVE - 60 FEET OF RIGHT-OF-WAY ADJOINING BLOCK 20 AND CONTAINED WITHIN THE 4.00 ACRE TRACT DESCRIPTION RECORDED IN VOL. 2664, PG. 222.
  - CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC INFORMATION.
  - ZONING: COMMERCIAL (C-3)
  - MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.
  - SITUS ADDRESS: #3686 WOODVILLE ROAD.

LEGEND

SANITARY SEWER MANHOLE	⊙
SANITARY SEWER LINE	—
STORM SEWER MANHOLE	⊙
STORM SEWER LINE	—
TELEPHONE PEDESTAL	⊙
TELEPHONE LINE	—
TELEVISION PEDESTAL	⊙
TELEVISION CABLE	—
WATER METER	⊙
WATER LINE	—
WATER VALVE	⊙
FIRE HYDRANT	⊙
OVERHEAD ELECT. LINE	—
POWER POLE	⊙
LIGHT POLE	⊙
SALT/WATER PIPELINE	—
WOOD FENCE (6 FENCE CORNER)	—
CHAIN LINK FENCE	—
BARBED WIRE FENCE	—
CITY LIMITS LINE	—



LINE TABLE

LINE	BEARING	LENGTH
L1	N43°10'10"E	286.77
L2	S46°49'50"E	15.00
L3	N46°55'45"W	10.50
L4	N43°04'15"E	9.00
L5	S46°55'45"E	10.50
L6	S43°10'10"W	9.00

**PRELIMINARY PLAN**

**FINAL PLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Elaine Drive Warehouses, LLC, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 15141, Page 96 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 shown hereon for the purposes identified.

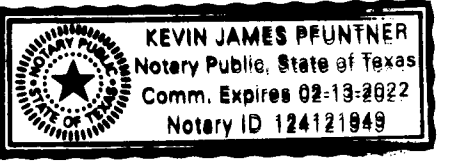
*Steve Lovett*  
Steve Lovett, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Steve Lovett, 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 18th day of June, 2019.

*Kevin J. Pluta*  
Notary Public, Brazos County, Texas



**APPROVAL OF THE CITY PLANNER**

I, *Marin 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 25th day of June, 2019.

*Marin Zimmerman*  
City Planner, City of Bryan, Texas.

**APPROVAL OF THE CITY ENGINEER**

I, *W. Paul Higgins*, 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 June, 2019.

*W. Paul Higgins*  
City Engineer, Bryan, Texas.

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk together with its certificates the \_\_\_ day of \_\_\_ Brazos County, Texas, in Volum

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 6/26/2019 3:57:46 PM  
In the PLAT Records  
Doc Number: 2019-1364991  
Volume - Page: 15411-46  
Number of Pages: 1  
Amount: 73.00  
Order#: 20190826000163  
By: TR



**CERTIFICATE OF SURVEYOR AND/OR ENGINEER**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, S. M. Kling, Registered Public Surveyor No. 2003, 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.

*S.M. Kling*  
S. M. Kling, R.P.L.S. No. 2003



Field notes of a 3.67 acre tract or parcel of land, lying and being situated in the Moses Baine Survey, Abstract No. 3, Brazos County, Texas, and being part of the 4.00 acre tract described in the deed from Kyle Kinsey Eppler and Kari Rosser Eppler to Elaine Drive Warehouses, LLC, recorded in Volume 15141, Page 96, of the Official Records of Brazos County, Texas, said 3.67 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod and cap set in the common line between the aforementioned 4.00 acre tract and Elaine Drive - 60' wide right-of-way, said 1/2" iron rod and cap also lying in the proposed southeast right of way line of Woodville Road;

THENCE N 49° 05' 41" E across the aforementioned 4.00 acre tract and along the southeast right of way line of Woodville Road for a distance of 465.14 feet to a 1/2" iron rod and cap set in the common line between the said 4.00 acre tract and a 1.00 acre tract described in the deed to James McGary recorded in Volume 8523, Page 161, of the Official Records of Brazos County, Texas, from which a 1/2" iron rod found at a chain link fence post marking the north corner of the said 4.00 acre tract bears N 46° 49' 17" W - 45.50 feet;

THENCE S 46° 49' 17" E along the common line between the aforementioned 4.00 acre tract, lying to the southwest, and the following two tracts, lying to the northeast: the aforementioned McGary - 1.00 acre tract, and a 10.000 acre tract described in the deed to D. Contreras Enterprises, Ltd., recorded in Volume 12772, Page 22, of the Official Records of Brazos County, Texas, adjacent to a chain link fence, for a distance of 367.32 feet to a 1/2" iron rod found at a chain link fence corner marking the common corner between the said 4.00 acre tract and a 5.99 acre tract described in the deed to Mancuso Investment Ltd., recorded in Volume 2707, Page 215, of the Official Records of Brazos County, Texas;

THENCE S 43° 10' 10" W along the common line between the aforementioned 4.00 acre tract and the aforementioned 5.99 acre tract, adjacent to a chain link fence, for a distance of 461.96 feet to the common corner between the said 4.00 acre tract and said 5.99 acre tract, and in the northeast right-of-way line of Elaine Drive, from which a 1/2" iron rod found at a chain link fence corner bears S 43° 10' W - 3.0 feet;

THENCE N 46° 55' 45" W along the northeast right-of-way line of Elaine Drive, for a distance of 369.84 feet to the PLACE OF BEGINNING, containing 3.67 acres of land, more or less.

Field notes of a 0.30 acre tract or parcel of land, lying and being situated in the Moses Baine Survey, Abstract No. 3, Brazos County, Texas, and being part of the 4.00 acre tract described in the deed from Kyle Kinsey Eppler and Kari Rosser Eppler to Elaine Drive Warehouses, LLC, recorded in Volume 15141, Page 96, of the Official Records of Brazos County, Texas, said 0.30 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod and cap set at the intersection of the northeast right-of-way line of Elaine Drive - 60' wide right-of-way, with the southeast right-of-way line of Woodville Road, same being the west corner of the aforementioned 4.00 acre tract;

THENCE N 44° 56' 00" E along the southeast right-of-way line of the aforementioned Woodville Road, for a distance of 462.90 feet to a 1/2" iron rod found at a chain link fence corner marking the common corner between the said 4.00 acre tract and a 1.00 acre tract described in the deed to James McGary recorded in Volume 8523, Page 161, of the Official Records of Brazos County, Texas;

THENCE S 46° 49' 17" E along the common line between the aforementioned 4.00 acre tract and the aforementioned McGary - 1.00 acre tract, adjacent to a chain link fence, for a distance of 45.50 feet to a 1/2" iron rod and cap set;

THENCE S 49° 05' 41" W across the aforementioned 4.00 acre tract and along the proposed southeast right of way line of Woodville Road for a distance of 465.14 feet to a 1/2" iron rod and cap set in the common line between the said 4.00 acre tract and Elaine Drive;

THENCE N 46° 55' 45" W along the northeast right-of-way line of Elaine Drive, for a distance of 11.73 feet to the PLACE OF BEGINNING, containing 0.30 acre of land, more or less.

**FINAL PLAT**  
OF  
**ELAINE DRIVE WAREHOUSES**  
**SUBDIVISION**  
**LOT 1, BLOCK 1**

**A TOTAL OF 3.67 ACRES**  
**MOSES BAINE SURVEY, A-3**  
**BRYAN, BRAZOS COUNTY, TEXAS**

OWNED AND DEVELOPED BY:  
ELAINE DRIVE WAREHOUSES, LLC  
C/O STEVE LOVETT  
3600 LOVETT LANE  
COLLEGE STATION, TEXAS 77845  
(979) 220-2104

SCALE: 1"=60' JUNE, 2019  
**GEC** CIVIL ENGINEERING CONSULTANTS  
1555 GREENS PRAIRIE ROAD WEST  
COLLEGE STATION, TEXAS 77845-9212  
TEXAS REGISTRATION NUMBERS  
ENG. 0226 & SURVEYING 10970-01