

Legend

- Chain Link Fence
- Gas Line
- Overhead Electrical Line
- Telephone Line
- 6" Water Line

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 1.578 acre tract of land conveyed to Producers Cooperative Association by Dobbs B.P., Inc. by deed recorded in Volume 6327, Page 93 of the Official Records of Brazos County, Texas (O.R.B.C.) and all of the called 1.0164 acre tract of land conveyed to Producers Cooperative Association by Southern Pacific Transportation Co. by deed recorded in Volume 1555, Page 288 and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 3/4-inch iron rod marking the east corner of the said 1.578 acre tract, said iron rod also marking the intersection of the southwest right-of-way line of State Highway No. 6 and the northwest right-of-way line of Sims Street (based on a 50' width);

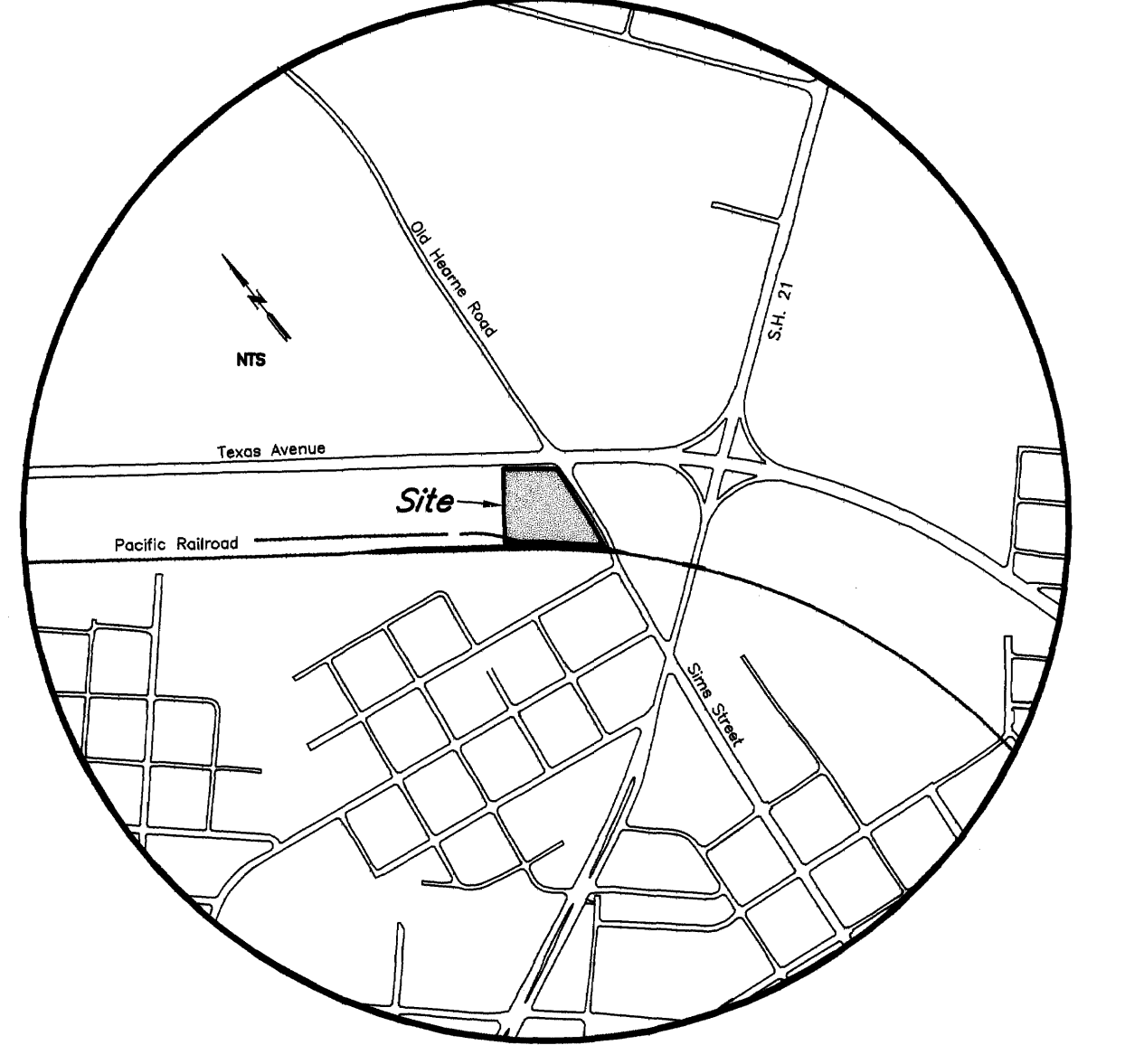
THENCE: S 05°12'18" W along the said right-of-way line of Sims Street for a distance of 258.16 feet to a found 1/2-inch iron rod for an angle point;

THENCE: S 08°29'26" W continuing along the before-said right-of-way line for a distance of 144.88 feet to a found 1/2-inch iron rod for corner, said iron rod also marking the intersection of the northeast right-of-way line of Union Pacific Railroad and the said northwest line of Sims Street;

THENCE: 443.63 feet in a counter-clockwise direction along said railroad line and along the arc of a curve having a central angle of 08°54'26", a radius of 2853.65 feet, a tangent of 222.26 feet and a long chord bearing N 50°23'09" W at a distance of 443.18 feet to a set 1/2-inch iron rod for the most westerly corner of this tract;

THENCE: N 36°23'58" E along the northwest line of the called 1.0164 acre tract for a distance of 330.08 feet to a 1/2-inch iron rod set for corner, said iron rod also being in the before-mentioned southwest line of State Highway No. 6 for corner;

THENCE: S 52°09'25" E for a distance of 241.04 feet to the POINT OF BEGINNING and containing 2.593 acres of land, more or less.



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.

Kevin R. McClure 4/19/05
Kevin R. McClure, R.P.L.S. No. 5650



Vicinity Map

Doc. No. 00920773
Bk. DR
Vol. 7216
Pg. 188

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Ac Hixes 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 16 day of February, 2005 and same was duly approved on the 27 day of April, 2005 by said Commission.

[Signature]
Chairman, Planning and Zoning Commission

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 22 day of March, 2005.

[Signature]
City Engineer, Bryan, Texas

Filed for Record in:
BRAZOS COUNTY

On: Mar 27, 2006 at 03:20P

As a
Plat

Document Number: 00920773

Amount: 58.00

Receipt Number - 287298

By:
Susie Cohen

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.

Mar 27, 2006

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: Bearings and coordinates refer to the Texas Coordinate System, NAD-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.
Northing: 10241303.915
Easting: 3539097.847
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 requirements shall comply with Zoning Ordinance No. 756 and building setbacks identified in Ordinance No. 819.
4. Monumentation
 - o - 1/2" Iron Rod Set
 - o - 1/2" Iron Rod Found
 - o - 3/4" Iron Rod Found

PRELIMINARY PLAT

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 part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 1555, Page 288 and Volume 6327, Page 93 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 Kevin R. McClure 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 6th day of March, 2006.

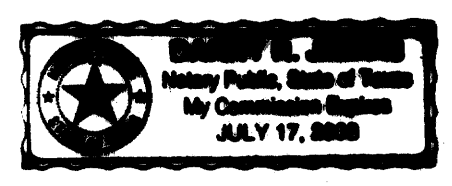
[Signature]
Notary Public, Brazos County, Texas

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 27 day of March, 2006 at 10:18 AM in the Official Records of Brazos County, Texas in Volume 7216, Page 188.

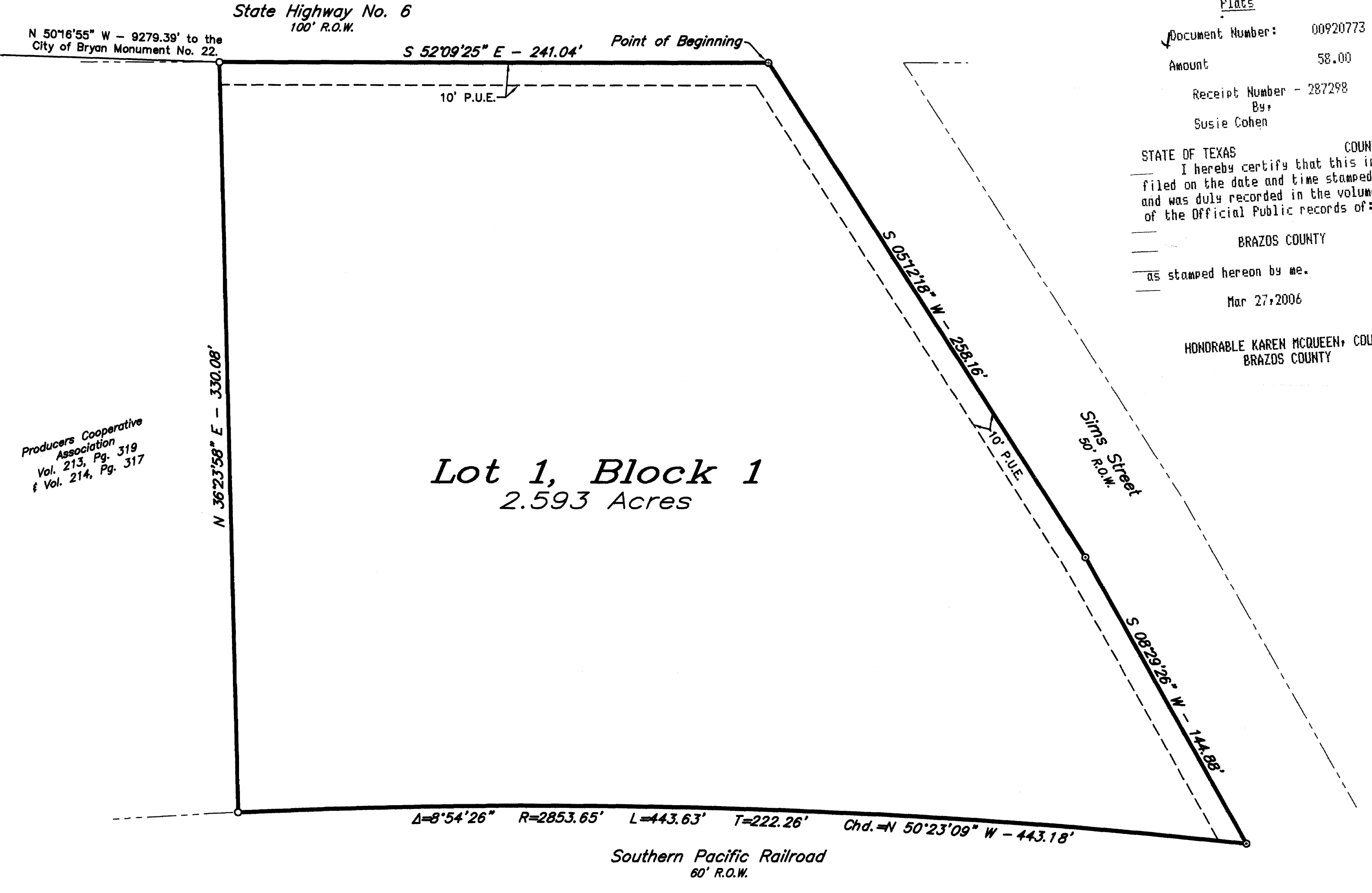
[Signature]
Brazos County, Texas
[Signature]
Deputy Clerk



APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 16th day of March, 2006.

[Signature]
Planning Administrator, Bryan, Texas



Lot 1, Block 1
2.593 Acres

FINAL PLAT

FINAL PLAT

LOT 1, BLOCK 1
PRODUCERS COOPERATIVE ASSOCIATION
2.593 ACRES

STEPHEN F. AUSTIN LEAGUE, A-63
BRYAN, BRAZOS COUNTY, TEXAS

FEBRUARY, 2004
SCALE: 1" = 40'

OWNER:
Producers Cooperative Association
1800 North Texas Avenue
Bryan, Texas 77803
(979) 778-8000

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