

METES AND BOUNDS DESCRIPTION
OF A
25.00 ACRE TRACT
LOT 1, BLOCK 1
GUNLER ADDITION
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE L. McLAUGHLIN SURVEY, ABSTRACT NO. 38, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BLOCK 1, GUNLER ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 10935, PAGE 261 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 1 AND A NORTHEAST CORNER OF A PORTION OF THE REMAINDER OF A CALLED 191.81 ACRE TRACT AS DESCRIBED BY A DEED TO CITY OF BRYAN AND BRAZOS COUNTY DEVELOPMENT FOUNDATION, INC. RECORDED IN VOLUME 9045, PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 BEARS: N 52° 00' 27" W FOR A DISTANCE OF 280.68 FEET;

THENCE: S 52° 00' 27" E ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 565.08 FEET TO AN "X" IN CONCRETE FOUND MARKING THE EAST CORNER OF SAID LOT 1 AND A NORTHERLY CORNER OF ANOTHER PORTION OF SAID REMAINDER OF 191.81 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 BEARS: S 52° 00' 27" E FOR A DISTANCE OF 50.24 FEET;

THENCE: S 41° 35' 51" W ALONG THE COMMON LINE OF SAID LOT 1 AND SAID SECOND PORTION FO REMAINDER OF 191.81 ACRE TRACT FOR A DISTANCE OF 1948.84 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A 100.00 FOOT WIDE RAILROAD RIGHT-OF-WAY MARKING THE SOUTH CORNER OF SAID LOT 1;

THENCE: N 48° 24' 09" W ALONG THE NORTHEAST LINE OF SAID RAILROAD FOR A DISTANCE OF 563.95 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 1;

THENCE: N 41° 35' 51" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID FIRST PORTION OF REMAINDER OF 191.81 ACRE TRACT FOR A DISTANCE OF 1913.31 FEET TO THE POINT OF BEGINNING CONTAINING 25.00 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

N/F
CITY OF BRYAN AND BRAZOS COUNTY
DEVELOPMENT FOUNDATION, INC.
PORTION OF THE REMAINDER OF
CALLED 191.81 ACRE TRACT
9045/76

N/F
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DEVELOPMENT FOUNDATION, INC.
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ORIGINAL PLAT



SCALE: 1" = 100'

NOTE: CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY FROM BRAZOS COUNTY AERIAL TOPOS.
NOTE: WATER AND SEWER LINES SHOWN HEREON ARE FROM CITY OF BRYAN UTILITY MAPS.
NOTE: SETBACK LINES SHOWN HEREON ARE PER DEED RESTRICTIONS 10490/146.

Doc 84 Vol 1 P 13
07-19-20 OR 12472 183

SHEET 1 OF 2

REPLAT
OF
LOT 1, BLOCK 1
GUNLER ADDITION
VOLUME 10935, PAGE 261

TO CREATE
LOTS 1R & 2, BLOCK 1
GUNLER ADDITION

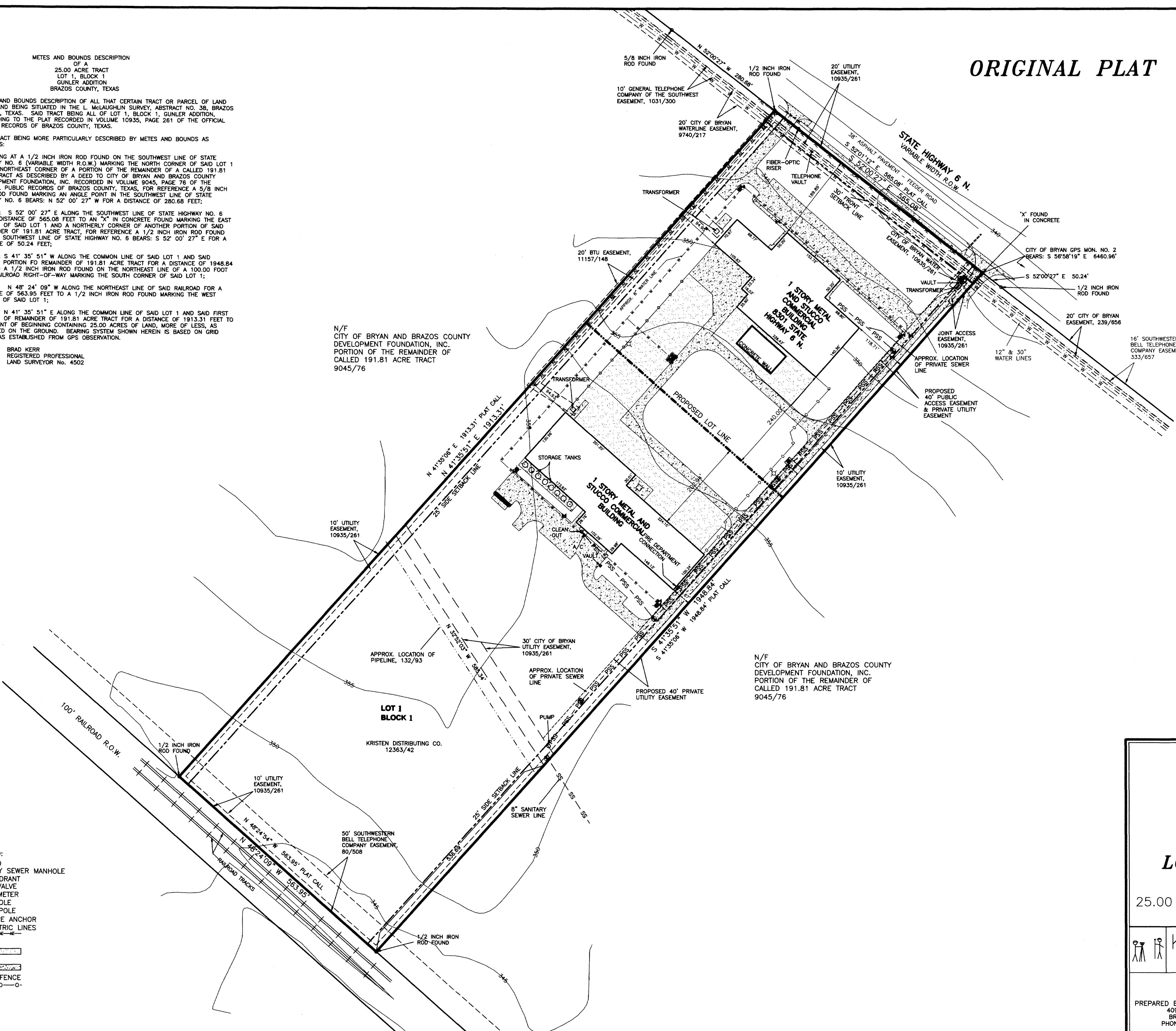
25.00 ACRES, L. McLAUGHLIN SURVEY, A-38
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: JULY 2013
PLAT DATE: 12-01-14
REVISED: 12-11-14
JOB NUMBER: 14-866
CAD NAME: 14-866
CR5 FILE: NGIP (cont); 13-502 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

OWNER: KRISTEN DISTRIBUTING CO.
1501 INDEPENDENCE
BRYAN, TEXAS 77803

- LEGEND:
- BOLLARD
 - SANITARY SEWER MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ LIGHT POLE
 - ⊕ UTILITY POLE
 - GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - GRAVEL
 - CONCRETE
 - CHAIN LINK FENCE



REPLAT

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0200 E. 05-16-2012.
3. SUBJECT PROPERTY IS CURRENTLY BOUND BY THE COVENANTS AND REGULATIONS FOR DEVELOPMENT RECORDED IN VOLUME 10490, PAGE 146 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
4. CITY OF BRYAN WILL PROVIDE WATER AND SANITARY SEWER SERVICE FOR THE SUBDIVISION.
5. LOT 2 IS SUBJECT TO FUTURE RAIL SPUR RIGHT-OF-WAY EASEMENT AREA(S) TO ALLOW LOT 1R WITH RAIL SERVICE.

**NOTE: THE 40' PUBLIC ACCESS EASEMENT SHOWN HEREON WILL BE PRIVATELY MAINTAINED BY THE OWNERS OF LOT 1R AND LOT 2.

N/F
CITY OF BRYAN AND BRAZOS COUNTY
DEVELOPMENT FOUNDATION, INC.
PORTION OF THE REMAINDER OF
CALLED 191.81 ACRE TRACT
9045/76

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

KRISTEN DISTRIBUTING CO., owner and developer of the land shown on this plat, being the tract of land as conveyed to it in the Official Records of Brazos County, in Volume 12353, Page 42, 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.

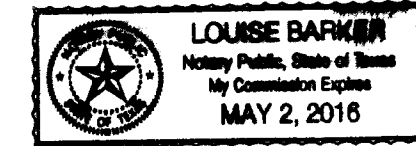
Kristen Distributing Co., Inc.
Owner(s) PRES

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared MARK KRISTEN known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this 30 day of December, 2014

Louise Barker
Notary Public, Brazos County, Texas



10' UTILITY
EASEMENT,
10935/261

**LOT 2
BLOCK 1**
16.893 ACRES

APPROX. LOCATION OF
PIPELINE, 132/93

30' CITY OF BRYAN
UTILITY EASEMENT,
10935/261

40' PRIVATE
UTILITY EASEMENT

10' UTILITY
EASEMENT,
10935/261

50' RAIL MAINTENANCE
ACCESS EASEMENT

50' SOUTHWESTERN
BELL TELEPHONE
COMPANY EASEMENT,
80/508

1/2 INCH IRON
ROD FOUND

N/F
CITY OF BRYAN AND BRAZOS COUNTY
DEVELOPMENT FOUNDATION, INC.
PORTION OF THE REMAINDER OF
CALLED 191.81 ACRE TRACT
9045/76

STATE OF TEXAS COUNTY OF BRAZOS
I, Karen McQueen, County Clerk, do 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,
Jan 16 2015

Karen McQueen, Brazos County Clerk
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 together with its certificates of authentication was filed for record in my office on the day of December, 2014, in the Official Public Records of Brazos County, Texas, in Volume 12444 Page 103

Karen McQueen
County Clerk
Brazos County, Texas
By: *Janie Peters-Bowman*

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 23rd day of December, 2014.
Signed this the 31st day of December, 2014.

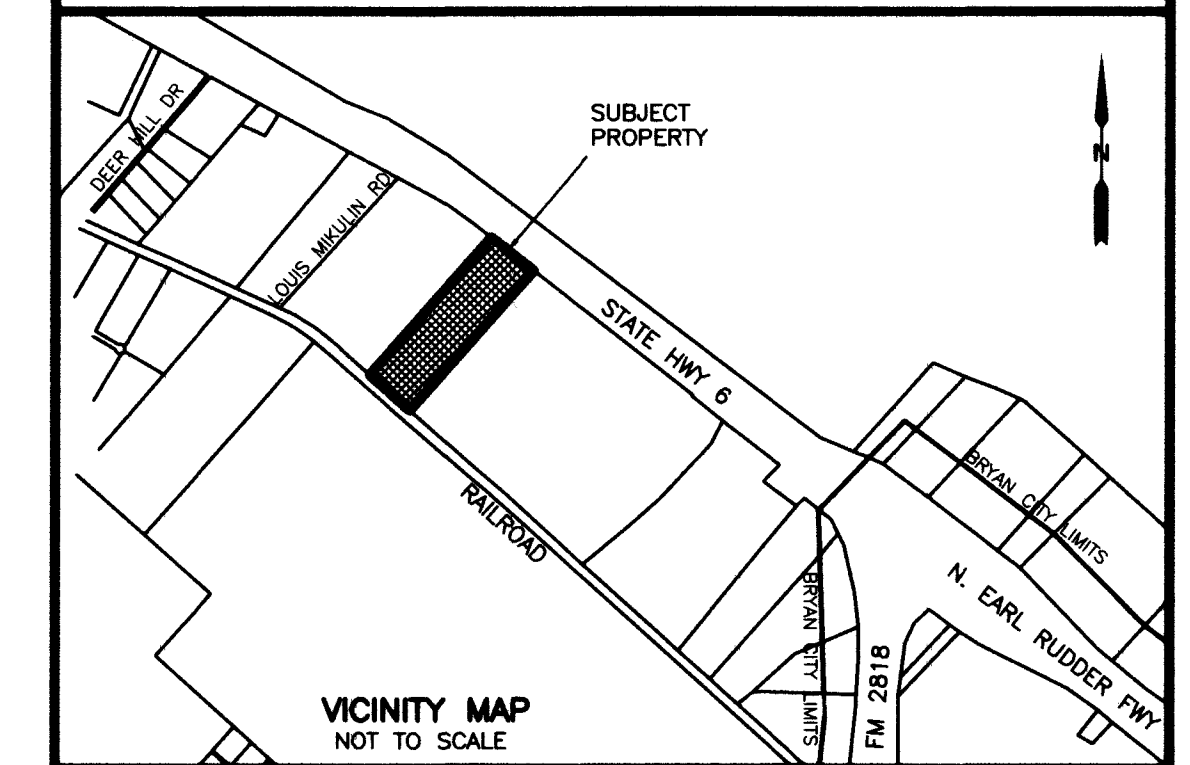
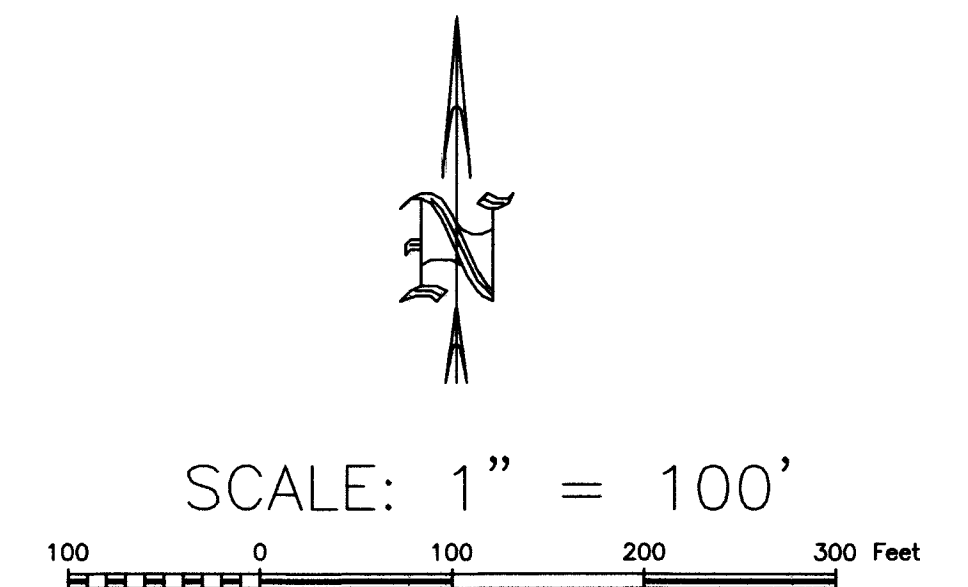
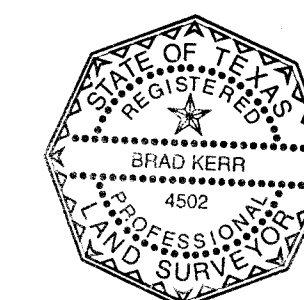
Duane Bell
County Judge, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502



APPROVAL OF PLANNING AND ZONING COMMISSION

I, A.S. HICKLE, Chairman 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 & Zoning Commission of the City of Bryan on the 23rd day of December, 2014, and same was duly approved on the 18th day of December, 2014.

A.S. Hickle
Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 18th day of December, 2014.

Ulfar
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER

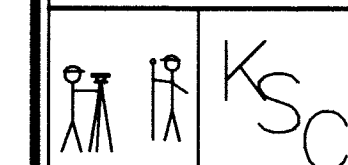
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 18th day of December, 2014.

W. Paul Kagan
City Engineer, City of Bryan

SHEET 1 OF 2

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