



CERTIFICATE OF SURVEYOR  
 I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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.

*Donald D. Garrett*  
 Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER  
 I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

*Donald D. Garrett*  
 Donald D. Garrett, P.E. No. 22790

**REPLAT**  
 of  
**PRATER SUBDIVISION**  
**LOT 1 BLOCK 1**  
**8.66 ACRES**

Vol. 2022 Pg. 208  
 6.40 Acres  
 Vol. 5357 Pg. 197  
 2.01 Acres  
 Vol. 4868 Pg. 72  
 0.25 Acres

**STEPHEN F. AUSTIN, NO.9, A-62**  
**Bryan,**  
**Brazos County, Texas**

SCALE : 1"=60' JULY, 2006

OWNER/DEVELOPER:  
**Coufal-Prater Equipment**  
**3110 Highway 21 West**  
**Bryan, TX 77803-1241**  
**(979) 822-7684**

**GARRETT ENGINEERING**  
 Consulting Engineering & Land Surveying  
 4444 Carter Creek Parkway, Suite 103  
 Bryan, Texas 77802  
 Telephone : (979) 844-3888  
 Fax : (979) 844-3888

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Tim Prater, known 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 on this 20th day of July, 2006.

*Boyd N. Larson*  
 Notary Public, State of Texas

APPROVAL OF THE CITY ENGINEER  
 I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

*Boyd N. Larson*  
 City Engineer, Bryan, Texas

CERTIFICATION OF THE 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 this ordinance.

*Kevin Russell*  
 City Planner, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK  
 I, Mary Ann Word, County Clerk, in and for said County, do hereby certify that this plat together with its certification of authentication was filed for record in my office the 20th day of July, 2006, in the Official Public Records of Brazos County, Texas, in Volume 2022, Page 208.

*Mary Ann Word*  
 County Clerk, Brazos County, Texas

Filed for Record in:  
 BRAZOS COUNTY  
 On: Aug 04+2006 at 10:43:74  
 As a  
 Plat  
 Document Number: 00935368  
 Amount: \$8.00  
 Receipt Number - 296654  
 By  
 Cathy Barcelona

STATE OF TEXAS COUNTY OF BRAZOS  
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY  
 as stamped herein by me.  
 Aug 04+2006

HONORABLE KAREN MCQUEEN, COUNTY CLERK  
 BRAZOS COUNTY

REFERENCE BEARING & DISTANCE  
 City Of Bryan Monument No. 58  
 N 57°48'37" E - 3253.92 ft.

REFERENCE BEARING & DISTANCE  
 City Of Bryan Monument No. 58  
 N 57°48'37" E - 3253.92 ft.

Field Notes  
 8.66 Acres

Being all of that certain tract or parcel of land, lying and being situated in the STEPHEN F. AUSTIN LEAGUE, NO. 9, Abstract - 62, Brazos County, Texas, and being all of the 6.40 acre tract as conveyed to Twin Lakes Tractor, Inc. (the Coufal-Prater) by Douglas A. McCarty, deed recorded in Volume 2022, page 208, Brazos County Deed Records, Brazos County, Texas and being all of the 2.01 acre tract as conveyed to Twin Lakes Tractor, Inc. (the Coufal-Prater) by Trustee of the Estate of Douglas Aldous McCarty, deed recorded in Volume 5357, page 197, Brazos County Deed Records, Brazos County, Texas and being all of that 0.25 acres conveyed to Prater Equipment Co., Inc. by Miguel Salazar, et al., Deed recorded in Volume 4868, Page 72 of the Deed Records, Brazos County, Texas and being more particularly described as follows:

COMMENCING: at the City of Bryan Monument #58;

THENCE: N 57°48'37" E for a distance of 3253.92 feet to a 5/8" iron rod found, same being at the intersection of the northwest right-of-way line of State Highway No. 21 and the southwest right-of-way line of North Harvey Mitchell Parkway (FM. 2818), same rod being the most easterly corner of this tract and marking the POINT OF BEGINNING;

THENCE: S 57°05'13" W for a distance of 437.99 feet and S 57°10'04" W for a distance of 70.70 feet along the said northwest right-of-way line of State Highway No. 21 to a 5/8" iron rod found, same rod making the most southerly common corner of this tract and the Ruby L. Devrow 0.25 acre tract (4022/166);

THENCE: N 49°01'14" W for a distance of 217.71 feet along the common line between this tract and said Devrow 0.25 acre tract to a 5/8" iron rod, same rod being in the property line of the Ruby L. Devrow 2.0 acre tract (1286/218);

THENCE: N 49°25'50" E for a distance of 50.69 feet along the common line between this tract and said Devrow 0.25 acre tract, and said Devrow 2.0 acre tract to a 5/8" iron rod set for corner;

THENCE: N 48°26'10" W for a distance of 420.35 feet along the common line between this tract and said Devrow 2.0 acre tract to a 5/8" iron rod set for the most westerly corner of this tract, same rod being in the property line of the Don Garret 58.92 acre tract (1414/0008);

THENCE: N 52°11'54" E for a distance of 665.85 feet along the common line between this tract and said Genter 58.92 acre tract to a 5/8" iron rod found, same rod being on the said southwest right-of-way line of North Harvey Mitchell Parkway (FM. 2818), same rod marking the most southerly corner of this tract;

THENCE: S 30°12'10" E along said southwest right-of-way line of North Harvey Mitchell Parkway (FM. 2818) for a distance of 678.54 feet to the POINT OF BEGINNING and containing 8.66 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on December, 2005.

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Tim Prater, acting on behalf of Coufal-Prater Equipment Co., owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 2022, 5357, & 4868 Page 208, 197, & 72 respectively, and designated herein as the Replat of Prater Subdivision, Lot 1 Block 1, 8.66 Acre tract of land in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

*Tim Prater*  
 Tim Prater

Boyd N. Larson  
 Notary Public, State of Texas

General Notes:  
 \*1. Beala of Bearing in the Northwest property line being rotated to the deed call S 30°12'10" E - 55.57'; as recorded in Volume 2022, Page 208, Official Records, Brazos County, Texas.  
 2. This Property does not lie in the 100 year flood plain as per FEMA Map 4801C0129 C, effective Date: July 2, 1992. The flood plain is over 50' North of the North Boundary Property line.  
 3. All improvements are existing unless stated otherwise.  
 4. An easement from Lee Labello, et al., to the City of Bryan, dated August 19, 1937, recorded in Volume 98, page 191, Deed Records of Brazos County, Texas affects this property. This is a blanket right-of-way easement for State Highway 21 and F.M. 2818.  
 5. This property is zoned: Industrial.  
 6. All building setbacks shall be in accordance with the City of Bryan Site Development Review Ordinance.  
 7. 27" Transmission Line is NOT on property.  
 8. There are no water or sewer easements that cross the property.

Boundary:  
 Northwest side of State Highway 21  
 Satellite Station (Aluminum Disc on Iron Rod flush with ground) West on State Highway 21 230' but East of east corner of 2818 42' from the centerline. 2' North of pavement, along North guardrail, on top of Hecker Bank on North shoulder.  
 Elevation: 317.27