

Scale: 1" = 50'

State Highway No. 6
100' R.O.W.

S 53°52'23" E - 1387.19'

N 43°39'05" W - 75.40' to the
City of Bryan Monument No. 2

Point of Beginning

20' P.U.E.

5.5 Acres
Now or Formerly
Joseph & Julie Marino
Vol. 274, Pg. 92

N 40°43'37" E - 326.30'

Lot 2, Block 1
10.528 Acres

Filed for Record in:
BRAZOS COUNTY
On: Dec 28, 2010 at 10:06A
As a
Plats
Document Number: 01079971
Amount: 63.00
Receipt Number: 404282
By:
Cathy Barcelona

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

BRAZOS COUNTY
as stamped hereon by me.
Dec 28, 2010

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

Lot 1, Block 1 ~ 2.593 Acres
Producers Cooperative Association
Vol. 7216, Pg. 188

S 36°23'58" W - 330.08'

N 53°40'37" W - 1411.80'

Southern Pacific Railroad
60' R.O.W.

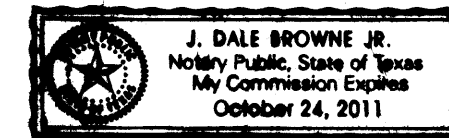
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Producers Cooperative Association owner and developer of the land shown on this plat, being all of the tracts of land as conveyed to me in the Deed Records of Brazos County in Volume 213, Page 319 and Volume 214, Page 317 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.

[Signature]
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared JAMES D. HALL, 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 17th day of October, 2010.

[Signature]
Notary Public, Brazos County, Texas



CERTIFICATION BY 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 the 28th day of December, 2010, in the Official Records of Brazos County, Texas in Volume 4967, Page 148.

[Signature]
County Clerk, Brazos County, 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 and was approved on the 17th day of December, 2010.

[Signature]
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER
I, Kevin Russell, 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 20th day of December, 2010.

[Signature]
City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

[Signature]
Kevin R. McClure, R.P.L.S. No. 5650
10/5/10

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE, Abstract No. 63 in Bryan, Brazos County, Texas and being all of the called 8.37 acre tract described in the deed from M.J. Tremont and wife, Mary C. Tremont to Producers Cooperative Association recorded in Volume 213, Page 319 of the Brazos County Deed Records (B.C.D.R.) and all of the called 2.19 acre tract described in the deed from New Orleans Railroad Company to Producers Cooperative Association recorded in Volume 214, Page 317 (B.C.D.R.) 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 the called 2.19 acre tract, the north corner of Lot 1, Block 1 PRODUCERS COOPERATIVE ASSOCIATION Subdivision as recorded in Volume 7216, Page 188 of the Official Records of Brazos County, Texas (O.R.B.C.), said iron rod also being in the southwest right-of-way line of State Highway No. 6 as presently monumented;

THENCE: S 36° 23' 58" W along the common line of the called 2.19 acre tract and said Lot 1, Block 1 for a distance of 330.08 feet to a found 1/2-inch iron marking the south corner of this tract and the west corner of said Lot 1, said iron rod also being in the northeast right-of-way line of Union Pacific Railroad;

THENCE: N 53° 40' 37" W along the said northeast right-of-way line of Union Pacific Railroad for a distance of 1411.80 feet to a 1/2-inch iron rod set for the west corner of this tract;

THENCE: N 40° 43' 37" E along the northwest line of the called 8.37 acre tract for a distance of 326.30 feet to a found 3/8-inch iron rod marking the north corner of this tract, the east corner of the called 5.36 acre Marino tract recorded in Volume 3374, Page 195 (O.R.B.C.), said iron rod also being in the beforementioned southwest right-of-way line of State Highway No. 6 as presently monumented;

THENCE: S 53° 52' 23" E for a distance of 1387.19 feet to the POINT OF BEGINNING and containing 10.528 acres of land, more or less.

- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: Bearings and coordinates refer to the Texas Coordinate System, MAD-83, CENTRAL ZONE, and are based upon the position of the City of Bryan Monument No. 22 established in August, 1997 and adjusted in October, 2001.
Northings: 10241303.915
Eastings: 3539097.647
Elevation: 328.35 (NAVD 88)
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0133 C, effective July 2, 1992, this property is not located in a 100-year flood hazard area.
3. Building setback requirements shall comply with the City of Bryan Code of Ordinances.

Legend

- ⊙ - 3/8" Iron Rod Found
- ⊙ - 1/2" Iron Rod Found
- ⊙ - 1/2" Iron Rod Set
- P.U.E. - Public Utility Easement
- B.S.L. - Building Setback Line

FINAL PLAT
LOT 2, BLOCK 1
PRODUCERS COOPERATIVE ASSOCIATION
10.528 ACRES
STEPHEN F. AUSTIN LEAGUE, A-63
BRYAN, BRAZOS COUNTY, TEXAS
DECEMBER, 2009
SCALE: 1" = 50'

Owner/Developer:
Producers Cooperative Association
P.O. Box 1112
Bryan, Texas 77803
(979)-778-6000

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838