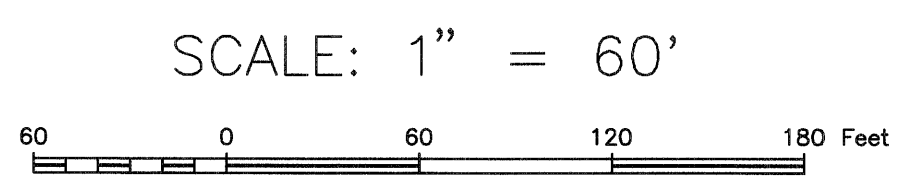
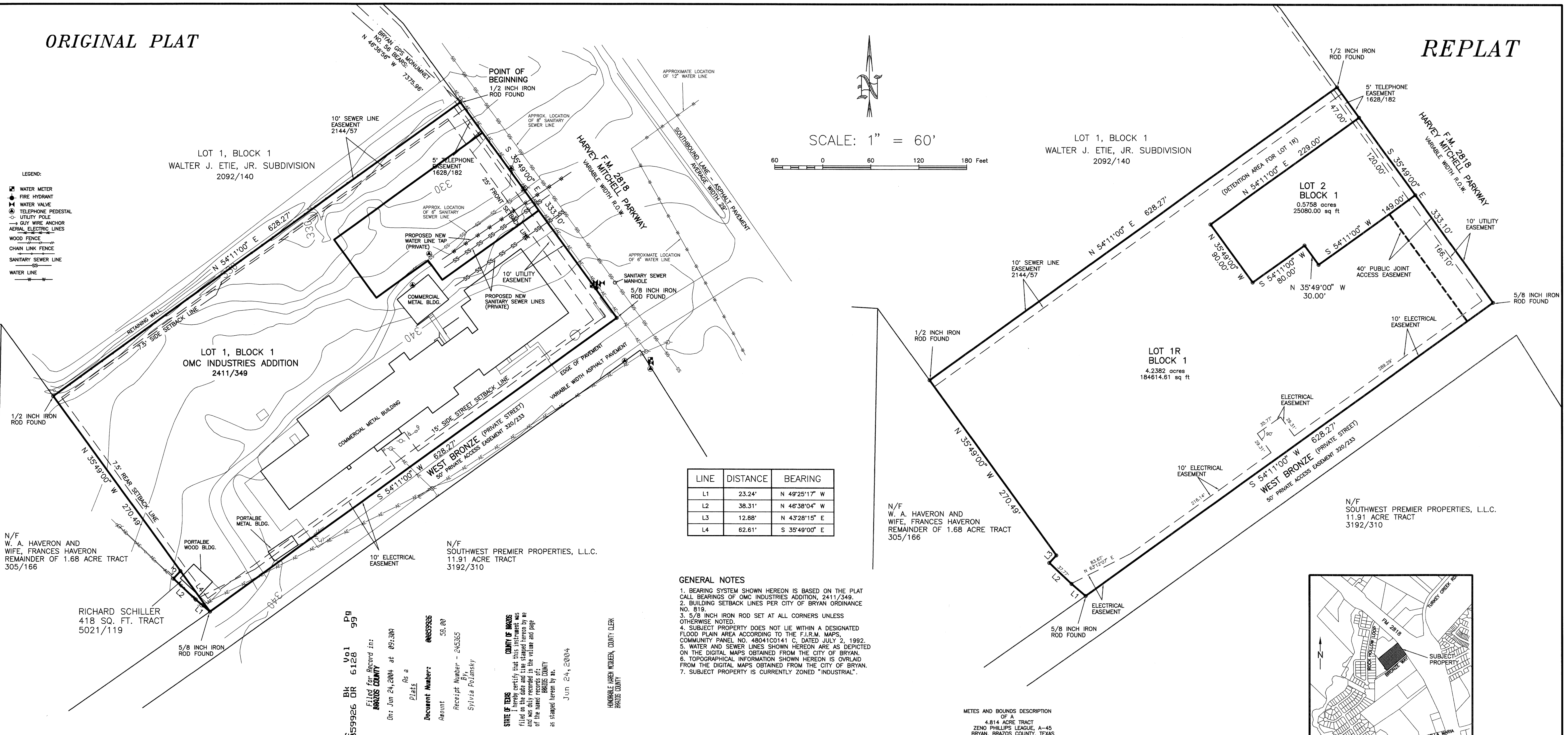


**ORIGINAL PLAT**

**REPLAT**



LINE	DISTANCE	BEARING
L1	23.24'	N 49°25'17" W
L2	38.31'	N 46°38'04" W
L3	12.88'	N 43°28'15" E
L4	62.61'	S 35°49'00" E

- GENERAL NOTES**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF OMC INDUSTRIES ADDITION, 2411/349.
  2. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 819.
  3. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
  4. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100141 C, DATED JULY 2, 1992.
  5. WATER AND SEWER LINES SHOWN HEREON ARE AS DEPICTED ON THE DIGITAL MAPS OBTAINED FROM THE CITY OF BRYAN.
  6. TOPOGRAPHICAL INFORMATION SHOWN HEREON IS OVLAIN FROM THE DIGITAL MAPS OBTAINED FROM THE CITY OF BRYAN.
  7. SUBJECT PROPERTY IS CURRENTLY ZONED "INDUSTRIAL".

**METES AND BOUNDS DESCRIPTION**

4.814 ACRE TRACT OF ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1, BLOCK 1, OMC INDUSTRIES ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2411, PAGE 349 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 418 SQUARE FOOT TRACT AS DESCRIBED BY A DEED TO RICHARD SCHILLER RECORDED IN VOLUME 5021, PAGE 119 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 F.M. 2818 (HARVEY MITCHELL PARKWAY - VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF SAID OMC INDUSTRIES ADDITION AND THE EAST CORNER OF LOT 1, BLOCK 1, WALTER J. ETIE, JR. SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2092, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 35° 49' 00" E W ALONG THE SOUTHWEST LINE OF F.M. 2818 FOR A DISTANCE OF 333.10 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF OMC INDUSTRIES ADDITION, SAID IRON ROD FOUND BEING ON THE NORTHWEST LINE OF BRONZE WEST, A 50.00 FOOT WIDE PRIVATE ACCESS EASEMENT AS DESCRIBED IN VOLUME 320, PAGE 168 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 54° 11' 00" W ALONG THE NORTHWEST LINE OF BRONZE WEST, SAME BEING THE SOUTHWEST LINE OF OMC INDUSTRIES ADDITION, FOR A DISTANCE OF 628.27 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF OMC INDUSTRIES ADDITION AND THE EAST CORNER OF THE REMAINDER OF A CALLED 1.68 ACRE TRACT AS DESCRIBED BY A DEED TO W. A. HAVERON AND WIFE, FRANCES HAVERON, RECORDED IN VOLUME 305, PAGE 166 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 418 SQUARE FOOT TRACT;

THENCE: ALONG THE COMMON LINE OF SAID 418 SQUARE FOOT TRACT AND SAID REMAINDER OF 1.68 ACRE TRACT FOR THE FOLLOWING CALLS:

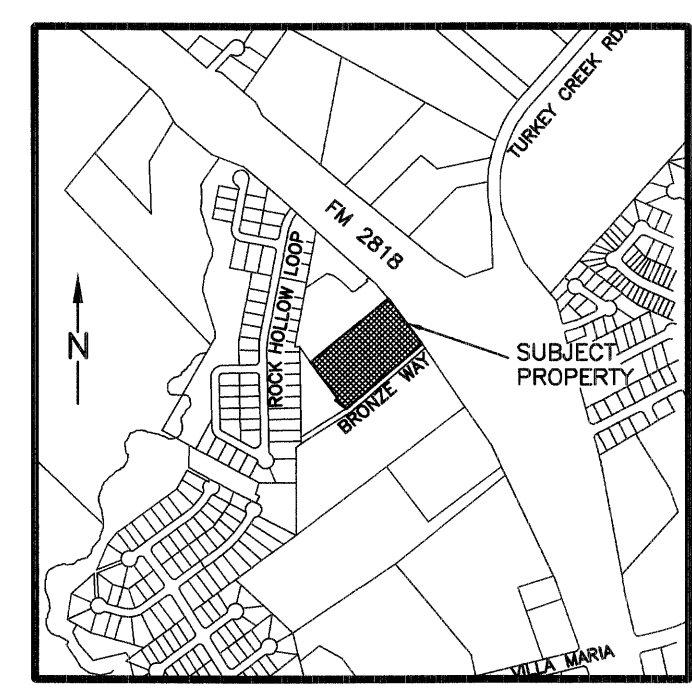
N 49° 25' 17" W FOR A DISTANCE OF 23.24 FEET TO A 5/8 INCH IRON ROD SET;

N 46° 38' 04" W FOR A DISTANCE OF 38.31 FEET TO A 5/8 INCH IRON ROD SET;

N 43° 28' 15" E FOR A DISTANCE OF 12.88 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF OMC INDUSTRIES ADDITION;

THENCE: N 35° 49' 00" W ALONG THE COMMON LINE OF OMC INDUSTRIES ADDITION AND SAID REMAINDER OF 1.68 ACRE TRACT FOR A DISTANCE OF 270.49 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF OMC INDUSTRIES ADDITION AND THE SOUTH CORNER OF WALTER J. ETIE, JR. SUBDIVISION;

THENCE: N 54° 11' 00" E ALONG THE COMMON LINE OF OMC INDUSTRIES ADDITION AND WALTER J. ETIE, JR. SUBDIVISION FOR A DISTANCE OF 628.27 FEET TO THE POINT OF BEGINNING CONTAINING 4.814 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND SEPTEMBER, 2003. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF OMC INDUSTRIES ADDITION, 2411/349.



- LEGEND:**
- WATER METER
  - FIRE HYDRANT
  - WATER VALVE
  - TELEPHONE PEDESTAL
  - UTILITY POLE
  - GOY WIRE ANCHOR
  - AERIAL ELECTRIC LINES
  - WOOD FENCE
  - CHAIN LINK FENCE
  - SANITARY SEWER LINE
  - WATER LINE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I (We) \_\_\_\_\_ owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 1R, 2 and 3, Block 1, OMC Industries' Subdivision to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

**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 24 day of JULY, 2003, in the Official Public Records of Brazos County, Texas, in Volume 6128, Page 99.

*Karen McQueen*  
County Clerk  
Brazos County, Texas

*Sylvia Polansky*  
By: Sylvia Polansky

STATE OF TEXAS  
COUNTY OF BRAZOS

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

Given under my hand and seal on this 5th day of February, 2004.

*Charline Scholz*  
Notary Public, Brazos County, Texas

**CERTIFICATION OF PLANNING ADMINISTRATOR**

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

*LKE*  
Planning Administrator, City of Bryan

**CERTIFICATE OF SURVEYOR**

I, Brad Kerr, Registered Professional Land 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.

*Brad Kerr*  
Registered Professional Land Surveyor No. 4502

**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.

*Brad Kerr*  
City Engineer, City of Bryan

**REPLAT**  
OF  
**OMC INDUSTRIES ADDITION**  
VOLUME 2411, PAGE 349  
AND A 418 SQUARE FOOT TRACT  
VOLUME 5021, PAGE 119  
ZENO PHILLIPS LEAGUE, A-45  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET  
SURVEY DATE: 09-22-03  
PLAT DATE: 09-23-03  
REVISED: 01-26-04  
JOB NUMBER: 03-0823  
CAD NAME: 03-0823  
CRS FILE: 03-0823

PREPARED BY: KERR SURVEYING CO.  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

PREPARED FOR: RICHARD SCHILLER  
1A BRONZE WEST  
BRYAN, TEXAS 77807  
PHONE (979) 822-1203

on busbase 7/16/04