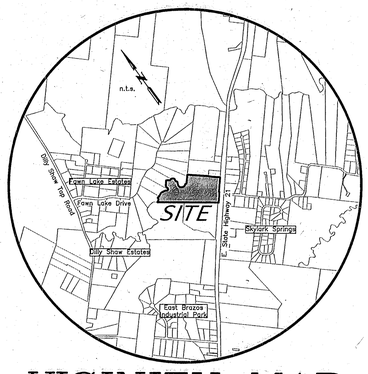



# VICINITY MAP

Scale: 1"=100'

| DRIVEWAY CULVERT SUMMARY | | |
|---|---|---|
| LOT # | MINIMUM CULVERT SIZE (IN) | MINIMUM LENGTH (IN) |
| 1 | 24 | 60 |
| 2 | 24 | 60 |
| 3 | 24 | 60 |
| 4 | 24 | 60 |
| 5 | 24 | 60 |
| 6 | 15 | 60 |
| 7 | 15 | 60 |
| 8 | 15 | 60 |
| 9 | 15 | 60 |
| 10 | 15 | 60 |
| 11 | 15 | 60 |
| 12 | 15 | 60 |
| 13 | 18 | 60 |
| 14 | TWO 18s | 60 |
| 15 | TWO 18s | 60 |

Called 10.24 Acres Now or Formerly Richard & Vicki Friedberg V.11308, P.33

Tract One Called 10.19 Acres Now or Formerly Luke & Kristi Addington V.10443, P.18

Tract One Called 10.20 Acres Now or Formerly James & Laurie Henry V.11620, P.216

Tract One Called 13.27 Acres Now or Formerly Cody & Kaitlin Teel V.14602, P.251

Tract One Called 12.76 Acres Now or Formerly Luke & Kristi Addington V.10504, P.61

Called 20.00 Acres Now or Formerly ZBH Tabor Road, Ltd. V.18084, P.1

Called 63.70 Acres Now or Formerly Prime Seventy Real Estate, LLC V.15822, P.239

Called 38.714 Acres Now or Formerly Caroline Root V.11516, P.129

Approx. Location of Special Flood Hazard Area Zone AE per FEMA Maps

℄ of Wickson Creek Tributary 31

Vw. Pr.D.E.

Vw.P.U.E.

10' P.U.E.

20' P.U.E.

30' Pr.D.E.

10' Pr.D.E.

16' P.U.E.

Lot 1 3.41 Ac.
Lot 2 1.17 Ac. Net Area: 1.15 Ac. Min. FFE = 292'
Lot 3 1.93 Ac. Net Area: 1.02 Ac. Min. FFE = 292'
Lot 4 1.99 Ac. Net Area: 1.35 Ac. Min. FFE = 292'
Lot 5 1.36 Ac. Min. FFE = 292'
Lot 6 4.44 Ac. Net Area: 2.19 Ac. Min. FFE = 296'
Lot 7 9.47 Ac. Net Area: 1.74 Ac. Min. FFE = 294'
Lot 8 1.23 Ac. Net Area: 1.00 Ac. Min. FFE = 294'
Lot 9 3.25 Ac. Net Area: 1.45 Ac. Min. FFE = 292'
Lot 10 6.58 Ac. Net Area: 3.97 Ac. Min. FFE = 292'
Lot 11 2.57 Ac. Net Area: 1.31 Ac. Min. FFE = 290'
Lot 12 1.33 Ac.
Lot 13 1.40 Ac.
Lot 14 1.44 Ac.
Lot 15 7.34 Ac.

Block 1

0.45 Acre Common Area 2

1.09 Acres Common Area 1

Crushcrete Court 24' Asph. Pvmt.

H.L. Young Boulevard 24' Asph. Pvmt.

East State Highway No. 21 R.O.W. Varies -- 48' Asph. Pvmt.

J.F. MARTIN LEAGUE A-34 MOSES A. FOSTER LEAGUE A-16

Mailbox Cluster

S 49°37'49" E – 1356.96'

N 41°32'17" E – 338.97'

N 56°34'15" W – 844.55'

N 53°54'15" W – 440.68'

S 53°54'15" E – 440.68'

N 53°54'15" W – 2767.07'

S 40°22'17" W – 626.46'

S 39°29'49" W – 428.80'

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | N 86°18'05" E | 35.59' |
| L2 | S 73°51'55" E | 58.50' |
| L3 | S 35°51'55" E | 103.00' |
| L4 | S 76°51'55" E | 48.00' |
| L5 | N 56°08'05" E | 62.00' |
| L6 | N 65°58'05" E | 26.00' |
| L7 | N 44°28'05" E | 44.00' |
| L8 | N 1°21'55" W | 63.50' |
| L9 | N 73°08'05" E | 66.50' |
| L10 | N 78°08'05" E | 56.50' |
| L11 | N 57°48'05" E | 39.00' |
| L12 | N 67°18'05" E | 73.00' |
| L13 | N 77°18'05" E | 47.50' |
| L14 | S 80°11'55" E | 193.00' |
| L15 | S 39°11'55" E | 42.00' |
| L16 | S 73°41'55" E | 31.50' |
| L17 | N 71°58'05" E | 50.00' |
| L18 | N 22°28'05" E | 60.50' |
| L19 | N 14°21'55" W | 84.00' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L20 | N 15°58'05" E | 54.00' |
| L21 | N 42°58'05" E | 118.00' |
| L22 | N 36°28'05" E | 77.00' |
| L23 | N 56°18'05" E | 27.50' |
| L24 | S 67°51'55" E | 45.50' |
| L25 | S 55°51'55" E | 61.00' |
| L26 | S 45°31'55" E | 37.00' |
| L27 | S 80°01'55" E | 26.50' |
| L28 | N 68°08'05" E | 71.00' |
| L29 | S 62°21'55" E | 90.00' |
| L30 | S 27°11'55" E | 57.00' |
| L31 | S 2°48'05" W | 37.00' |
| L32 | S 17°58'05" W | 47.50' |
| L33 | S 15°51'55" E | 26.50' |
| L34 | S 31°01'55" E | 57.00' |
| L35 | S 5°21'55" E | 30.50' |
| L36 | S 34°08'05" W | 22.00' |
| L37 | S 23°08'05" W | 127.50' |
| L38 | S 2°41'55" E | 31.50' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L39 | S 19°41'55" E | 69.50' |
| L40 | S 55°31'55" E | 53.50' |
| L41 | S 58°31'55" E | 56.00' |
| L42 | S 78°21'55" E | 84.50' |
| L43 | N 56°38'05" E | 94.00' |
| L44 | S 83°01'55" E | 58.03' |
| L45 | S 46°45'20" E | 18.85' |
| L46 | N 50°30'11" W | 45.52' |
| L47 | N 65°13'04" W | 171.09' |
| L48 | N 48°11'45" W | 154.85' |
| L49 | N 71°50'59" W | 165.81' |
| L50 | S 71°50'59" E | 165.81' |
| L51 | S 48°11'45" E | 154.85' |
| L52 | S 65°13'04" E | 171.09' |
| L53 | S 50°30'11" E | 45.52' |
| L54 | N 36°53'34" E | 139.57' |
| L55 | N 36°05'45" E | 29.05' |
| L56 | N 36°05'45" E | 33.06' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
| C1 | 14°42'53" | 535.00' | 137.40' | 69.08' | N 57°51'38" W | 137.02' |
| C2 | 17°01'19" | 465.00' | 138.15' | 69.59' | N 56°42'24" W | 137.64' |
| C3 | 4°19'34" | 535.00' | 40.40' | 20.21' | N 50°21'32" W | 40.39' |
| C4 | 88°34'01" | 25.00' | 38.64' | 24.38' | N 8°14'19" W | 34.91' |
| C5 | 45°05'57" | 25.00' | 19.68' | 10.38' | N 58°35'41" E | 19.17' |
| C6 | 270°11'54" | 60.00' | 282.95' | -59.79' | N 53°57'18" W | 84.71' |
| C7 | 45°05'57" | 25.00' | 19.68' | 10.38' | S 13°29'44" W | 19.17' |
| C8 | 79°05'22" | 25.00' | 34.51' | 20.64' | S 75°35'23" W | 31.83' |
| C9 | 6°59'03" | 535.00' | 65.21' | 32.65' | N 68°21'28" W | 65.17' |
| C10 | 17°56'44" | 465.00' | 145.64' | 73.42' | N 62°52'37" W | 145.05' |
| C11 | 45°05'57" | 25.00' | 19.68' | 10.38' | N 31°21'17" W | 19.17' |
| C12 | 270°11'54" | 60.00' | 282.95' | -59.79' | S 36°05'45" W | 84.71' |
| C13 | 45°05'57" | 25.00' | 19.68' | 10.38' | S 76°27'13" E | 19.17' |
| C14 | 17°56'44" | 535.00' | 167.57' | 84.48' | S 62°52'37" E | 166.88' |
| C15 | 23°39'14" | 465.00' | 191.97' | 97.37' | S 60°01'22" E | 190.61' |
| C16 | 17°01'19" | 535.00' | 158.94' | 80.06' | S 56°42'24" E | 158.36' |
| C17 | 14°42'53" | 465.00' | 119.42' | 60.04' | S 57°51'38" E | 119.09' |
| C18 | 5°46'11" | 650.00' | 65.45' | 32.75' | N 33°12'40" E | 65.43' |
| C19 | 5°46'11" | 550.00' | 55.38' | 27.72' | N 33°12'40" E | 55.36' |

# FINAL PLAT

## P70 INDUSTRIAL PARK

54.35 ACRES

LOTS 1–15, BLOCK 1

MOSES A. FOSTER LEAGUE, A–16
& JOHN F. MARTIN LEAGUE, A–34
CITY OF BRYAN ETJ, BRAZOS COUNTY, TEXAS

APRIL, 2024

SCALE: 1"=100'

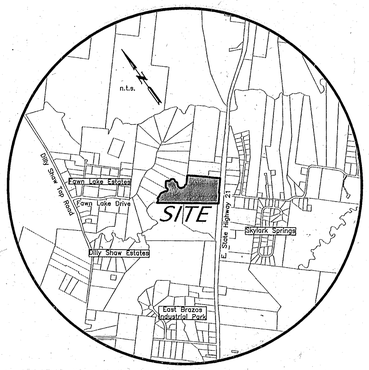
SHEET NO. 1 OF 3 SHEETS


Owner:
Prime Seventy Real Estate, LLC
PO Box 11779
College Station TX 77842
(979) 823-4888

Engineer:
SCHULTZ Engineering, LLC
TBPE FIRM NO. 12327
911 Southwest Pkwy E.
College Station, Texas 77840
(979) 764-3900

Surveyor:
Texas Firm Registration No. 10103300
McClure & BrowneEngineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838


10300005-fp.dwg




# VICINITY MAP

| DRIVEWAY CULVERT SUMMARY | | |
|---|---|---|
| LOT # | MINIMUM CULVERT SIZE (IN) | MINIMUM LENGTH (IN) |
| 1 | 24 | 60 |
| 2 | 24 | 60 |
| 3 | 24 | 60 |
| 4 | 24 | 60 |
| 5 | 24 | 60 |
| 6 | 15 | 60 |
| 7 | 15 | 60 |
| 8 | 15 | 60 |
| 9 | 15 | 60 |
| 10 | 15 | 60 |
| 11 | 15 | 60 |
| 12 | 15 | 60 |
| 13 | 18 | 60 |
| 14 | TWO 18s | 60 |
| 15 | TWO 18s | 60 |




| Pr.D.E. LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L57 | N 89°39'52" E | 52.65' |
| L58 | N 81°13'49" E | 72.16' |
| L59 | N 68°21'32" E | 60.93' |
| L60 | N 63°05'22" E | 40.73' |
| L61 | N 58°20'03" E | 49.35' |
| L62 | N 52°45'25" E | 137.48' |
| L63 | N 64°56'12" E | 43.17' |
| L64 | N 74°20'40" E | 34.40' |
| L65 | N 86°07'48" E | 71.74' |
| L66 | S 83°17'30" E | 33.74' |
| L67 | N 88°27'23" E | 65.00' |
| L68 | S 72°07'37" E | 75.02' |
| L69 | S 66°22'59" E | 74.90' |
| L70 | S 68°10'39" E | 48.39' |
| L71 | S 77°53'40" E | 82.00' |
| L72 | S 62°59'03" E | 59.98' |
| L73 | S 25°00'57" E | 56.29' |

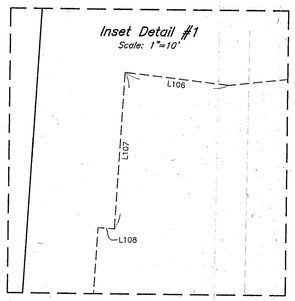
| Pr.D.E. LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L74 | S 4°30'06" E | 55.40' |
| L75 | S 5°55'15" W | 69.12' |
| L76 | S 13°50'41" E | 21.02' |
| L77 | S 59°45'21" E | 21.40' |
| L78 | S 66°50'07" E | 46.22' |
| L79 | S 62°26'41" E | 25.36' |
| L80 | S 24°16'51" E | 51.49' |
| L81 | S 31°59'35" E | 24.14' |
| L82 | S 8°52'29" E | 26.57' |
| L83 | S 1°51'32" W | 43.19' |
| L84 | S 30°14'38" W | 22.96' |
| L85 | S 23°26'17" W | 24.11' |
| L86 | S 20°10'39" W | 68.51' |
| L87 | N 4°10'55" W | 126.58' |
| L88 | N 19°11'01" E | 53.50' |
| L89 | N 48°52'23" E | 66.82' |
| L90 | S 54°46'36" E | 24.83' |

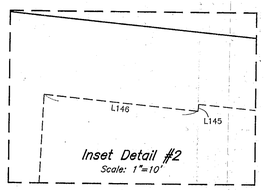
| Pr.D.E. LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L91 | N 47°24'57" E | 24.17' |
| L92 | N 32°51'15" W | 138.20' |
| L93 | N 19°14'11" W | 110.80' |
| L94 | N 10°31'54" W | 126.61' |
| L95 | S 0°17'35" E | 57.23' |
| L96 | S 13°58'55" W | 128.70' |
| L97 | S 33°39'22" W | 103.46' |
| L98 | S 47°30'38" W | 74.29' |
| L99 | S 46°15'08" W | 52.97' |
| L100 | S 18°46'19" W | 67.37' |
| L101 | S 7°18'00" W | 65.28' |
| L102 | S 18°07'08" W | 73.84' |
| L103 | S 39°49'24" W | 53.04' |
| L104 | S 50°09'02" W | 74.10' |
| L105 | S 60°47'29" W | 126.71' |

| Vw.P.U.E. LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L106 | N 47°20'01" W | 14.75' |
| L107 | S 39°20'15" W | 22.05' |
| L108 | N 50°39'45" W | 2.32' |
| L109 | N 47°20'01" W | 129.97' |
| L110 | N 48°11'45" W | 20.27' |
| L111 | S 52°09'20" E | 37.85' |
| L112 | N 39°20'15" E | 17.89' |
| L113 | S 50°39'45" E | 10.00' |
| L114 | S 39°20'15" W | 17.63' |
| L115 | S 52°09'20" E | 8.52' |
| L116 | S 71°50'59" E | 32.69' |
| L117 | S 67°56'29" E | 36.08' |
| L118 | N 34°06'11" E | 18.95' |
| L119 | S 55°53'49" E | 10.00' |

| Vw.P.U.E. LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L120 | S 34°06'11" W | 18.08' |
| L121 | S 55°53'49" E | 187.78' |
| L122 | N 55°51'14" W | 16.52' |
| L123 | N 55°51'14" W | 32.23' |
| L124 | N 55°51'14" W | 37.30' |
| L125 | N 53°54'15" W | 8.59' |
| L126 | N 36°05'45" E | 16.95' |
| L127 | N 36°05'45" E | 4.40' |
| L128 | N 53°54'15" W | 20.96' |
| L129 | N 36°05'45" E | 10.00' |
| L130 | S 53°54'15" E | 20.96' |
| L131 | N 36°05'45" E | 41.43' |
| L132 | S 36°05'45" W | 59.61' |
| L133 | S 53°54'15" E | 19.24' |

| Vw.P.U.E. LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L134 | S 36°05'45" W | 10.00' |
| L135 | N 53°54'15" W | 19.24' |
| L136 | S 36°05'45" W | 3.51' |
| L137 | N 48°58'45" W | 6.23' |
| L138 | S 31°57'17" W | 15.85' |
| L139 | N 59°40'26" W | 6.18' |
| L140 | S 48°58'45" E | 100.76' |
| L141 | S 48°58'45" E | 114.94' |
| L142 | N 53°54'15" W | 16.64' |
| L143 | N 32°53'49" E | 14.11' |
| L144 | S 48°20'56" E | 8.06' |
| L145 | S 41°39'04" W | 0.97' |
| L146 | N 48°20'56" W | 21.86' |




| Vw.P. CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
| C20 | 10°22'42" | 551.00' | 99.81' | 50.04' | S 66°39'38" E | 99.67' |
| C21 | 23°10'23" | 76.00' | 30.74' | 15.58' | S 55°51'14" E | 30.53' |
| C22 | 5°55'29" | 76.00' | 7.86' | 3.93' | S 22°54'22" W | 7.86' |
| C23 | 11°15'28" | 76.00' | 14.93' | 7.49' | S 46°37'09" W | 14.91' |
| C24 | 2°54'22" | 204.94' | 10.39' | 5.20' | N 30°52'39" E | 10.39' |
| C25 | 7°12'52" | 81.00' | 10.20' | 5.11' | N 34°35'11" E | 10.19' |

# FINAL PLAT

## P70 INDUSTRIAL PARK

54.35 ACRES

LOTS 1–15, BLOCK 1

MOSES A. FOSTER LEAGUE, A–16
& JOHN F. MARTIN LEAGUE, A–34
CITY OF BRYAN ETJ, BRAZOS COUNTY, TEXAS

APRIL, 2024
SCALE: 1"=100'


Owner:
Prime Seventy Real Estate, LLC
PO Box 11779
College Station
TX 77842
(979) 823-4888

Engineer:
SCHULTZ Engineering LLC
TBPE FIRM NO. 12327
911 Southwest Pkwy E.
College Station, Texas 77840
(979) 764-3900

Surveyor: Texas Firm Registration No. 10103300
McClure & BrowneEngineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838




10300005-fp.dwg

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Prime Seventy Real Estate, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 16784, Page 20 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 shown hereon for the purposes identified.

Owner – MARK SCHENLER, PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared MARK SCHENLER, 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 4TH day of MAY, 2026.

Notary Public, Brazos County, Texas

RICHARD C. FLORES
Notary Public, State of Texas
Comm. Expires 03/29/2028
Notary ID 128935919

APPROVAL OF THE CITY ENGINEER

I, Zach Reinhard, 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 13th day of May, 2026.

Asst City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning & 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 13th day of May, 2026.

B.J.

City Planner, Bryan, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in both the MOSES A. FOSTER LEAGUE, Abstract No. 16 and the JOHN F. MARTIN LEAGUE, Abstract No. 34, Brazos County, Texas and being all of the called 54.349 acre tract described in the deed from 21 Land Company, LLC. to Prime Seventy Real Estate, LLC. recorded in Volume 16784, Page 20 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also marking the south corner of the called 20.000 acre ZBH/Tabor Road, LTD. tract recorded in Volume 18084, Page 1 (O.P.R.B.C.) and being in the northwest right-of-way line of State Highway No. 21 (based on a variable width);

THENCE: along the northwest right-of-way line of said State Highway No. 21 for the following three (3) calls:

1) S 40° 22' 11" W for a distance of 626.46 feet to a found 1/2-inch iron rod marking a corner of this tract,
2) S 46° 45' 20" E for a distance of 18.85 feet to a found 1/2-inch iron rod marking a corner of this tract, and
3) S 39° 29' 49" W for a distance of 429.90 feet to a found 1/2-inch iron rod marking the south corner of this tract, said iron rod also marking the east corner of the called 38.714 acre Caroline M. Root tract recorded in Volume 11516, Page 129 (O.P.R.B.C.);

THENCE: N 53° 54' 15" W along the common line of this tract, the called 38.714 acre Root tract and the called 63.70 acre Prime Seventy Real Estate, LLC. Tract One recorded in Volume 15822, Page 239 (O.P.R.B.C.), at 1,423.86 feet, pass a found 1/2-inch iron rod marking the north corner of the called 38.714 acre Root tract, at 2,393.59 feet, pass a found 1/2-inch iron rod for reference, continue for a total distance of 2,767.07 feet to a point for the west corner of this herein described tract, said point also being at or near the centerline of Wickson Creek Tributary 31 and being in the southeast line of the called 10.24 acre Richard and Vicki Friedberg tract recorded in Volume 11308, Page 33 (O.P.R.B.C.);

THENCE: along the approximate centerline of said Wickson Creek Tributary 31 for the following fourty-five (45) calls:

1) N 86° 18' 05" E for a distance of 35.59 feet to an angle point,
2) S 73° 51' 55" E for a distance of 58.50 feet to an angle point,
3) S 35° 51' 55" E for a distance of 103.00 feet to an angle point,
4) S 76° 51' 55" E for a distance of 48.00 feet to an angle point,
5) N 56° 08' 05" E for a distance of 62.00 feet to an angle point,
6) N 65° 58' 05" E for a distance of 26.00 feet to an angle point,
7) N 44° 28' 05" E for a distance of 44.00 feet to an angle point,
8) N 01° 21' 55" W for a distance of 63.50 feet to an angle point,
9) N 73° 08' 05" E for a distance of 66.50 feet to an angle point,
10) N 78° 08' 05" E, at 24.89 feet, pass a point for the east corner of the called 10.24 acre Friedberg tract and the southwest corner of the called 10.20 acre James Henry and Laurie Henry Tract One recorded in Volume 11620, Page 216 (O.P.R.B.C.), continue for a total distance of 56.50 feet to an angle point,
11) N 57° 48' 05" E for a distance of 39.00 feet to an angle point,
12) N 67° 18' 05" E for a distance of 73.00 feet to an angle point,
13) N 77° 18' 05" E for a distance of 47.50 feet to an angle point,
14) S 80° 11' 55" E for a distance of 193.00 feet to an angle point,
15) S 39° 11' 55" E for a distance of 42.00 feet to an angle point,
16) S 73° 41' 55" E for a distance of 31.50 feet to an angle point,
17) N 71° 58' 05" E for a distance of 50.00 feet to an angle point,
18) N 22° 28' 05" E, at 7.37 feet, pass a point for the southeast corner of the called 10.20 acre Henry Tract One and the south corner of the called 10.19 acre Luke Addington and Kristi Addington Tract One recorded in Volume 10443, Page 18 (O.P.R.B.C.), continue for a total distance of 60.50 feet to an angle point,
19) N 14° 21' 55" W for a distance of 84.00 feet to an angle point,
20) N 15° 58' 05" E for a distance of 54.00 feet to an angle point,
21) N 42° 58' 05" E for a distance of 118.00 feet to an angle point,
22) N 36° 28' 05" E for a distance of 77.00 feet to an angle point,
23) N 56° 18' 05" E for a distance of 27.50 feet to a point for the north corner of this tract,
24) S 67° 51' 55" E for a distance of 45.50 feet to an angle point,
25) S 55° 51' 55" E for a distance of 61.00 feet to an angle point,
26) S 45° 31' 55" E for a distance of 37.00 feet to an angle point,
27) S 80° 01' 55" E for a distance of 28.50 feet to an angle point,
28) N 68° 08' 05" E, at 60.99 feet, pass a point for the east corner of the called 10.19 acre Addington Tract One and the an angle point of the called 12.76 acre Luke Addington and Kristi Addington Tract One recorded in Volume 10504, Page 61 (O.P.R.B.C.), continue for a total distance of 71.00 feet to an angle point,
29) S 62° 21' 55" E for a distance of 90.00 feet to an angle point,
30) S 27° 11' 55" E for a distance of 57.00 feet to an angle point,
31) S 02° 48' 05" W for a distance of 37.00 feet to an angle point,
32) S 17° 58' 05" W for a distance of 47.50 feet to an angle point,
33) S 15° 51' 55" E for a distance of 26.50 feet to an angle point,
34) S 31° 01' 55" E for a distance of 57.00 feet to an angle point,
35) S 05° 21' 55" E for a distance of 30.50 feet to an angle point,
36) S 34° 08' 05" W for a distance of 22.00 feet to an angle point,
37) S 23° 08' 05" W for a distance of 127.50 feet to an angle point,
38) S 02° 41' 55" E for a distance of 31.50 feet to an angle point,
39) S 19° 41' 55" E for a distance of 69.50 feet to an angle point,
40) S 55° 31' 55" E for a distance of 53.50 feet to an angle point,
41) S 58° 31' 55" E for a distance of 56.00 feet to an angle point,
42) S 78° 21' 55" E for a distance of 84.50 feet to an angle point,
43) N 56° 38' 05" E for a distance of 94.00 feet to an angle point,
44) S 83° 01' 55" E for a distance of 58.03 feet to an angle point, and
45) N 41° 32' 17" E, at 313.19 feet, pass a found 1/2-inch iron rod marking the east corner of the called 12.76 acre Addington Tract One and the south corner of the called 13.27 acre Cody Teel and Kaitlin Teel Tract One recorded in Volume 14602, Page 251 (O.P.R.B.C.), continue for a total distance of 338.97 feet to a found 1/2-inch iron rod marking the most easterly north corner of this tract, said iron rod also marking the west corner of the called 20.000 acre ZBH/Tabor Road, LTD. tract;

THENCE: S 49° 37' 49" E along the common line of this tract and the called 20.000 acre ZBH/Tabor Road, LTD. tract for a distance of 1,356.96 feet to the POINT OF BEGINNING and containing 54.35 acres of land.

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 10/15/2026 8:13:42 AM
In the PLAT Records

Doc Number: 2026 – 1599362
Volume – Page: 20865 – 159
Number of Pages: 3
Amount: 72.00
Order#: 20261015000009
By: AG

County Clerk, Brazos County, Texas
By: Alina G.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

4-28-26

Cody Karisch, R.P.L.S. No. 7004

STATE OF TEXAS
CODY KARISCH
7004
REGISTERED
PROFESSIONAL
LAND SURVEYOR

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Anne McBroom Balke, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 15th day of April, 2026 and same was duly approved on the 13th day of May, 2026 by said Commission.

Chairman, Planning and Zoning Commission

APPROVAL BY THE COUNTY COMMISSIONER'S COURT

I, DUANE PETERS, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 5th day of MAY, 2026.

County Judge
Brazos County, Texas

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the Deed recorded in Volume 16784, Page 20, Official Public Records of Brazos County, Texas.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0305F, Map Revised April 2, 2014, a portion of this property is located within a Special Flood Hazard Area Zone AE. Limits shown are approximate and were scaled from said map.
3. All lots will meet setback and other requirements as specified in the Brazos County Subdivision Ordinance for the zoning classification in which they lay.
4. Building setbacks along SH 21 shall be 50', other building setbacks are 25' adjacent to all streets according to Brazos County Subdivision Regulations. Additional building setbacks may be required by deed restrictions.
5. All Private Drainage Easements shall be maintained by the lot owners or the Property Owners' Association (POA). Landscape, fences, structures, grading etc. cannot impede the flow of the Private Drainage Easements.
6. All Common Areas shall be owned and maintained by the POA.
7. In locations with cross lot drainage of stormwater runoff, a drainage way shall be provided that the flow is not impeded by fences, structures or other facilities.
8. Driveway culverts shall comply with Brazos County details and specifications.
9. Wickson Creek Special Utility District will provide water service for this subdivision.
10. Bryan Texas Utilities will provide electric service for this subdivision.
11. There shall be a 5' wide easement for anchors and guy wires necessary to help support overhead utility lines. Said easements will extend 20' beyond any utility easement.
12. Where electric facilities are installed, BTU 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
13. Proposed land use: Commercial/Industrial Development with lots greater than one (1) acre.
    Total Lots: 15 Lots Average Lot Size: 3.26 Acres
14. Lots 1 and 15 shall not take direct access from East State Highway No. 21.
15. This Subdivision is located within the Bryan Independent School District.
16. All lots shall have individual On-Site Sewage Facilities (OSSF) that must comply with Brazos County Health Department Regulations as follows:
    a.) All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.
    b.) All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.
    c.) On-site sewage facility disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
17. Unless otherwise indicated 1/2" iron rods are set at all corners.

    ⊙ – 1/2" Iron Rod Found (CM)
    ⊛ – 1/2" Iron Rod Found for Reference (CM)
    ○ – 1/2" Iron Rod Set
    ● – Easement Segment Point

18. Legend and Abbreviations:

    P.D.E. – Private Drainage Easement
    P.O.B. – Point of Beginning
    P.U.E. – Public Utility Easement
    Vw. – Variable Width
    CM – Controlling Monument
    FFE – Finish Floor Elevation

19. Brazos County Subdivision Regulations:
    G.1 Development Note:
    No structure or land within this plat shall hereafter be located or altered without first obtaining a Development Permit from the Brazos County floodplain administrator. The minimum lowest finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or two (2) feet above the Base Flood Elevation ("BFE"), whichever is higher.
    G.2 Mailboxes:
    Rural mailboxes shall be set five (5) feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Brazos County. For Single-Family Residential Developments, Multi-Unit Residential Developments or Manufactured Home Communities, Neighbor Delivery and Collection Box Units ("NDCBUs"), or community mailboxes, shall be required. If possible, these mailbox units should be installed on low volume intersecting roadways or on private property. Locations for the NDCBUs shall be shown on the construction Plans.
    G.3 Roadway Construction:
    In approving this plat by the Commissioner's Court of Brazos County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioner's Court of Brazos County, Texas. Said Commissioner's Court assumes no obligation to build any of the roads, or other public thoroughfares shown on this plat, or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system.
    G.4 Owner's Responsibilities:
    It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and Development of this property. The County assumes no responsibility for the accuracy of representations by the other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the County.

# FINAL PLAT

## P70 INDUSTRIAL PARK

54.35 ACRES

LOTS 1–15, BLOCK 1

MOSES A. FOSTER LEAGUE, A–16
& JOHN F. MARTIN LEAGUE, A–34
CITY OF BRYAN ETJ, BRAZOS COUNTY, TEXAS

APRIL, 2024
SCALE: 1"=100'

SHEET NO. 3 OF 3 SHEETS


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

Owner:
Prime Seventy
Real Estate, LLC
PO Box 11779
College Station
TX 77842
(979) 823-4888

Surveyor: Texas Firm Registration No. 10103300
McClure & BrowneEngineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838


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