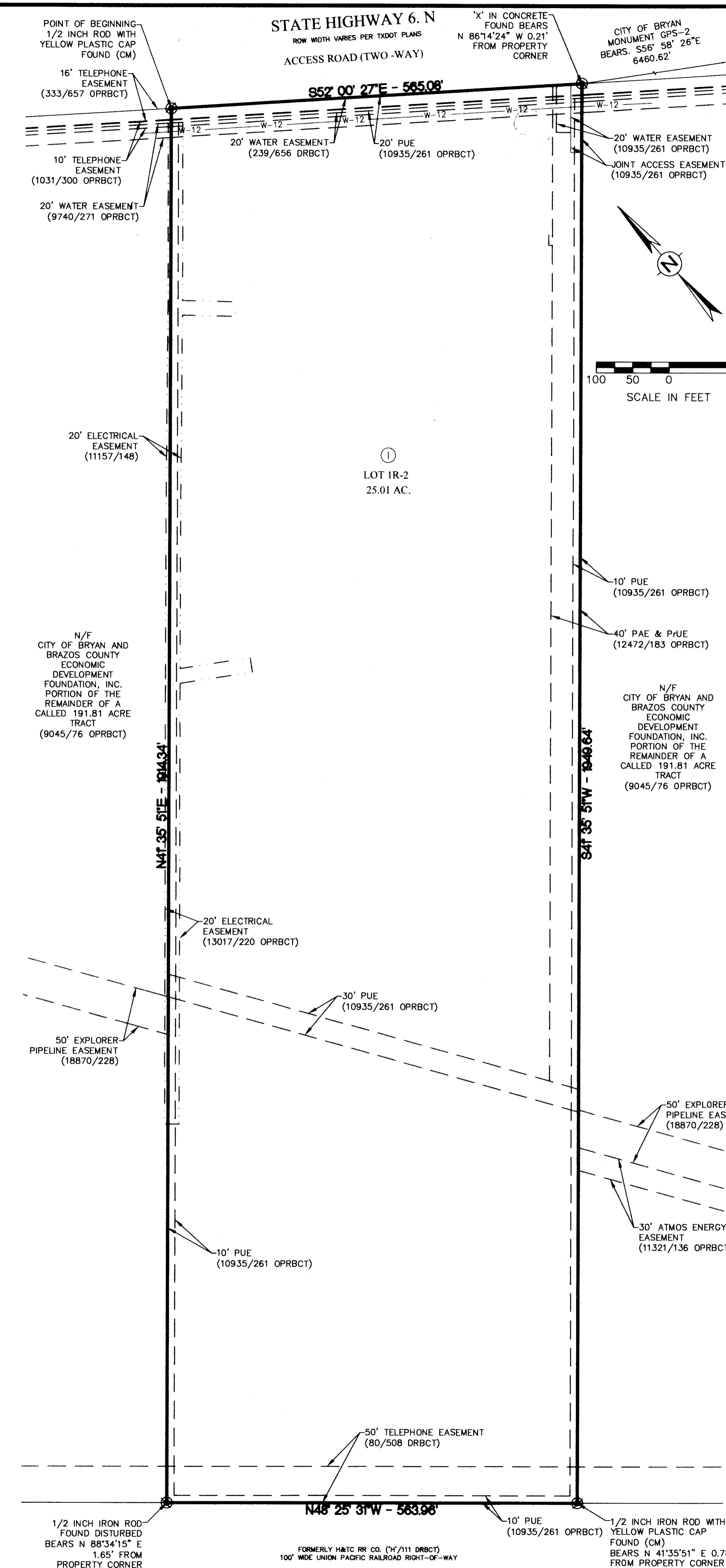


ORIGINAL PLAT
VOL. 12472, PG. 183 OPRBCT



REPLAT

A FIELD NOTES DESCRIPTION OF 25.01 ACRES IN THE LAUGHLIN MCLAUGHLIN LEAGUE SURVEY, ABSTRACT 38, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 1R AND 2, BLOCK 1 OF THE GUNLER ADDITION FILED IN VOLUME 12472, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 25.01 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with yellow plastic cap found in the southwest right-of-way line of State Highway 6 N. (right-of-way width varies per TxDOT plans), at the north corner of said Lot 1R and the east corner of a portion of the remainder of a called 191.81 acre tract of land described in a deed to City of Bryan and Brazos County Economic Development Foundation (CBBCEDF) recorded in Volume 9045, Page 76 (OPRBCT);

THENCE, with the southwest line of State Highway 6 N., same being the northeast line of said Lot 1R, S 52° 00' 27" E, for a distance of 565.08 feet to a point at the north corner of another portion of said CBBCEDF tract, the east corner of said Lot 1R and the east corner hereof, from which an 'X' found in concrete bears N 86° 14' 24" W, a distance of 0.21 feet and the City of Bryan monument GPS-2 bears S 56° 58' 26" E, a distance of 6,460.62 feet;

THENCE, with the southeast line of said Lot 1R, S 41° 35' 51" W, at a distance of 644.05 feet passing a point for the south corner of said Lot 1R and the east corner of said Lot 2 and continuing with the southeast line of said Lot 2 for a total distance of 1,949.64 feet to a point in the northeast line of a 100' wide Union Pacific Railroad right-of-way (formerly H&TC RR Co., 'H'/111 of the Deed Records of Brazos County, Texas) for the south corner of said Lot 2 and the south corner hereof, from which 1/2 inch iron rod found with yellow plastic cap found bears N 41° 35' 51" E, a distance of 0.78 feet;

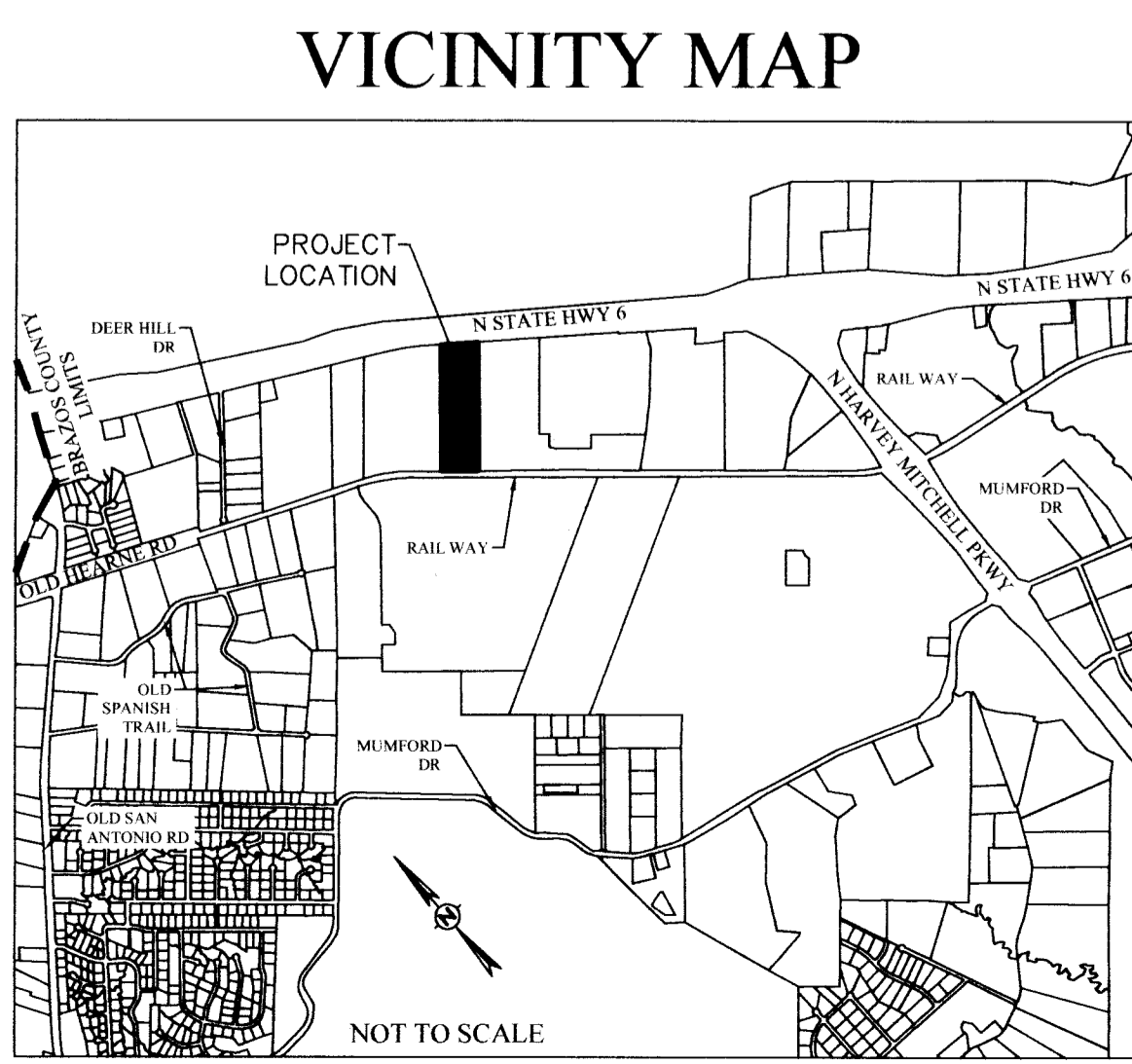
THENCE, with the northeast line of railroad right-of-way, N 48° 25' 31" W, for a distance of 563.96 feet to a point at the west corner of said Lot 2 and the west corner hereof from which a 1/2 inch iron rod found disturbed bears N 88° 34' 15" E a distance of 1.65 feet;

THENCE, with the northwest line of said Lot 2, N 41° 35' 51" E, at a distance of 1,305.83 feet passing a point for the north corner of said Lot 2 and the west corner of said Lot 1R and continuing with the northwest line of said Lot 1R for a total distance of 1,914.34 feet to the POINT OF BEGINNING hereof and containing 25.01 acres, more or less.

- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
 - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011993831183 (CALCULATED USING GEOID12B)
 - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 - THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0200E, REVISED DATE: 05-16-2012.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD).
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE CITY PLANNING LETTER ISSUED BY CAPITAL TITLE, OF NO. 02-11083, DATED: 02-22-2024. EASEMENTS AND RESTRICTIONS LISTED ON SAID LETTER ARE ADDRESSED AS FOLLOWS:
 - SETBACKS AND OTHER MATTERS SET OUT IN RESTRICTIONS (10490/146 & 10636/71 OPRBCT) DO AFFECT THIS TRACT.
 - SETBACK LINES SHOWN ON PLAT (12472/183 OPRBCT) ARE BASED ON THE ABOVE NOTED RESTRICTIONS (10490/146 OPRBCT).
 - BLANKET ELECTRICAL EASEMENT TO THE CITY OF BRYAN (98/252 OPRBCT) DOES AFFECT THIS TRACT.
 - ELECTRICAL EASEMENT TO THE CITY OF BRYAN (11157/148 OPRBCT) DOES CROSS THIS TRACT AS SHOWN.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
 - ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.
 - UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
 - WHERE ELECTRIC FACILITIES ARE INSTALLED, BUT HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
 - CONTOURS SHOWN HEREON ARE FROM CITY OF BRYAN AERIAL DATA AND WERE NOT FROM THE GROUND SURVEY.

LEGEND

—	PROPERTY BOUNDARY
---	RIGHT OF WAY
---	LOT LINE
- - - -	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- - - -	EXISTING ELECTRICAL EASEMENT (E.E.)
- - - -	EXISTING PRIVATE ACCESS EASEMENT (P.A.E.)
●	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED
⊙	BLOCK LABEL
(CM)	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
OPRBCT	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
()	RECORDING INFORMATION
ROW	RIGHT-OF-WAY



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, John Kristen, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 12363, Page 42, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

John Kristen
President
Kristen Distributing Co.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Kristen known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this 18 day of April, 2024.

Mary Hester
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 the property markers/monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Nathan Paul Kerr
R.P.L.S. No. 6834
4/11/2024

APPROVAL OF THE CITY PLANNER

I, Justin 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 18 day of April, 2024.

Justin Zimmerman
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kerr, 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 18 day of April, 2024.

W. Paul Kerr
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 18 day of April, 2024.

Karen McQueen
By: Kristina Elliott

FINAL PLAT
OF
GUNLER ADDITION
BLOCK 1, LOT 1R-2
25.01 ACRES
BEING A
REPLAT
OF
GUNLER ADDITION
BLOCK 1, LOTS 1R & 2
VOLUME 12472, PAGE 183 OPRBCT
LAUGHLIN MCLAUGHLIN LEAGUE SURVEY, A-38
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
KRISTEN DISTRIBUTING CO
8301 NORTH STATE HIGHWAY 6
BRYAN, TX
(979) 775-6322

ENGINEER:
KERR SURVEYING, L.L.C.
409 N. Texas Ave.
Bryan, TX 77803
(979) 768-3195
TBPE S FIRM # 10018500
SURVEYS@KERRSURVEYING.NET
JOB #: 24-138

SCALED TO 1" = 100'
APRIL, 2024

TBPE FIRM NO. 12327
911 SOUTHWEST PKWY E
College Station, Texas 77840
(979) 764-3900