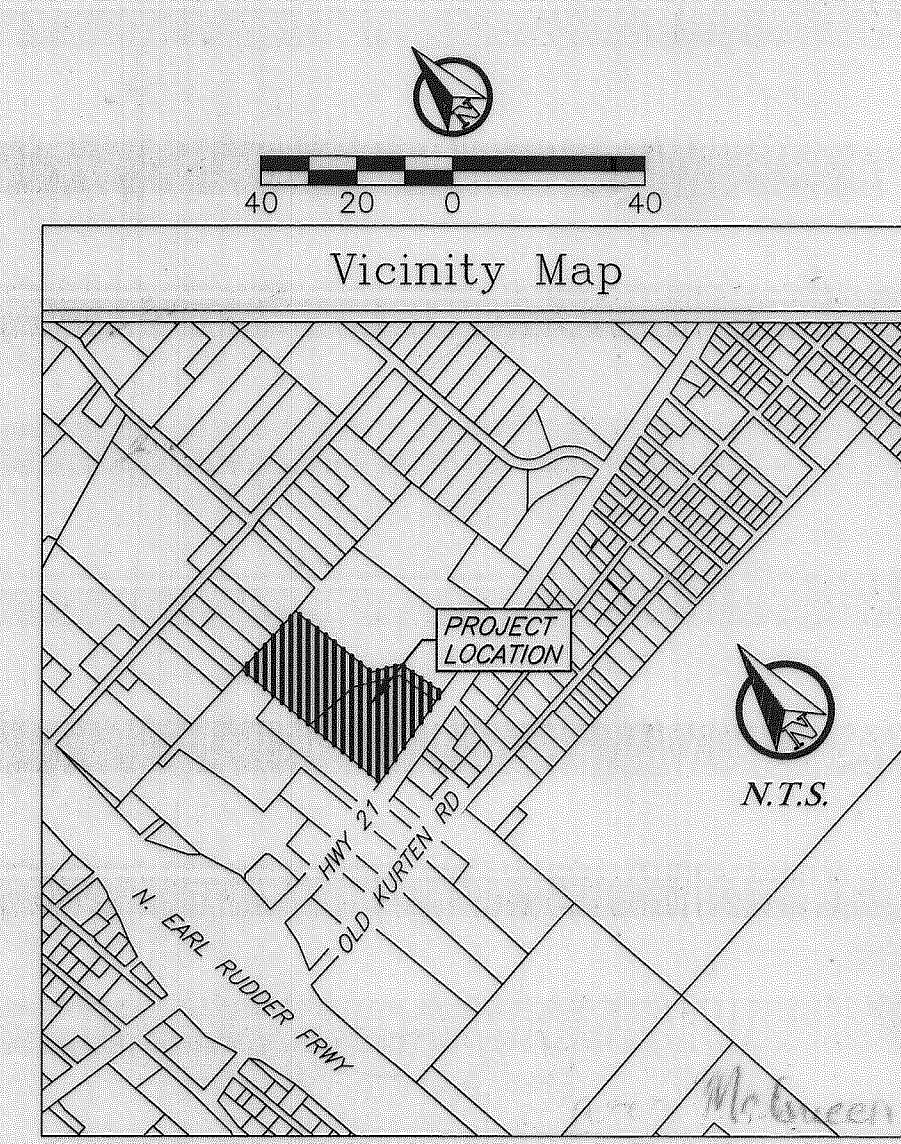


ORIGINAL PLAT



FINAL PLAT

Rainbow Drilling Company
Block 1, Lot 1R

Being a Replat of
Rainbow Drilling Company, Block 1, Lot 1,
& SFA # 10 A-63
~ 12.00 AC
Bryan, Brazos County, Texas
Aug. 2019
Page 2 of 2

Owner:
BYOT Bryan Real Estate LLC
14401 N IH-35
Elm Mott, TX 76640

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
ATM Surveying
P.O. Box 10313
College Station, TX 77840
979-209-9291
TBPLS 10178400



- General Notes:**
- Subject property does lie within a designated flood plain area according to the F.I.R.M. maps, community panel no. 49041C0205F, Revised Date: 04-02-2014
 - Building setback lines Per City of Bryan Ordinance.
 - 1/2" iron rods with a maroon plastic cap marked "RPLS 6132 ATM SURV" will be set at all angle points and lot corners, unless stated otherwise.
 - The Current Property is Zoned (I) Industrial District.
 - All utilities shown hereon are approximate locations.
 - The topography shown is from City of Bryan GIS Data.
 - The following Blanket Easements do apply to this tract:
 - Volume 48 Page 563
 - Volume 98 Page 69
 - Volume 127 Page 135

BEING A TRACT OF LAND CONTAINING 12.00 ACRES IN THE STEPHEN F. AUSTIN #10, A-63, AND BEING ALL OF THE 3 TRACTS RECORDED IN VOL. 1162, PAGE 174, VOL. 1089, VOL. 63, AND VOL. 13609 PAGE 49, OF THE BRAZOS COUNTY OFFICIAL RECORDS(B.C.O.R.), IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ALL BEARINGS OF THIS SURVEY ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010, AND BOUNDARY BASED ON A FOUND 5/8" IRON RODS REFERRED TO SAID PREVIOUS RECORDED DEEDS, AS SURVEYED ON THE GROUND ON JUNE 27TH OF 2018, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF THIS TRACT, ALSO BEING THE SOUTH CORNER OF THE GLENDA MARINO TRACT RECORDED IN VOL. 14707, PAGE 180, OF THE B.C.O.R., ALSO BEING A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 21 EAST(VARIABLE WIDTH R.O.W.);

THENCE ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID SH 21 EAST FOR THE FOLLOWING CALLS:

SOUTH 34°14'21" WEST, A DISTANCE OF 200.81 FEET TO A 5/8" IRON ROD FOUND WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" FOR A BEND IN THIS TRACT;

SOUTH 34°29'15" WEST, A DISTANCE OF 222.13 FEET TO A 5/8" IRON ROD FOUND WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" FOR A BEND IN THIS TRACT;

SOUTH 35°22'46" WEST, A DISTANCE OF 213.54 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTH CORNER OF THIS TRACT, ALSO BEING THE EAST CORNER OF THE OM AMAR HOSPITALITY LLC CALLED 3.0 ACRE TRACT, AS RECORDED IN VOL. 9025, PAGE 123, OF THE B.C.O.R.;

THENCE ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID 3.0 ACRE TRACT, NORTH 50°30'36" WEST, A DISTANCE OF 529.79 FEET TO A 3" IRON FENCE POST 8" TALL FOR A BEND IN THIS TRACT;

THENCE ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID 3.0 ACRE TRACT, AND THEN ALONG THE AGGIELAND RY PARK LLC TRACT, CALLED LOT 1, BLOCK 1, AS RECORDED IN VOL. 12269, PAGE 276, OF THE B.C.O.R., NORTH 50°29'26" WEST, A DISTANCE OF 511.17 FEET TO A 3" IRON FENCE POST 8" TALL FOR THE WEST CORNER OF THIS TRACT, ALSO BEING THE NORTH CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE SOUTHEAST LINE OF THE FIDENCIO MORENO RAMIREZ CALLED 1.01 ACRE TRACT, AS RECORDED IN VOL. 11921, PAGE 58;

THENCE ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID 1.01 ACRE TRACT, THEN ALONG THE FRANK DUCHMASOLO CALLED 1 ACRE TRACT, AS RECORDED IN VOL. 1218, PAGE 341, AND THEN THE MARTIN & BLANCA GUEVARA-ALVARADO CALLED 2.496 ACRE TRACT, AS RECORDED IN VOL. 5984, PAGE 247, AND THEN ALONG THE CARRABA BROTHERS LTD. CALLED 3.4 ACRE TRACT, AS RECORDED IN VOL. 4615, PAGE 59, NORTH 42°08'02" EAST, A DISTANCE OF 446.52 FEET TO A 3" IRON FENCE POST 8" TALL FOR THE NORTH CORNER OF THIS TRACT, ALSO BEING THE WEST CORNER OF SAID GLENDA MARINO TRACT;

THENCE ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID GLENDA MARINO TRACT FOR THE FOLLOWING CALLS:

SOUTH 52°57'29" EAST, A DISTANCE OF 578.85 FEET TO A 3" IRON FENCE POST 8" TALL FOR A BEND IN THIS TRACT;

NORTH 76°39'07" EAST, A DISTANCE OF 190.18 FEET TO A 3" IRON FENCE POST 8" TALL FOR A BEND IN THIS TRACT;

SOUTH 52°57'41" EAST, A DISTANCE OF 274.36 FEET TO THE PLACE OF BEGINNING CONTAINING 12.00 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Lance Thomas, Managing Partner of BYOT Bryan Real Estate LLC, owner of the 12.00 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 1162, Page 174, and Volume 1089, Page 63, and Volume 13609, Page 49, and designated herein as Lot 1R, Rainbow Drilling Company Subdivision in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Lance Thomas, Managing Partner
BYOT Bryan Real Estate LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Lance Thomas, 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 13th day of September, 2019.

Sarah Fernandez
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Adam Wallace, R.P.L.S. No. 6132

APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, the undersigned, City Planner and/or designated Secretary of the Planning and 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 September, 2019.

Martin Zimmermann
City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Paul Kasper, 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 September, 2019.

Paul Kasper
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby G. Alvarez, Chair 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 13th day of September, 2019, and same was duly approved on the 21st day of September, 2019, by said Commission.

Bobby G. Alvarez
Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, together with its certificates of authenticity, do hereby certify that the foregoing plat is a true and correct copy of the original as recorded in the Public Records of the County of Brazos, Texas, on the 13th day of September, 2019, in Book 2025, Page 1566964.

Karen McQueen
County Clerk, Brazos County, Texas

By: Sharon Ray

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 9/11/2025 10:01:51 AM
In the PLAT Records

Doc Number: 2025 - 1566964
Volume - Page: 20093 - 240
Number of Pages: 2
Amount: 72.00
Order#: 20250911000032
By: SR

FINAL PLAT

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Block 1, Lot 1R

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14401 N IH-35
Elm Mott, TX 76640

Engineer:
M Engineering
PO Box 5192
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