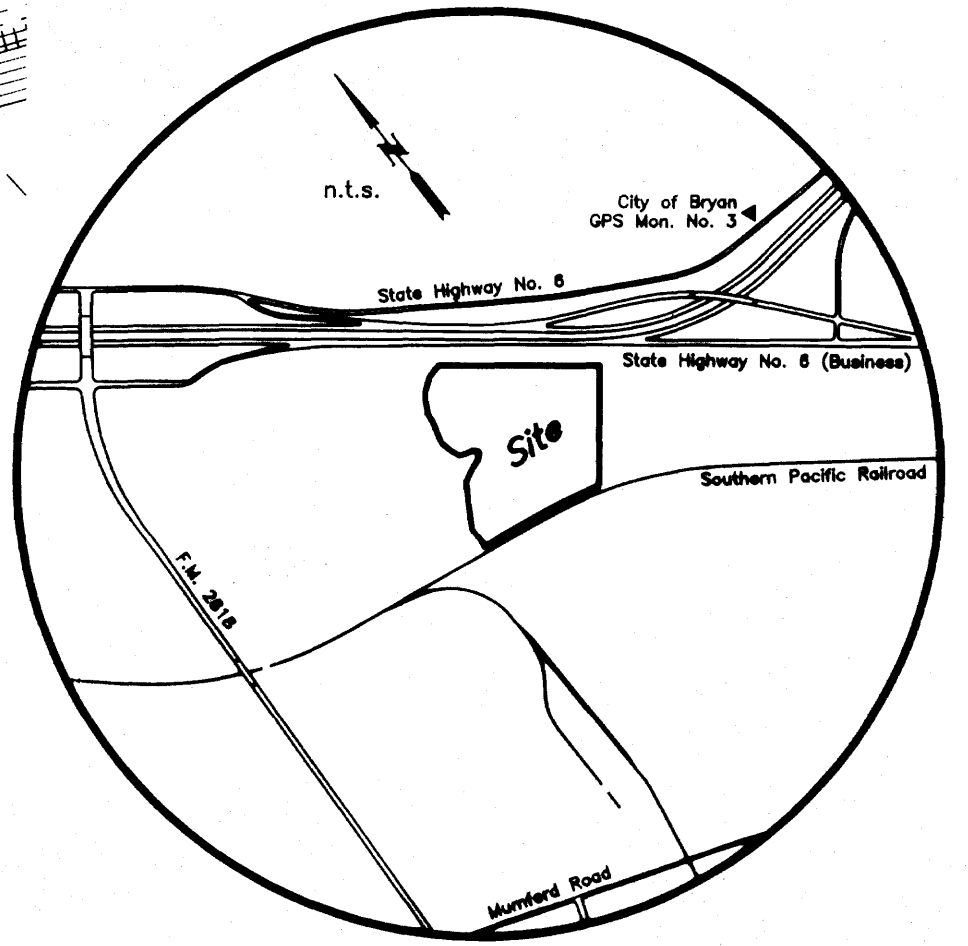


Doc Bk Vol Pg
01083164 OR 10023 244

State Highway No. 6
(Earl Rudder Freeway)
R.O.W. Width Varies

Filed for Record in:
BRAZOS COUNTY
On: Feb 07 2011 at 03:48P
As a
Plat
Document Number: 01083164
Amount: 63.00
Receipt Number - 406698
By:
Jaime Hines

Scale: 1" = 100'



ORIGINAL PLAT
LOTS 1R-1, 2R-3 & 2R-4, BLOCK ONE
UTILITY FLEET SALES SUBDIVISION
AS RECORDED IN VOLUME 8758, PAGE 136

REPLAT
LOTS 1R-1A & 2R-3A, BLOCK ONE
UTILITY FLEET SALES SUBDIVISION

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

LEGEND
○ - 5/8" Iron Rod Found
○ - 1/2" Iron Rod Set
● - Chiseled X Mark Set
P.A.E. - Public Access Easement
P.D.E. - Public Drainage Easement
P.U.E. - Public Utility Easement

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 20°35'10" E	32.66'	L15	N 21°51'31" W	71.50'
L2	N 1°58'00" W	117.03'	L16	N 11°43'15" W	82.81'
L3	N 30°54'13" E	112.41'	L17	N 18°02'22" E	171.14'
L4	N 30°37'42" E	95.63'	L18	N 6°46'14" E	71.86'
L5	N 32°42'25" E	103.79'	L19	N 28°38'04" E	122.45'
L6	N 25°59'53" E	48.52'	L20	N 40°16'17" E	51.01'
L7	N 83°56'24" E	41.18'	L21	N 53°57'38" E	104.97'
L8	N 83°12'59" E	81.34'	L22	N 73°30'45" E	43.73'
L9	N 72°11'06" E	63.66'	L23	N 77°48'46" E	66.53'
L10	N 51°34'31" E	53.69'	L24	N 51°26'34" W	23.00'
L11	N 15°33'31" E	17.52'	L25	S 36°33'36" W	15.00'
L12	N 43°46'18" W	45.27'	L26	S 51°26'34" E	23.00'
L13	N 77°43'32" W	54.78'	L27	N 20°27'15" E	149.65'
L14	N 67°15'23" W	53.96'			

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	8°21'44"	2915.04'	425.45'	213.10'	N 77°16'36" W	425.07'
C2	2°08'22"	273.00'	10.19'	5.10'	S 3°44'13" E	10.19'
C3	31°47'18"	170.00'	94.32'	48.41'	S 22°39'47" W	93.11'
C4	87°58'39"	25.00'	36.39'	24.13'	S 82°32'45" W	34.73'
C5	103°35'06"	60.00'	108.47'	78.23'	S 74°44'31" W	94.28'

Legend
- - - Existing Sewer Line
- - - Existing Water Line
- - - Gas Line
- - - Electrical Line (Overhead)
- - - Telephone
Contour data based on the City of Bryan Aerial Data.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, George McQueen, 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 7872, Page 77 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, ports, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner
George McQueen
CYNTHIA ANN BRIGGS
Notary Public, State of Texas
My Commission Expires
January 07, 2014

Before me, the undersigned authority, on this day personally appeared *George McQueen*, 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 19 day of January, 2011.
Cynthia Ann Briggs
Notary Public, Brazos County, 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 19 day of January, 2011.
Kevin Russell
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION
I, *Michael Schreff*, 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 19 day of January, 2011, and same was duly approved on the 19 day of January, 2011, by said Commission.

Michael Schreff
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 19 day of January, 2011.
Kevin Russell
City Engineer, Bryan, 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 on the 19 day of January, 2011, in the Official Records of Brazos County, Texas in Volume 8758, Page 136.

Karen McQueen
County Clerk, Brazos County, 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 monuments were placed under my supervision on the ground, and that the boundaries described said subdivision will describe a closed geometric figure.

Kevin R. McClure
Kevin R. McClure, P.L.S. No. 5650
1/19/11

FIELD NOTES
Being all that certain tract or parcel of land lying and being situated in the W.S. MARTIN SURVEY, Abstract No. 35 in Bryan, Brazos County, Texas and being all of Lots 1R-1, 2R-4 and 2R-3, Block One according to the Replat of UTILITY FLEET SALES SUBDIVISION as recorded in Volume 8758, Page 136 of the Official Records of Brazos County, Texas (O.R.B.C.), said lots also being a portion of the same land conveyed to George McQueen from Heatherlin Commercial Group, L.P., by deed recorded in Volume 7872, Page 77 (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8-inch iron rod marking the common most northerly corner of said Lot 1R-1 and Lot 2R-2, Block One of said Replat of UTILITY FLEET SALES SUBDIVISION, said iron rod also being in the southeast right-of-way line of State Highway No. 6 (width varies);

THENCE: S 38° 33' 26" W along the northwest line of said Lot 2R-2 for a distance of 889.74 feet to a found 1/2-inch iron rod marking the common most southerly corner of said Lots 2R-2 and 2R-3, Block One, said iron rod also being in the northeast right-of-way line of Southern Pacific Railroad (based on a 100' width);

THENCE: N 81° 27' 28" W in a counter-clockwise direction along the arc of a curve in the common line of said Lot 2R-3 and the said northeast right-of-way line of Southern Pacific Railroad, said curve having a central angle of 08° 21' 44", a radius of 2915.04 feet, a tangent of 213.10 feet and a long chord bearing N 77° 16' 36" W at a distance of 425.07 feet to a found 5/8-inch iron rod for the Point of Tangency;

THENCE: N 81° 27' 28" W continuing along said common line, at 494.54 feet pass a 1/2-inch iron rod set for reference, continue for a total distance of 544.54 feet to the southwest corner of said Lot 2R-3, said corner also marking the southeast corner of a called 121.72 acre Heatherlin Commercial Group, Inc. tract recorded in Volume 2215, Page 258 (O.R.B.C.) and being in the approximate centerline of Thompsons Branch Creek;

THENCE: along the common line of the said Replat of UTILITY FLEET SALES SUBDIVISION, the called 121.72 acre tract and the centerline of said Thompsons Branch Creek for the following twenty-three calls:

- 1) N 20° 35' 10" E for a distance of 32.66 feet for corner,
- 2) N 01° 58' 00" W for a distance of 117.03 feet for corner,
- 3) N 30° 54' 13" E for a distance of 112.41 feet for corner,
- 4) N 30° 37' 42" E for a distance of 95.63 feet for corner,
- 5) N 32° 42' 25" E for a distance of 103.79 feet for corner,
- 6) N 25° 59' 53" E for a distance of 48.52 feet for corner,
- 7) N 83° 56' 24" E for a distance of 41.18 feet for corner,
- 8) N 83° 12' 59" E for a distance of 81.34 feet for corner,
- 9) N 72° 11' 06" E for a distance of 63.66 feet for corner,
- 10) N 51° 34' 31" E for a distance of 53.69 feet for corner,
- 11) N 15° 33' 31" E for a distance of 17.52 feet for corner,
- 12) N 43° 46' 18" W for a distance of 45.27 feet for corner,
- 13) N 77° 43' 32" W for a distance of 54.78 feet for corner,
- 14) N 67° 15' 23" W for a distance of 53.96 feet for corner,
- 15) N 21° 51' 31" W for a distance of 71.50 feet for corner,
- 16) N 11° 43' 15" W for a distance of 82.81 feet for corner,
- 17) N 18° 02' 22" E for a distance of 171.14 feet for corner,
- 18) N 06° 46' 14" E for a distance of 71.86 feet for corner,
- 19) N 28° 38' 04" E for a distance of 122.45 feet for corner,
- 20) N 40° 16' 17" E for a distance of 51.01 feet for corner,
- 21) N 53° 57' 38" E for a distance of 104.97 feet for corner,
- 22) N 73° 30' 45" E for a distance of 43.73 feet for corner and
- 23) N 77° 48' 46" E for a distance of 66.53 feet for corner marking the northeast corner of said Lot 1R-1, the northeast corner of said 121.72 acre tract and being in the southeast right-of-way line of said State Highway No. 6;

THENCE: S 51° 41' 57" E along the before-said State Highway No. 6 right-of-way line, at 50.00 feet pass a 1/2-inch iron rod set for reference, continue for a total distance of 1198.83 feet to the POINT OF BEGINNING and containing 28.750 acres of land, more or less.

THIRD REPLAT
UTILITY FLEET SALES SUBDIVISION
LOTS 1R-1A & 2R-3A, BLOCK ONE
28.750 ACRES
W.S. MARTIN SURVEY, A-35
BRYAN, BRAZOS COUNTY, TEXAS
NOVEMBER, 2010
SCALE: 1" = 100'

Owner:
George McQueen
2801 N. Earl Rudder Freeway
Bryan, Texas 77803
(979) 778-0700

Surveyor:
McClure & Browns Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 105
College Station, Texas 77845
(979) 693-3636