

OWNERSHIP INTEREST

42 Real Estate, LLC
Vol. 17007, Pg. 159 - 60.046 Acres

City of Bryan & Brazos County Development Foundation, Inc.
Vol. 9045, Pg. 76 - Residual Tract

APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, 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 16th day of June, 2021.

City Planner
Bryan, Texas

CERTIFICATE OF THE CITY ENGINEER

I, W. P. [Signature], 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 16th day of June, 2021.

City Engineer
Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS § Filed for Record
COUNTY OF BRAZOS § Official Public Records Of:
Brazos County Clerk
On: 8/16/2021 8:47:09 AM
In the PLAT Records

I, [Signature], that the attached plat was duly filed in the PLAT Records of Brazos County, Texas on the 16th day of June, 2021.

Doc Number: 2021-1442641
Volume - Page: 17270-45
Number of Pages: 1
Amount: 73.00
Order#: 20210816000015
By: MG

County Clerk
Brazos County, Texas

CERTIFICATE OF OWNERSHIP

I, Scott Rohman, Manager for 42 Real Estate, LLC., an Owner of the land shown on this plat, being a part of the tract of land as conveyed to City of Bryan and Brazos County Development Foundation, Inc., by the deed recorded in Volume 9045, Page 76, Deed Records of Brazos County, and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and other places hereon shown for the purposes identified.

Scott Rohman
Manager of 42 Real Estate, LLC.

Before me, the undersigned authority, on this day personally appeared Scott Rohman 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 on this 16th day of June, 2021.

CERTIFICATE OF OWNERSHIP

I, Diane Peters for Brazos County Development Foundation, Inc., an Owner of the land shown on this plat, being a part of the tract of land as conveyed to City of Bryan and Brazos County Development Foundation, Inc., by the deed recorded in Volume 9045, Page 76, Deed Records of Brazos County, and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes identified.

Diane Peters
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Andrew Nelson Mayor for City of Bryan, an Owner of the land shown on this plat, being a part of the tract of land as conveyed to City of Bryan and Brazos County Development Foundation, Inc., by the deed recorded in Volume 9045, Page 76, Deed Records of Brazos County, and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes identified.

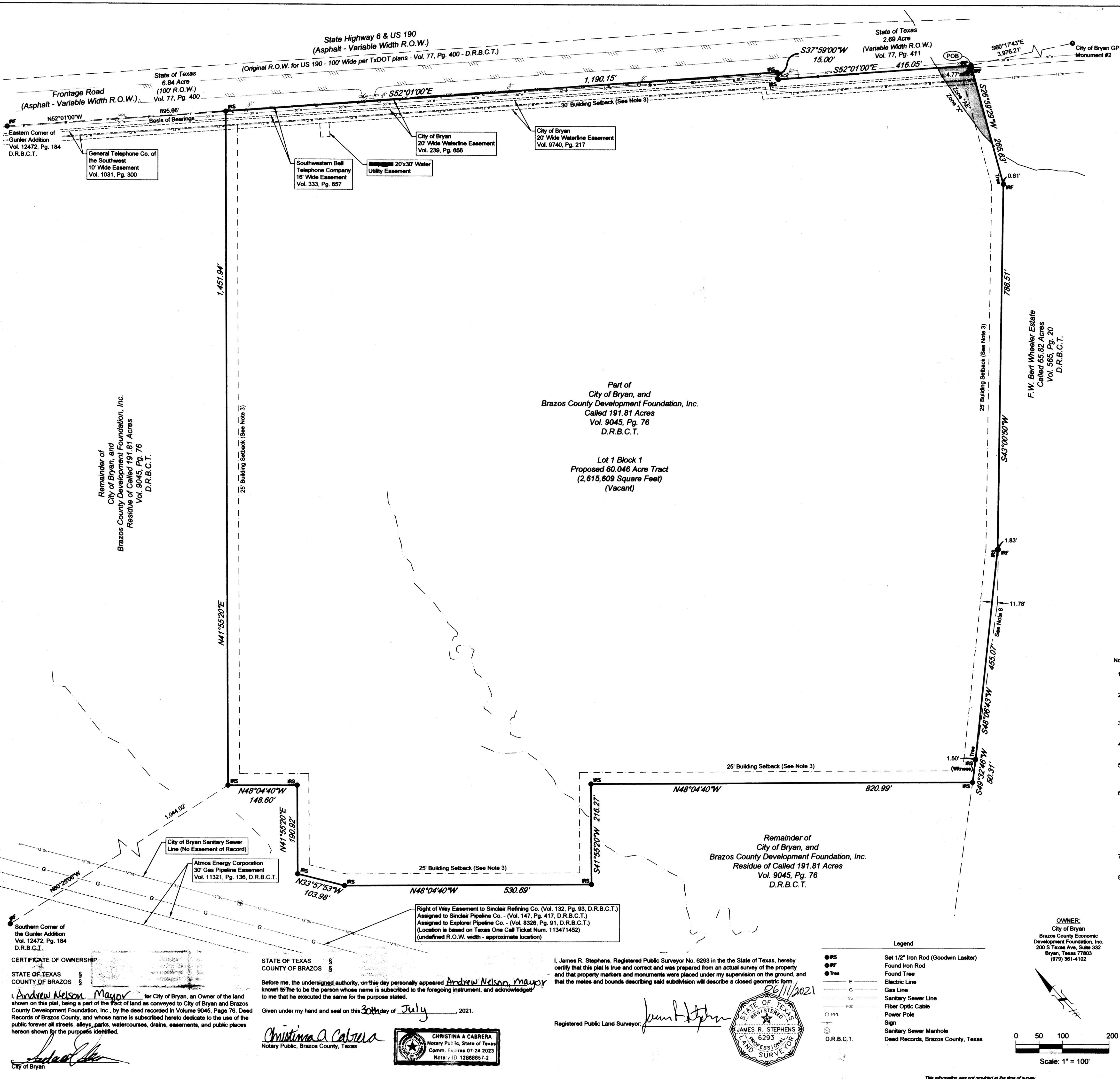
Andrew Nelson Mayor
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Christina A. Cabrera for City of Bryan, an Owner of the land shown on this plat, being a part of the tract of land as conveyed to City of Bryan and Brazos County Development Foundation, Inc., by the deed recorded in Volume 9045, Page 76, Deed Records of Brazos County, and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes identified.

Christina A. Cabrera
Notary Public, Brazos County, Texas



Fieldnotes Description to a 60.046 Acre Tract
McLaughlin Survey, A-38
Brazos County, Texas

Field notes to that certain proposed lot, parcel or tract being 60.046 acre (2,615,609 sq. ft.), more or less, situated in the L. McLaughlin Survey, A-38, Brazos County, Texas, and being a part of a called 191.81 acre tract as conveyed from M.D. Wheeler, LTD to City of Bryan and Brazos County Development Foundation, Inc. as recorded in Volume 9045, Page 76, Deed Records, Brazos County, Texas, to which reference is hereby made to for any and all purposes. Said tract described by metes and bounds as follows to wit:

- Beginning at a 5/8 inch iron rod in concrete found at the East corner of the referenced tract and the Southeastern right of way margin of State Highway 6 (variable width r.o.w. per TxDOT r.o.w. plans - Vol. 77, Pg. 400) from which a found 3/8 inch bent iron rod at the North corner of a certain called 65.82 acre tract conveyed from Gladys K. Rush to the F.W. Bert Wheeler Estate as recorded in Volume 565, Page 20, Deed Records, Brazos County, Texas bears SOUTH 23°09'42" WEST 4.79 feet. Said 5/8 inch iron rod in concrete being the Point of Beginning of this 60.046 acre tract;
- THENCE SOUTH 28°59'29" WEST with the Southeastern line of the referenced tract, passing at 4.77 feet a point from which the said found 3/8 inch bent iron rod at the North corner of the called 65.82 acre tract bears SOUTH 63°00'31" EAST 0.32 feet, continuing a total distance of 265.63 feet to a point in a 15 inch oak tree found at a bend in the Southeastern line of the referenced tract from which a found 1/2 inch iron rod bears NORTH 88°52'17" EAST 0.81 feet;
- THENCE SOUTH 43°00'50" WEST 788.51 feet with the Southeastern line of the referenced tract to a 1/2 inch iron rod (capped Goodwin Laister) set at a bend in the Southeastern line of the referenced tract from which a found 1/2 inch iron rod (capped Tetra) bears SOUTH 53°00'19" EAST 1.83 feet;
- THENCE SOUTH 48°06'43" WEST 455.07 feet with the Southeastern line of the referenced tract to a point in a fallen 13 inch oak tree found at a bend in the Southeastern line of the referenced tract from which a set 1/2 inch iron witness rod (capped Goodwin Laister) bears SOUTH 49°32'46" WEST 1.50 feet;
- THENCE SOUTH 48°32'46" WEST 60.31 feet with the Southeastern line of the referenced tract to a 1/2 inch iron rod (capped Goodwin Laister) set at the South corner of this tract in the Southeastern line of the referenced tract and the Northwestern line of the said 65.82 acre tract;
- THENCE SOUTH 48°06'43" WEST 820.99 feet to a set 1/2 inch iron rod (capped Goodwin Laister);
- THENCE SOUTH 41°55'20" WEST 216.27 feet to a set 1/2 inch iron rod (capped Goodwin Laister);
- THENCE NORTH 48°04'40" WEST 530.96 feet to a set 1/2 inch iron rod (capped Goodwin Laister);
- THENCE NORTH 33°57'53" WEST 103.98 feet to a set 1/2 inch iron rod (capped Goodwin Laister);
- THENCE NORTH 41°55'20" EAST 190.92 feet to a set 1/2 inch iron rod (capped Goodwin Laister);
- THENCE NORTH 48°04'40" WEST 148.80 feet to a set 1/2 inch iron rod (capped Goodwin Laister);
- THENCE NORTH 41°55'20" EAST 1451.94 feet to a set 1/2 inch iron rod (capped Goodwin Laister) at the North corner of this tract in the Southeastern right of way margin of said State Highway 6;
- THENCE SOUTH 52°01'00" EAST 1190.15 feet with the said Southeastern right of way margin of State Highway 6 and Northeastern line of the referenced tract (this is the basis of bearings) to a set 1/2 inch iron rod (capped Goodwin Laister) at an exterior all corner in the said Southeastern right of way margin of State Highway 6;
- THENCE SOUTH 37°59'00" WEST 15.00 feet with the said right of way margin of State Highway 6 to a set 1/2 inch iron rod (capped Goodwin Laister) at an interior all corner in the said Southeastern right of way margin of State Highway 6;
- THENCE SOUTH 52°01'00" EAST 416.05 feet with the said Southeastern right of way margin of State Highway 6 and Northeastern line of the referenced tract and this tract to the Point of Beginning and containing 60.046 acres more or less, as shown on the accompanying survey plat of even date herewith.

- Notes:
- From the Point of Beginning, the center of N. Harvey Mitchell Parkway (FM 2818) is approximately 2,672 feet in a southeastern direction.
 - Bearings are based on found iron rods in the Southeastern Right of Way margin of State Highway 6 and Northeastern line of a certain 191.81 acre tract recorded in Volume 9045, Page 76, Deed Records, Brazos County, Texas.
 - All building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - The blanket easement recorded in Volume 98, Page 252 of the Deed Records of Brazos County, Texas does affect the subject property and is not locatable.
 - Easements shown hereon are based on a previous Title Commitment issued by First American Title Insurance Company (effective date February 3, 2021; File No. 1002-317775-RTT). A Title Commitment was not provided at the time of the survey.
 - The property lies within an area of minimal flooding designated as Zone "X" according to the FEMA Flood Insurance Rate Map Numbers 48041C0200E and 48041C0185E, both with an effective date of May 16, 2012, except 0.162 Acres (7090 Sq. Ft.) at the East Corner of the property as shown. The revision Case No. 12-06-1920P with an effective date of May 9, 2014 exists but does not have any changes to the profiles on Thompsons Creek at the East corner of the property where the property is in an area of inundation by a 1% annual chance flood (100 year flood) designated as Zone "AE".
 - This property was annexed into the City of Bryan on May 14, 2019. It is zoned PD-1 per Ordinance No. 2350.
 - A gore of 0.083 acres (3,624 Sq. Ft.) of unknown ownership exists as shown.

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FINAL PLAT
FedEx Ground
Lot 1, Block 1
60.046 Acres
L. McLaughlin Survey, A-38
City of Bryan ETJ, Brazos County, Texas

SCALE 1:100
June 11, 2021

DEVELOPER: Scott Rohman, 42 Real Estate, LLC, 2030 Main St., Suite 342, Dallas, TX 75201, (214) 739-4209

SURVEYOR: Goodwin-Laister-Strong, 4077 Cross Park Drive, Ste. 100, Bryan, TX 77802, (979) 778-9700, T.B.P.L.S. Firm No. 10110901

ENGINEER: Goodwin-Laister-Strong, 4077 Cross Park Drive, Ste. 100, Bryan, TX 77802, (979) 778-9700, TBE Firm No. 413

Job No. 045030 Sheet 1 of 1

Legend

- 1/2" Iron Rod (Goodwin Laister)
- Found Iron Rod
- Electric Line
- Gas Line
- Sanitary Sewer Line
- Fiber Optic Cable
- Power Pole
- Sign
- Sanitary Sewer Manhole
- Deed Records, Brazos County, Texas

OWNER:
City of Bryan
Brazos County Economic Development Foundation, Inc.
200 S. Texas Ave., Suite 332
Bryan, Texas 77803
(979) 361-4102

Registered Public Land Surveyor: James R. Stephens, 6293
Notary Public, Brazos County, Texas

Scale: 1" = 100'

This information was not provided at the time of survey