

WALTER A. ETIE, JR. SUBDIVISION
CALLED 5.63 ACRE TRACT
2092/140

LINE WAS USED FOR BEARING ORIENTATION HONORING
THE DEED CALL BEARING DESCRIBED IN VOL. 466, PAGE 256

S 54°11'00" W - 628.27

1/2" IR (FND)

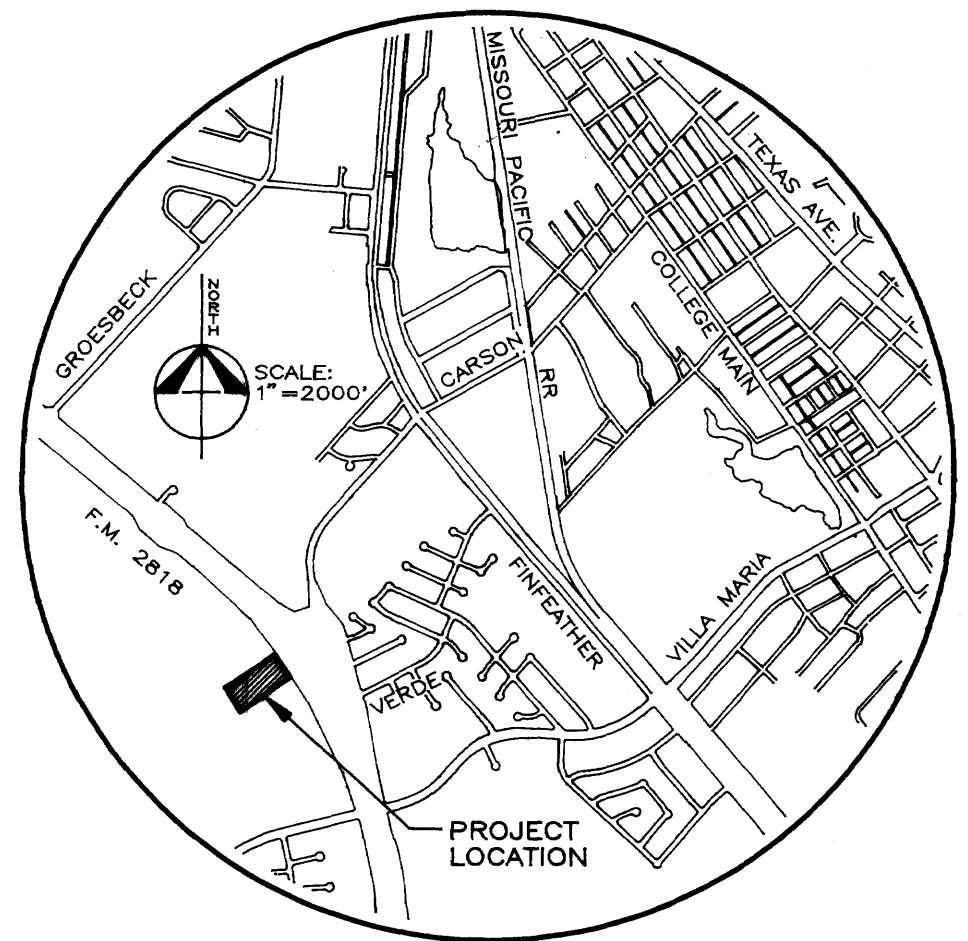
5' SETBACK LINE

N/F AND WIFE,
W.A. HAVES HAVIRON
FRANCES HAVIRON
CALLED 305/166

S 38°49'00" E - 333.10

BLOCK ONE, LOT ONE 4.804 ACRES

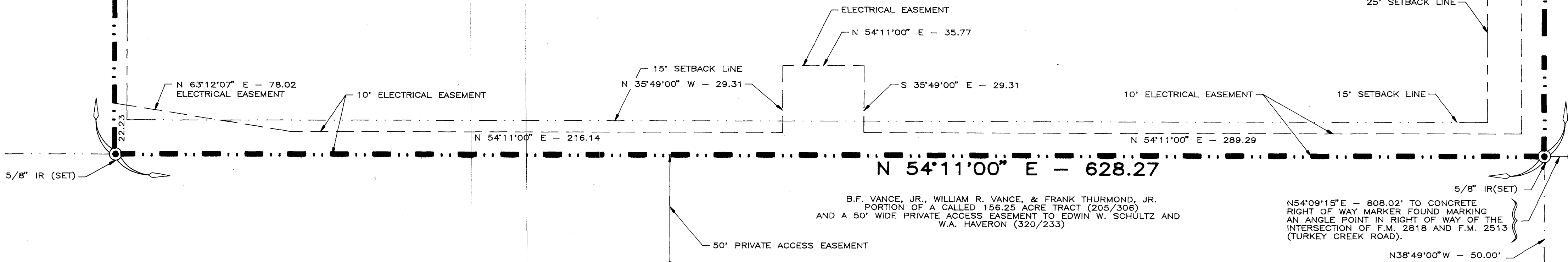
5' WIDE EASEMENT
GTE SOUTHWEST, INC.
1628/182



KEY MAP

GENERAL NOTES:

1. ZONING AND LAND USE: THIS PROPERTY IS CURRENTLY ZONED INDUSTRIAL.
2. ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE CITY OF BRYAN ZONING ORDINANCE NO. 756.
3. ELECTRICAL EASEMENTS TO THE CITY OF BRYAN, 218/174, DOES NOT APPLY TO THIS TRACT.
4. BLANKET EASEMENT TO SINCLAIR REFINING COMPANY, 132/35, APPLIES TO THIS TRACT, ALTHOUGH THE PIPELINE DOES NOT CROSS THE TRACT.
5. ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE, AND ALL CORNERS OF BOUNDARY LINES OF THE SUBDIVISION SHALL BE MARKED BY A IRON ROD SET IN CONCRETE.
6. ALL BEARINGS AND DISTANCES ARE DEED CALLS AND MEASURED.
7. SIDEWALK VARIANCE REQUEST APPROVED BY PLANNING AND ZONING COMMISSION JULY 20, 1995.



N 35°49'00" W - 323.10
N 54°11'00" W - 333.10
F.M. 2818
(FOUR LANE DIVIDED HIGHWAY)
(ASPHALT PAVEMENT)

METES AND BOUNDS DESCRIPTION OF A 4.804 ACRE TRACT 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 COMPRISED OF TWO TRACTS OF LAND AS FOLLOWS:

- 1.) A CALLED 3.00 ACRE TRACT AS DESCRIBED BY A DEED TO ORNAMENTAL CASTINGS, INCORPORATED, RECORDED IN VOLUME 280, PAGE 56 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS
- 2.) A CALLED 1.80 ACRE TRACT AS DESCRIBED BY A DEED TO ORNAMENTAL CASTINGS, INCORPORATED, RECORDED IN VOLUME 466, PAGE 259 OF THE DEED 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 RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD No. 2818, MARKING THE EAST CORNER OF LOT 1, BLOCK 1 OF THE WALTER A. ETIE, JR. SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2092, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE NORTH CORNER OF THE FOREMENTIONED 1.80 ACRE TRACT;
- THENCE: S 54° 11' 00" W ALONG THE SOUTHEAST LINE OF SAID SUBDIVISION AND THE NORTHWEST LINE OF SAID 1.80 ACRE TRACT FOR A DISTANCE OF 628.27 FEET TO A 1/2 INCH IRON ROD MARKING THE SOUTH CORNER OF SAID SUBDIVISION AND THE WEST CORNER OF SAID 1.80 ACRE TRACT; (NOTE: THIS LINE WAS USED FOR BEARING ORIENTATION, HONORING THE PLAT CALL BEARING AS SHOWN ON SAID SUBDIVISION PLAT);
- THENCE: S 35° 49' 00" E ALONG THE SOUTHWEST LINE OF SAID 1.80 ACRE TRACT AND SAID 3.00 ACRE TRACT, SAID LINE ALSO BEING THE NORTHEAST LINE OF A CALLED 1.88 ACRE TRACT AS DESCRIBED BY A DEED TO W.A. HAVIRON, ET UX, FRANCES HAVIRON, RECORDED IN VOLUME 305, PAGE 166 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 333.10 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID 3.00 ACRE TRACT ON THE NORTHWEST LINE OF A 50 FOOT WIDE ACCESS EASEMENT, RECORDED IN VOLUME 320, PAGE 233 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;
- THENCE: N 54° 11' 00" E ALONG THE SOUTHEAST LINE OF SAID 3.00 ACRE TRACT AND THE NORTHWEST LINE OF SAID ACCESS EASEMENT FOR A DISTANCE OF 628.27 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FM 2818;
- THENCE: N 35° 49' 00" W ALONG SAID RIGHT-OF-WAY LINE OF 333.10 FEET TO THE POINT OF BEGINNING CONTAINING AS SURVEYED ON THE GROUND JUNE, 1995.

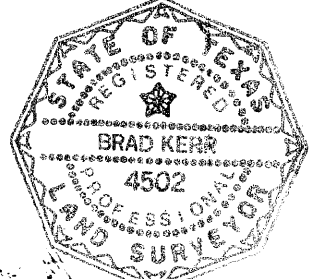
BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

FILED
55 AUG-8 PM 1:50
BRAZOS COUNTY CLERK
BY *Debra J. Hester*
CLERK

585924

CERTIFICATION OF THE 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 MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.



Brad Kerr
BRAD KERR, R.P.L.S. No. 4502
7-24-95

CERTIFICATION BY THE COUNTY CLERK

I, MARY ANN WARD, 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 THE DAY OF August, 1995, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 585924, PAGE 344.

Mary Ann Ward by Debra J. Hester
MARY ANN WARD, COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATION BY THE ENGINEER

I, MICHAEL G. HESTER, REGISTERED PROFESSIONAL ENGINEER NO. 69104 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.



Michael G. Hester
MICHAEL G. HESTER, P.E.
7-24-95

BRONZE WEST (50' WIDE PRIVATE ACCESS EASEMENT)

N/F
CENTRAL FREIGHT LINES, INC.
CALLED 11.91 ACRE TRACT
282/557

OWNERS ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY

I, BEN HARDEMAN, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT BEING PART OF THE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOL. 280, PG. 56, AND VOL. 466, PG. 259 AS DESIGNATED HEREIN AS THE OMC INDUSTRIES ADDITION IN THE CITY OF BRYAN, TEXAS, 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 THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

by *Ben Hardeман*, President
BEN HARDEMAN
OMC INDUSTRIES, INC.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEN HARDEMAN, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF July, 1995.

James Schick
NOTARY PUBLIC IN AND FOR BRAZOS COUNTY, TEXAS

CERTIFICATION OF CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER 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 THE ORDINANCE.

Mark Smith for Rajesh Sharma
RAJESH SHARMA
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE PLANNING COMMISSION

I, JOHN GODFREY, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 28th DAY OF JUNE, 1995 AND SAME WAS DULY APPROVED ON THE 20th DAY OF JULY, 1995 BY SAID COMMISSION.

John Godfrey
JOHN GODFREY
CHAIRMAN, CITY PLANNING COMMISSION, BRYAN, TEXAS

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.

Bruce M. Karr
BRUCE M. KARR
CITY ENGINEER, BRYAN, TEXAS

ALL LOTS ARE OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 48041C0141 C, EFFECTIVE DATE JULY 2, 1992.

FINAL PLAT OMC INDUSTRIES ADDITION 4.804 ACRES BLOCK ONE, LOT ONE ZENO PHILLIPS LEAGUE A-45 BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 1995

OWNER:
BEN HARDEMAN
OMC INDUSTRIES, INC.
1 BRONZE WEST LANE
BRYAN, TEXAS 77807
(409) 779-1400

PREPARED BY:
HESTER ENGINEERING COMPANY
7607 EASTMARK DRIVE, SUITE 250
COLLEGE STATION, TX 77840
(409) 693-1100

SURVEYED BY:
KERR SURVEYING COMPANY
505 CHURCH STREET
COLLEGE STATION, TX 77840
(409) 268-3195

on two base 2/16/01