

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, ESTHER KLEBE PORTER, TRUSTEE OF THE SIEBERT AND RUTH KLEBE 1991 FAMILY TRUST, DATED JANUARY 24, 1991-SUCCESSOR'S SHARE, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 9640, Page 241, 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 for the purposes identified.

ESTHER KLEBE PORTER TRUSTEE
NAME TITLE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, ESTHER KLEBE PORTER, TRUSTEE OF THE CLARA ROTHENBERGER 1991 LIVING TRUST, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 9640, Page 241, 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 for the purposes identified.

ESTHER KLEBE PORTER TRUSTEE
NAME TITLE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, ESTHER KLEBE PORTER, TRUSTEE OF THE HILDE HELLER TRUST DATED JANUARY 8, 1982, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 9640, Page 241, 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 for the purposes identified.

ESTHER KLEBE PORTER TRUSTEE
NAME TITLE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF CALIFORNIA
COUNTY OF CALIFORNIA
Before me, the undersigned authority, on this day personally appeared ESTHER KLEBE PORTER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes stated.

Given under my hand and seal of office this 11th day of JANUARY 2011. I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.
Amanda B. Herman
Notary Public, Riverside County, State of CALIFORNIA MY COMMISSION EXPIRES 4/6/13

APPROVAL OF THE CITY PLANNER

I, 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 4th day of February, 2011.

Kevin Russell
City Planner, Bryan, 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 3rd day of Feb, 2011.

W. Paul Thompson
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, Michael Schradoff, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 2nd day of Feb, 2011 and same was duly approved on the 3rd day of Feb, 2011 by said Commission.

Michael Schradoff
Chairman, Planning & Zoning Commission, Bryan, Texas

CERTIFICATION OF THE COUNTY CLERK

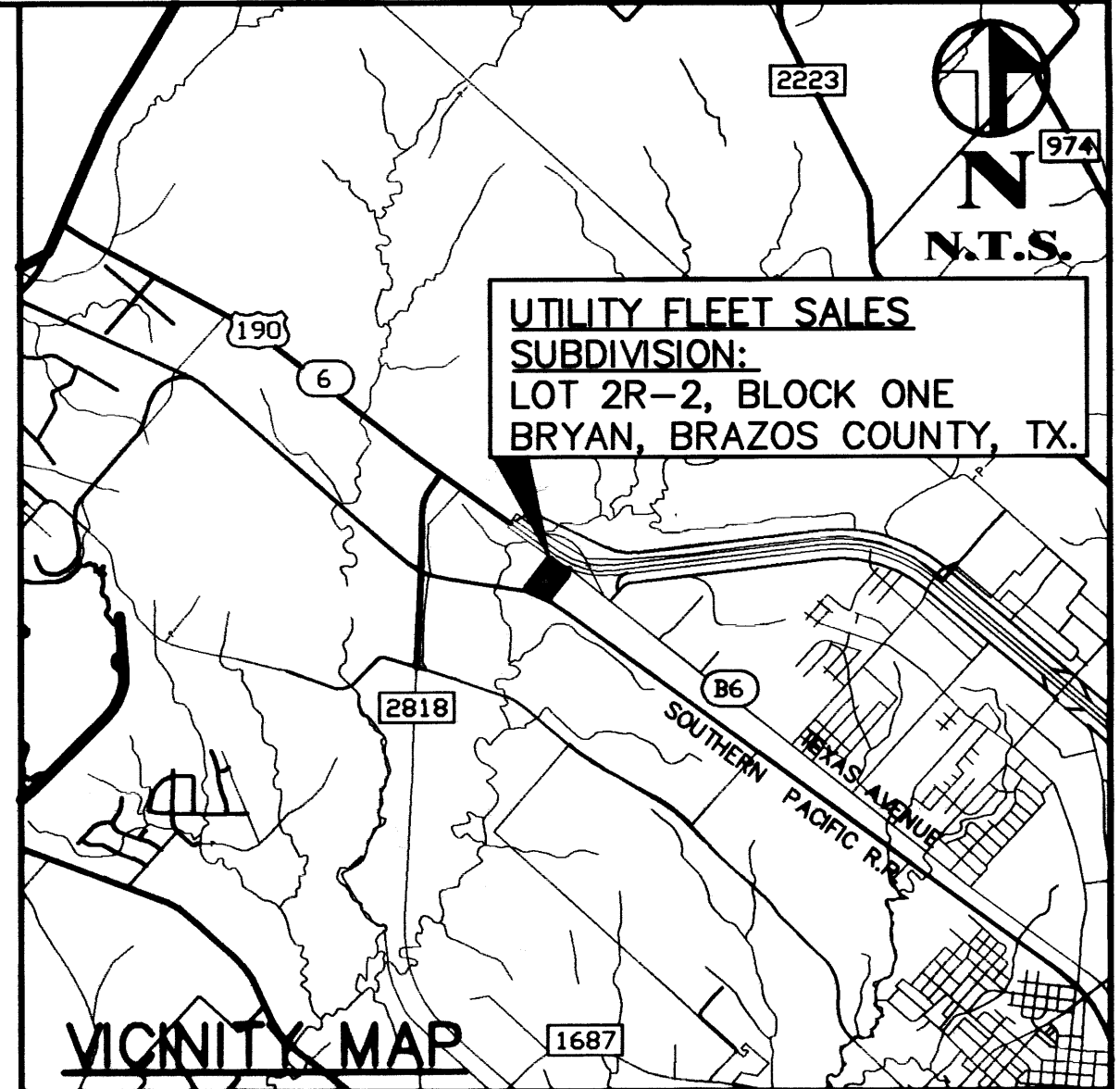
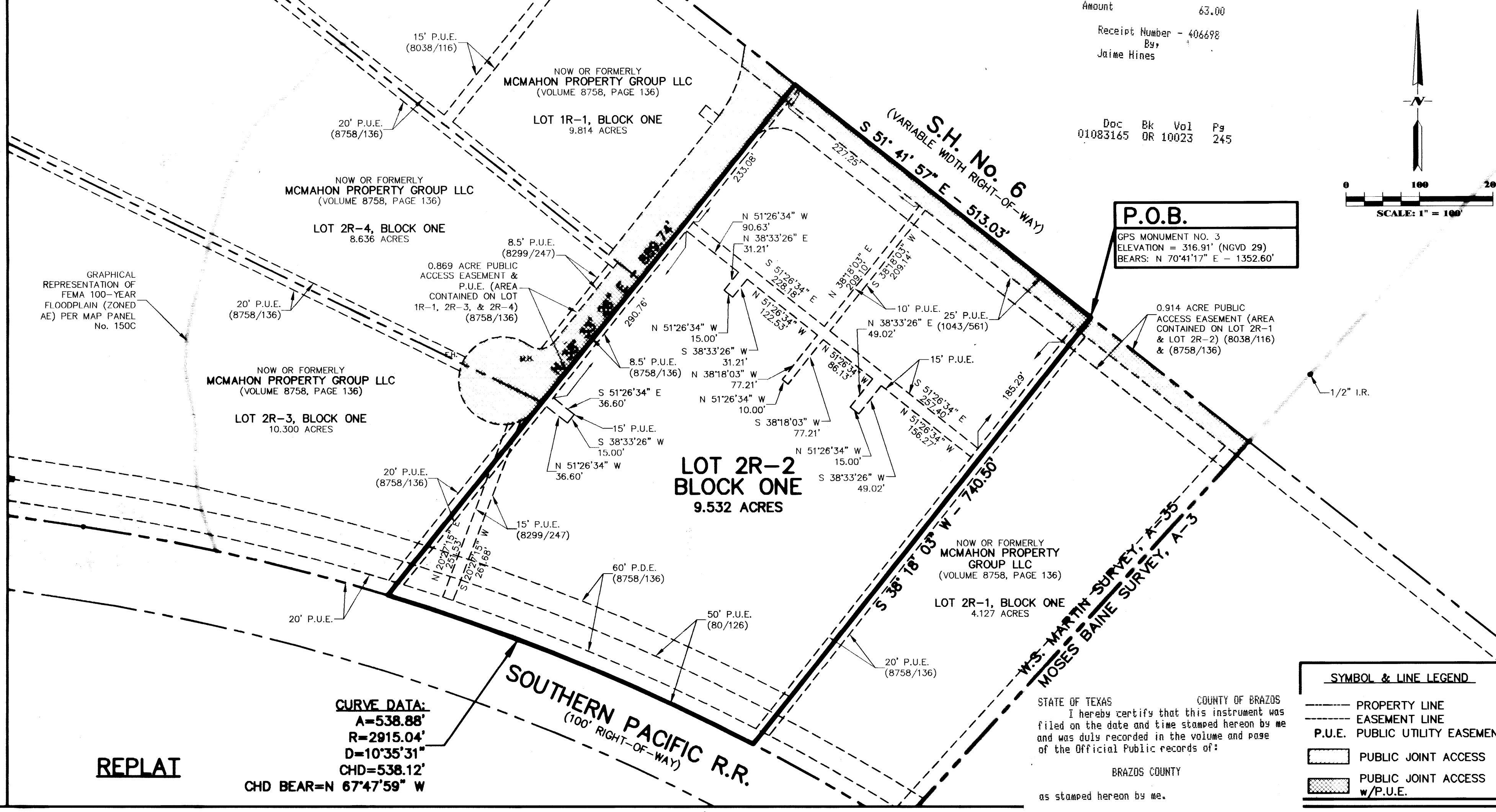
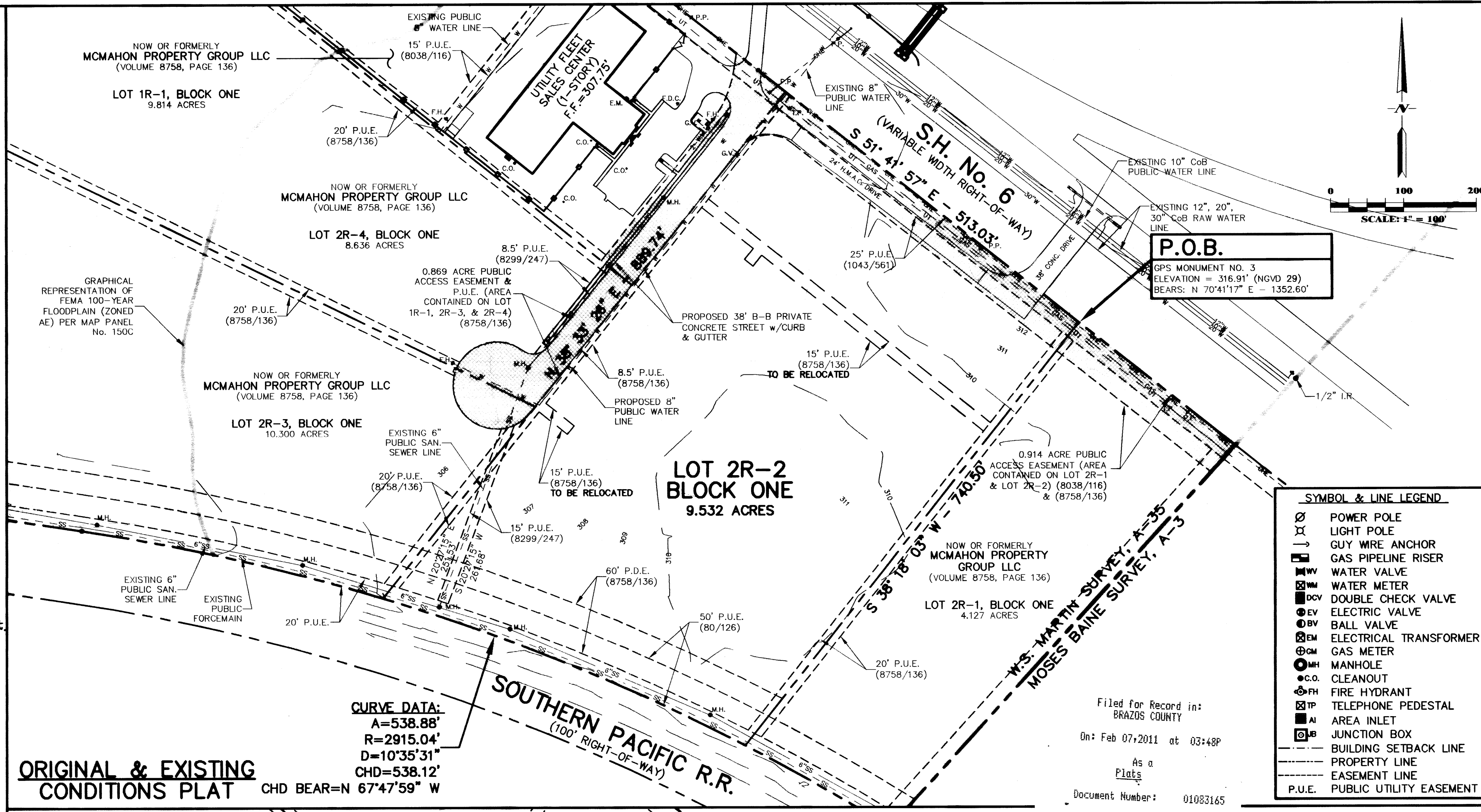
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 7th day of Feb, 2011, in the Official Records of Brazos County, Texas, in Volume 10823 Page 245

Karen McQueen
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, BRAD KERR, Registered Professional Land Surveyor No. 4502, 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.

BRAD KERR, RPLS No. 4502



- REPLAT NOTES:
1. (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
2. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0150C, JULY 2, 1992.
3. BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
4. BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH PER GPS OBSERVATIONS.
5. ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.
6. NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.
7. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE POLICY PREPARED BY UNIVERSITY TITLE COMPANY. ALL EASEMENTS INFORMATION APPLICABLE TO THIS SURVEY ARE SHOWN ACCORDING TO THIS POLICY IN OF No. 00065005.
8. LOT 1R-1 IS AN INDUSTRIAL DEVELOPED TRACT OF LAND. THE REMAINING LOTS ARE CURRENTLY VACANT AND UNDEVELOPED. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT.
9. THE PURPOSE OF THIS REPLAT IS TO RELOCATE THE TWO 15' PUBLIC UTILITY EASEMENTS CONTAINED WITHIN LOT 2R-2, BLOCK ONE.
10. ALL DISTANCES SHOWN ALONG A CURVE OR PORTION OF A CURVE ARE THE ARC LENGTHS.

METES AND BOUNDS DESCRIPTION
OF A
9.532 ACRE TRACT
UTILITY FLEET SALES SUBDIVISION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 2R-2, BLOCK 1, UTILITY FLEET SALES SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 8758, PAGE 136 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 (VARIABLE WIDTH R.O.W.) MARKING THE EAST CORNER OF SAID LOT 2R-2 AND THE NORTH CORNER OF LOT 2R-1, BLOCK 1, UTILITY FLEET SALES SUBDIVISION;

THENCE: S 38° 18' 03" W ALONG THE COMMON LINE OF SAID LOT 2R-2 AND SAID LOT 2R-1 FOR A DISTANCE OF 740.50 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHERLY LINE OF A 100.00 FOOT WIDE RAILROAD RIGHT-OF-WAY MARKING THE COMMON CORNER OF SAID LOTS 2R-2 AND 2R-1, SAID IRON ROD FOUND BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 2915.04 FEET;

THENCE: ALONG SAID RAILROAD RIGHT-OF-WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 35' 31" FOR AN ARC DISTANCE OF 538.88 FEET (CHORD BEARS: N 67° 47' 59" W - 538.12 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 2R-2 AND THE SOUTHEAST CORNER OF LOT 2R-3, BLOCK 1, UTILITY FLEET SALES SUBDIVISION;

THENCE: N 38° 33' 26" E ALONG THE COMMON LINE OF SAID LOT 2R-2 AND LOTS 2R-3, 2R-4 AND LOT 1R-1, BLOCK 1, FOR A DISTANCE OF 889.74 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 MARKING THE NORTH CORNER OF SAID LOT 2R-2;

THENCE: S 51° 41' 57" E ALONG THE SOUTHEAST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 513.03 FEET TO THE POINT OF BEGINNING CONTAINING 9.532 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND, BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

RECORDED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

2nd REPLAT OF UTILITY FLEET SALES SUBDIVISION
LOT 2R-2, BLOCK ONE
VOLUME 8758, PAGE 136
W.S. MARTIN SURVEY, A-35
BRYAN, BRAZOS COUNTY, TEXAS
SURVEYED: MAY, 2008



7607 EASTMARK DR., STE. 252A <77840>
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EMAIL: civil@meengineer.com
OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695
252 - 0393

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.
Feb 07, 2011

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY