

MOSES BAINE LEAGUE, A-3  
BRAZOS COUNTY, TEXAS

TOMPOS LEASING, LLC  
REMAINDER OF 88.711 ACRES  
VOLUME 14749, PAGE 190  
OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

**APPROVAL OF CITY ENGINEER**  
W. Parkerson, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

**APPROVAL OF THE CITY PLANNER**  
H. 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 15th DAY OF October, 2019.

**CERTIFICATE BY THE COUNTY CLERK**  
STATE OF TEXAS  
COUNTY OF BRAZOS

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 10/23/2019 9:27:56 AM  
In the PLAT Records



Haren McQueen, COUNTY CLERK, BRAZOS COUNTY, TEXAS  
By: Amber Holton

Doc Number: 2019-1375885  
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Number of Pages: 1  
Order#: 20191023000011  
By: AM

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I (WE), Michael Luna, OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

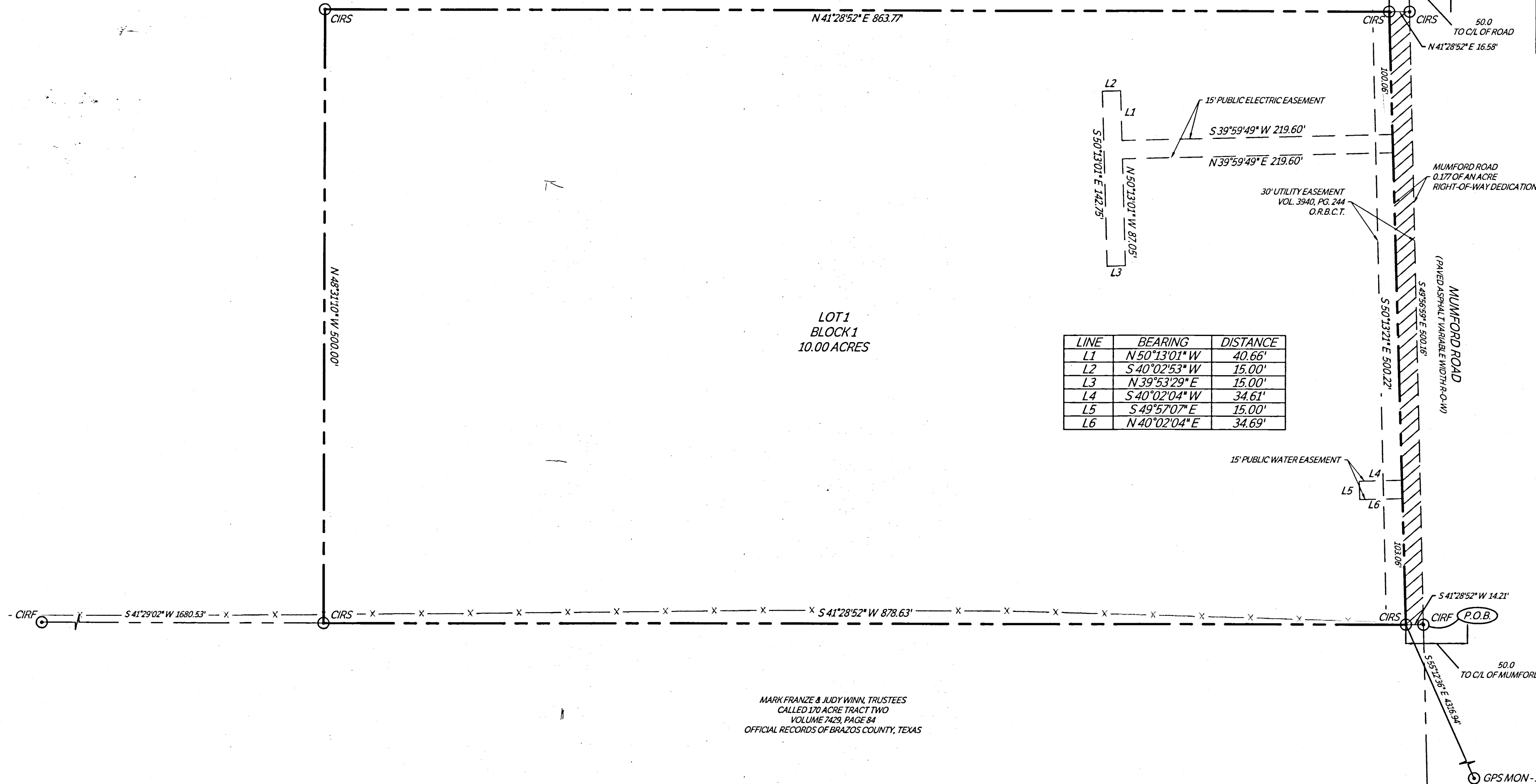
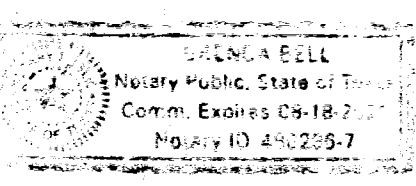
OWNER

**NOTARY PUBLIC CERTIFICATION**  
STATE OF TEXAS  
COUNTY OF BRAZOS

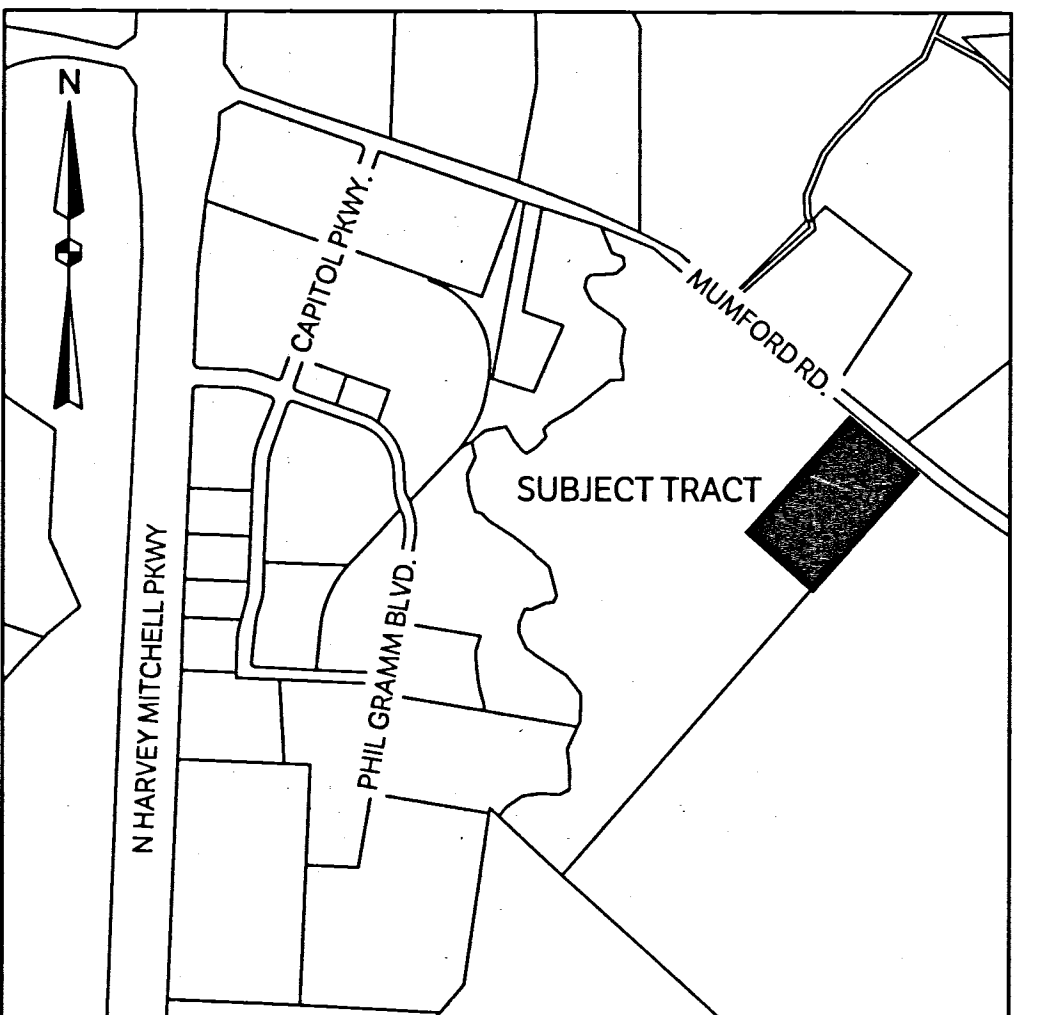
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Luna known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

GIVEN UNDER MY HAND AND SEAL ON THIS 16th DAY OF April, 2019.

Randa Bell, NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	N 50°13'01" W	40.65'
L2	S 40°02'53" W	15.00'
L3	N 39°53'29" E	15.00'
L4	S 40°02'04" W	34.61'
L5	S 49°57'07" E	15.00'
L6	N 40°02'04" E	34.69'



VICINITY MAP  
NOT TO SCALE

**LEGEND**  
These standard symbols will be found in the drawing.

	SURVEY MONUMENT
	BOUNDARY LINE
	ADJOINER PROPERTY LINE
	BUILDING SETBACK LINE
	EASEMENT
	RIGHT-OF-WAY DEDICATION
	WIRE FENCE

10.18 ACRE TRACT  
FIELD NOTES

BEING A DESCRIPTION OF A 10.18 ACRE TRACT OF LAND, SITUATED IN THE MOSES BAINE LEAGUE, A-3, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 88.711 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM BRYAN DEVELOPMENT FOUNDATION, INC. N/K/A BRYAN BUSINESS COUNCIL, INC. TO TOMPOS LEASING, LLC, RECORDED IN VOLUME 14749, PAGE 190, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (O.R.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP, STAMPED "STRONG" FOUND FOR THE EAST CORNER OF SAID 88.711 ACRE TRACT IN THE NORTHWEST LINE OF A CALLED 170 ACRE TRACT, DESCRIBED AS TRACT TWO IN A DEED FROM REYNOLD F. FRANZE TO MARK FRANZE AND JUDY WINN, TRUSTEES, RECORDED IN VOLUME 7429, PAGE 84 (O.R.B.C.T.), FOR THE EAST CORNER OF THERE HEREIN DESCRIBED TRACT;

THENCE SOUTH 41 DEGREES 28 MINUTES 52 SECONDS WEST, WITH THE SOUTH EAST LINE OF SAID 88.711 ACRE TRACT 892.84 FEET TO A 1/2-INCH CAPPED IRON ROD, STAMPED "GESSNER" SET IN THE SOUTHEAST LINE OF SAID 88.711 ACRE TRACT OF LAND FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT. FOR REFERENCE, A 1/2-INCH CAPPED IRON ROD, STAMPED "STRONG" FOUND FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF SAID 88.711 ACRE TRACT BEARS SOUTH 41 DEGREES 29 MINUTES 02 SECONDS WEST, 1680.53 FEET;

THENCE NORTH 48 DEGREES 31 MINUTES 10 SECONDS WEST, LEAVING SAID SOUTHEAST LINE, 500.00 FEET TO A 1/2-INCH CAPPED IRON ROD, STAMPED "GESSNER" SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 41 DEGREES 28 MINUTES 52 SECONDS EAST, PARALLEL WITH THE SOUTHEAST LINE OF SAID 88.711 ACRE TRACT, 880.35 FEET TO A 1/2-INCH CAPPED IRON ROD, STAMPED "GESSNER" SET IN THE NORTHEAST LINE OF SAID 88.711 ACRE TRACT FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT. FOR REFERENCE, A 1/2-INCH CAPPED IRON ROD, STAMPED "STRONG" FOUND IN THE NORTHEAST LINE OF SAID 88.711 ACRE TRACT BEARS, NORTH 49 DEGREES 56 MINUTES 59 SECONDS WEST, 161.85 FEET;

THENCE SOUTH 50 DEGREES 13 MINUTES 21 SECONDS EAST, 500.16 FEET TO THE POINT OF BEGINNING AND OCCUPYING 10.18 ACRES OF LAND, MORE OR LESS, AS SHOWN ON THE ACCOMPANYING PLAT OF EVEN DATE HEREWITH;

**FINAL PLAT**  
**NTA SUBDIVISION**  
**PHASE 1**  
**LOT 1, BLOCK 1**  
**10.18 ACRES**  
**A PORTION OF A 88.711 ACRES**  
**RECORDED IN VOLUME 14749, PAGE 190**  
**DEED RECORDS OF BRAZOS COUNTY, TEXAS**

**BRYAN INDUSTRIAL PARK**  
**MUMFORD ROAD**  
**MOSES BAINE SURVEY, A-3**  
**BRYAN, BRAZOS COUNTY, TEXAS**

**OWNER:**  
TOMPOS LEASING, LLC  
305 N OAKLAND AVE  
NAPPANEE, INDIANA

**SURVEYOR:**  
GESSNER ENGINEERING  
2501 ASHFORD DR.  
COLLEGE STATION, TEXAS



CIVIL | CMT | GEOTECHNICAL  
LAND SURVEYING | STRUCTURAL

CORPORATE OFFICE  
2501 ASHFORD DRIVE  
COLLEGE STATION, TEXAS 77840  
www.gessnerengineering.com  
COLLEGE STATION 979.680.8840  
BRENNHAM 979.836.6855  
FORT WORTH 817.405.0774  
SAN ANTONIO 210.305.4792  
FIRM REGISTRATION NUMBERS:  
TBPE F-7451, TBPLS F-10193910

**FINAL PLAT**

ISSUE DATE:	4-16-19
DRAWN BY:	MN
CHECKED BY:	MK
PROJECT #:	18-0329

- NOTES:
- PROPERTY APPEARS TO BE VESTED IN TOMPOS LEASING, LLC BY VIRTUE OF A DEED RECORD IN VOLUME 14749, PAGE 190.
  - TITLE WAS NOT PROVIDED AT THE TIME OF SURVEY, NOR WAS TITLE COMMITMENT OR THE RESULTS OF A TITLE SEARCH. ADDITIONAL DOCUMENTS MAY BE APPLICABLE TO THIS PROPERTY WHICH WERE NOT TAKEN INTO CONSIDERATION.
  - BASES OF BEARINGS ARE SURFACE MEASUREMENTS AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCED TO THE LEICA SMARTNET NETWORK OF NORTH AMERICA. COORDINATES HAVE BEEN ADJUSTED TO SURFACE VALUES BY APPLYING A COMBINED SCALE FACTOR OF 1.00014797.
  - THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN PER FEMA D-FIRM PANEL NO. 4881C0105E, EFFECTIVE MAY 16, 2012.
  - PROPERTY IS ZONED PLANNED DEVELOPMENT - INDUSTRIAL DISTRICT (PD-I) AND IS SUBJECT TO BUILDING SETBACKS SHOWN IN ARTICLE IV, DIVISION 2, SEC. 62-102, BRYAN, TEXAS CODE OF ORDINANCES.
  - PROPERTY MAY BE SUBJECT TO A BLANKET EASEMENT FROM MTD DASSBY TO LONE STAR GAS COMPANY, DATED OCTOBER 13, 1942, RECORDED IN VOLUME 112, PAGE 74, DEED RECORDS OF BRAZOS COUNTY, TEXAS.
  - PROPERTY IS SUBJECT TO A UTILITY EASEMENT FROM FROM BRYAN BUSINESS COUNCIL TO CITY OF BRYAN, DATED SEPTEMBER 28, 2000, RECORDED IN VOLUME 3940, PAGE 244, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

**CERTIFICATE OF SURVEYOR**  
MICHAEL KONETSKI, REGISTERED PUBLIC SURVEYOR (ENGINEER), NO. 6531, 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.  
Michael Konetski 4/16/19  
MICHAEL KONETSKI  
R.P.S. NO. 6531

