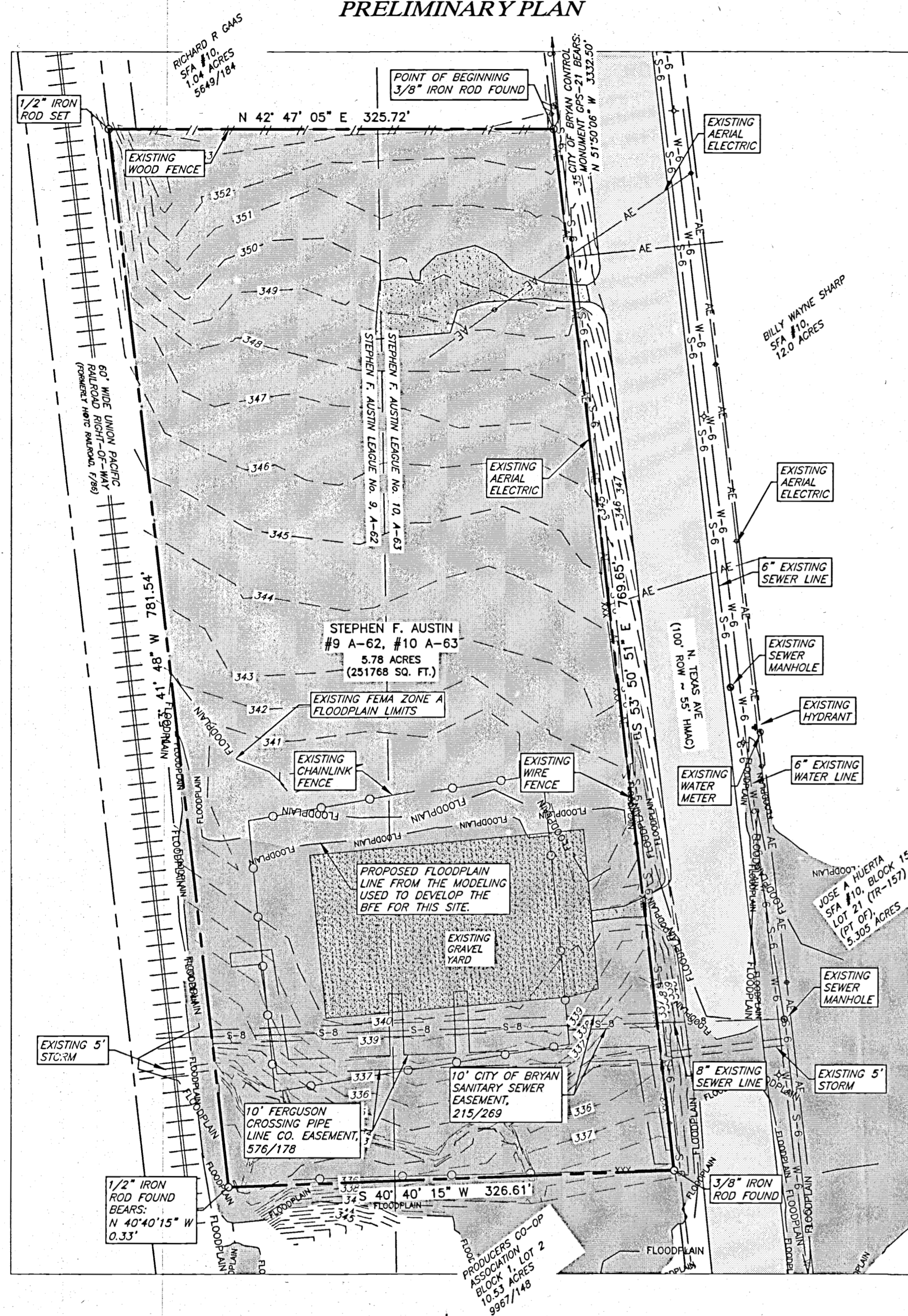
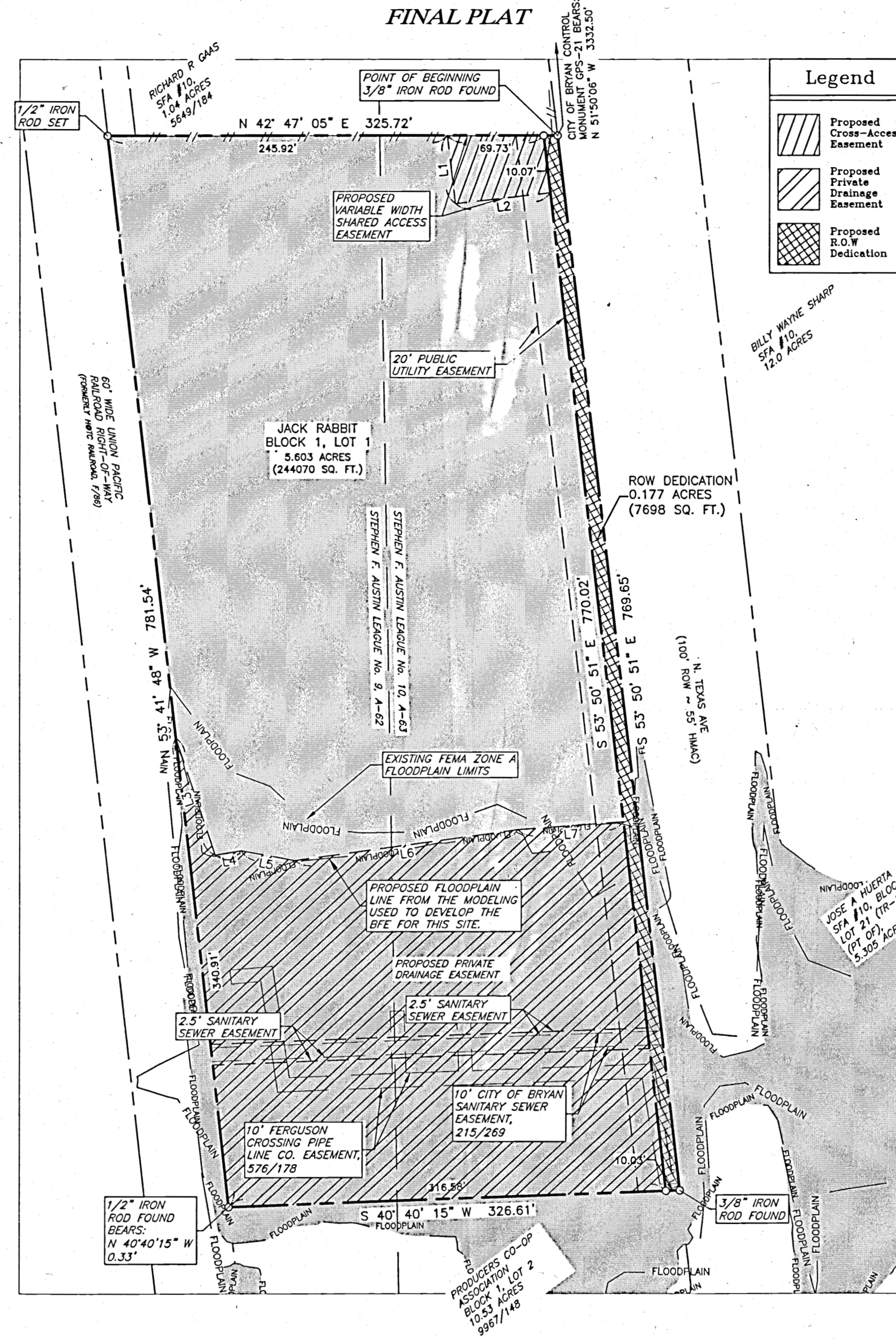


PRELIMINARY PLAN



FINAL PLAT



Legend

- Proposed Cross-Access Easement
- Proposed Private Drainage Easement
- Proposed R.O.W. Dedication

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Makala Garland, owner of Walhalla-Concord Holdings Co., owner of the 5.780 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 3374, Page 195, and designated herein as Jack Rabbit Subdivision, Block A, Lot 1 in the City of Bryan, Texas 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.

Makala Garland
 Makala Garland, Owner,
 Walhalla-Concord Holdings Co.

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Makala Garland 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 17 day of June, 2020.

Alexis C. Porter
 Notary Public, Brazos County, Texas
 Notary ID 13233304-1
 My Commission Exp. 03-02-2024

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 6410, 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 and monuments were placed under my supervision on the ground, and that the lines and bound describing said subdivision will describe a closed geometric form.

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

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 this 17 day of June, 2020.

Martin Zimmermann
 City Planner,
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kagan, 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 June, 2020.

W. Paul Kagan
 City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, _____, County Clerk, do hereby certify that this plat together with its certificates of day of _____, 20____.

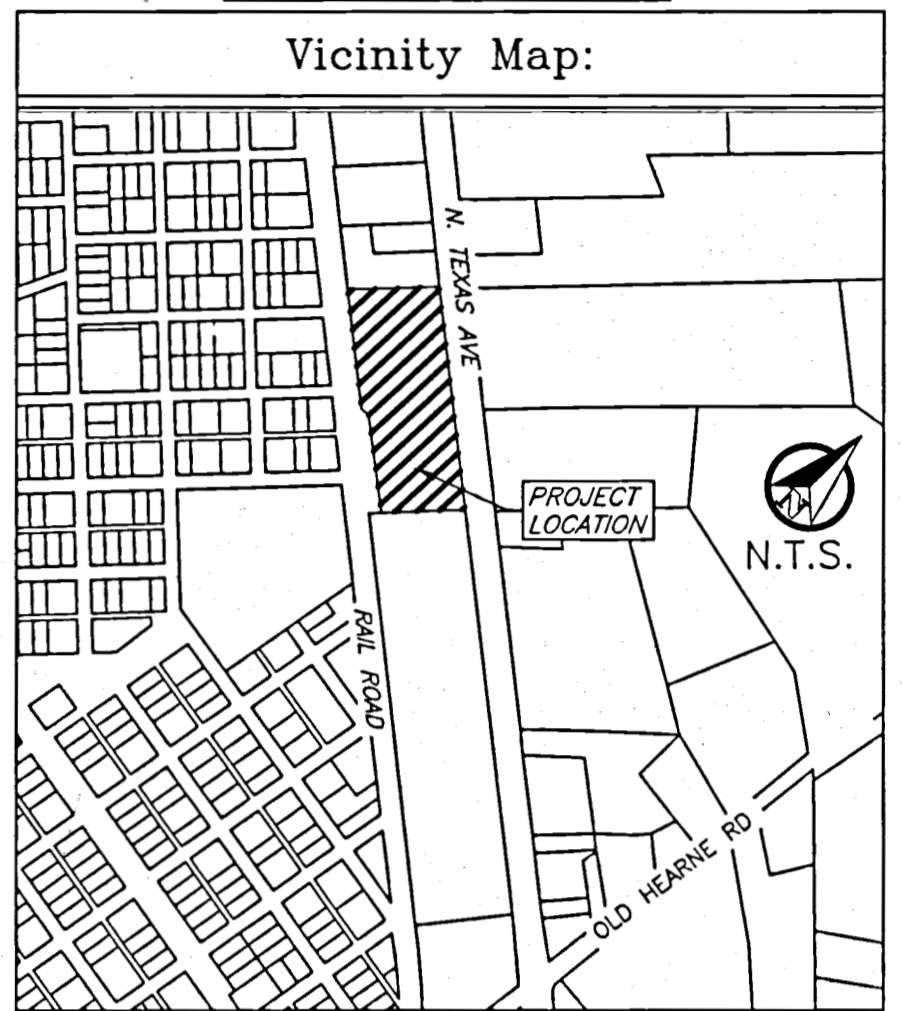
Kieran McGinnis
 County Clerk, Brazos County, Texas

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 6/19/2020 9:49:50 AM
 In the PLAT Records

Doc Number: 2020-1396446
 Volume - Page: 16129-201
 Number of Pages: 1
 Amount: 73.00
 Order#: 20200619000044
 By: MG

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	50.09'	S 53° 50' 51" E
L2	69.26'	N 36° 09' 09" E
L3	89.27'	S 65° 46' 20" E
L4	19.08'	N 33° 38' 43" E
L5	39.33'	N 53° 20' 28" E
L6	162.97'	N 34° 57' 51" E
L7	76.74'	N 38° 27' 07" E



General Notes:

- Coordinates and Bearing system shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan control monument GPS-21 and as established by GPS observation. Elevation datum: NAV 1989 (Project Benchmark GPS-21 - Published Elevation: 330.45').
- Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00011661466396 (calculated using GEOID12A).
- This property is Zoned (I), Industrial.
- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- A portion of this tract does lie within a designated 100 year flood plain according to the F.I.R.M. maps, panel no. 49041C0185E, as revised to reflect LOMR case no.: 12-06-1920F, effective date: 05-09-2014.
- All utilities shown hereon are approximate locations.
- The topography shown is from Field Survey Data.
- Private Drainage Easement is to be maintained by the property owner.
- The following Easements apply to this tract
 - Sanitary sewer easement to the City of Bryan does apply to this tract. Approximate location shown hereon.
 - Easement to Ferguson Crossing Pipeline Co., 576/178, does apply as shown hereon.
 - Blanket easement to Sprint Communications, 12713/87, does apply to this tract.

METES AND BOUNDS DESCRIPTION
 OF A
 5.78 ACRE TRACT
 STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
 STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62 AND THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO JOSEPH MARINO RECORDED IN VOLUME 3374, PAGE 195 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 3/8 INCH IRON ROD FOUND (Y:1023615723, X:333890616) ON THE SOUTHWEST LINE OF N. TEXAS AVENUE (100' R.O.W.) MARKING THE NORTH CORNER OF SAID MARINO TRACT AND THE EAST CORNER OF A CALLED 1.04 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO RICHARD R. GASS RECORDED IN VOLUME 5649, PAGE 184 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-21 AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011661466396 (CALCULATED USING GEOID12B).

THENCE: S 53° 50' 51" E ALONG THE SOUTHWEST LINE OF N. TEXAS AVENUE FOR A DISTANCE OF 769.65 FEET (DEED CALL: S 49° 00' 00" E - 772.00 FEET, 3374/195) TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 2, BLOCK 1, PRODUCERS CO-OP ASSOCIATION AS SHOWN ON THE PLAT RECORDED IN VOLUME 9967, PAGE 148 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 40° 40' 15" W ALONG THE NORTHWEST LINE OF SAID LOT 2 FOR A DISTANCE OF 326.61 FEET (PLAT CALL: S 40° 43' 37" W - 326.30 FEET, 9967/148) (DEED CALL: S 45° 00' 00" W - 304.00 FEET, 3374/195) TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (A 60' WIDE R.O.W., F/86). FOR REFERENCE, A 1/4 INCH IRON ROD WITH CAP STAMPED 'K MCCLURE RPLS 5650' FOUND BEARS: N 40° 40' 15" E FOR A DISTANCE OF 0.33 FEET;

THENCE: N 53° 41' 48" W ALONG THE NORTHEAST LINE OF SAID RAILROAD R.O.W. (BEING 30' FROM AND PARALLEL TO THE CENTERLINE OF THE EXISTING RAILROAD TRACKS) FOR A DISTANCE OF 781.54 FEET TO A 1/4 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE WEST CORNER OF THIS HEREM DESCRIBED TRACT;

THENCE: N 42° 47' 05" E, PASS THE SOUTH CORNER OF SAID 1.04 ACRE TRACT, CONTINUE ON ALONG THE SOUTHEAST LINE OF SAID 1.04 ACRE TRACT FOR A TOTAL DISTANCE OF 325.72 FEET (DEED CALL: N 45° 00' 00" E - 298.00 FEET, 3374/195) (DEED CALL: N 45° 08' 08" E - 305.58 FEET, 5649/184) TO THE POINT OF BEGINNING CONTAINING 5.78 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JUNE 2018.

FINAL PLAT

**Jack Rabbit,
 Block 1, Lot 1**

Being Stephen F. Austin
 #9 A-62, #10 A-63
 ~ 5.78 Acres
 Bryan, Brazos County, Texas

June 2020

Owner:
 Walhalla-Concord Holdings Co.
 2404 N. Texas Ave
 Bryan, TX 77803

Engineer:
 JWE Engineering
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE F-9951

Surveyor:
 Kerr Surveying, LLC
 409 N. Texas Ave.
 Bryan, TX 77803
 979-268-3195