

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Hartzell Elkins, Vice President Bryan Coca Cola Bottling Co., Inc., Owner and Developer of the 3.562 acre tract shown on this plat, as conveyed in the following three instruments: Volume 128, Page 143, Volume 121, Page 255, and Volume 136, Page 371, of the Deed Records of Brazos County, Texas, and designated herein as lots 1R through 5R, Block 2R, Replat of Part of Block 3 & all of Block 2 - W.S. Howell Revised Plat of Watson Addition Vol. 91, Pg. 356, in the City of Bryan, Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever oil streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

*Hartzell Elkins - V.P.*  
Hartzell Elkins, Vice President Bryan Coca Cola Bottling Co., Inc.

Before me, the undersigned authority, on this day personally appeared Hartzell Elkins, 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 purposes and considerations therein stated. Given under my hand and seal this 30 day of FEBRUARY, 1996.

*Keith Kamas*  
Notary Public in and for the State of Texas  
Printed Name: **KEITH KAMAS**  
My Commission Expires: 1-22-00

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Richard Perkins*, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the 18th day of January, 1996.

*Bruce Karr*  
APPROVAL OF THE CITY ENGINEER  
I, Bruce Karr, P.E., 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.

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Mary Ward, 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 30 day of February, 1996, in the Official Records of Brazos County, Texas, in Volume 444, Page 64.

*Mary Ann Ward by Barbara Johnson, Deputy Clerk*  
Mary Ann Ward, County Clerk, Brazos County

CERTIFICATE OF CITY PLANNER

I, *Mark L. Smith*, Acting City Planner of the City of Bryan, hereby certify that the plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in this Ordinance.

CERTIFICATE OF SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it includes all easements as they are visible on the ground, and that there are no encroachments, defects or protrusions, except as shown herein.



*S.M. Kling*  
S. M. Kling, R.P.L.S. No. 2003

3.562 Acre Tract  
All of Block 3  
Part of Block 2  
W. S. Howell's Revised Plat of  
Watson Addition, Volume 91, Page 356  
Zeno Phillips Survey, A-45  
Bryan, Brazos County, Texas

Field notes of a 3.562 acre tract or parcel of land lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being part of W. S. Howell's Revised Plat of Watson Addition, according to the plat recorded in Volume 91, Page 356, of the Deed Records of Brazos County, Texas, and being comprised of the following lots:

Lots 4, 5, 6, 7, 14, 15, 16, and 17, Block 2, Bryan Coca Cola Bottling Company, Volume 128, Page 143,  
Lots 8 and 18, Block 2, Bryan Coca Cola Bottling Company, Volume 131, Page 291,  
Lots 19, 20, 21, 22, Block 2,  
Lots 1, 2, 6, 9, 10 and Part of 3, 4, 5 and 7, Block 3, Bryan Coca Cola Bottling Company, Volume 136, Page 371,  
and being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the east corner of Block 2, some being the intersection of the southwest right-of-way line of Texas Avenue (100' right-of-way) with the northwest right-of-way line of Glenwood Street (50' right-of-way);

THENCE S 56° 58' 48" W along the northwest right-of-way line of Glenwood Street, at a distance of 229.80 feet pass a 1/2" iron rod set, at a distance of 329.80 feet to a 3/8" iron rod found marking the south corner of Block 2, some being the intersection of the northwest right-of-way line of Glenwood Street with the northeast right-of-way line of Cavitt Avenue (variable right-of-way width);

THENCE N 33° 00' 00" W along the common line between Blocks 2 and 3 and the northeast right-of-way line of Cavitt Avenue for a distance of 650.00 feet to a 1/2" iron rod set at the west corner of Lot 5, Block 3, some being the south corner of Tract A (0.32 acres), a Vacating and Resubdivision Plat of Lots 11, 12, 13, Block 3, W. S. Howell's Revised Watson Addition, according to the plat recorded in Volume 444, Page 64, of the Deed Records of Brazos County, Texas;

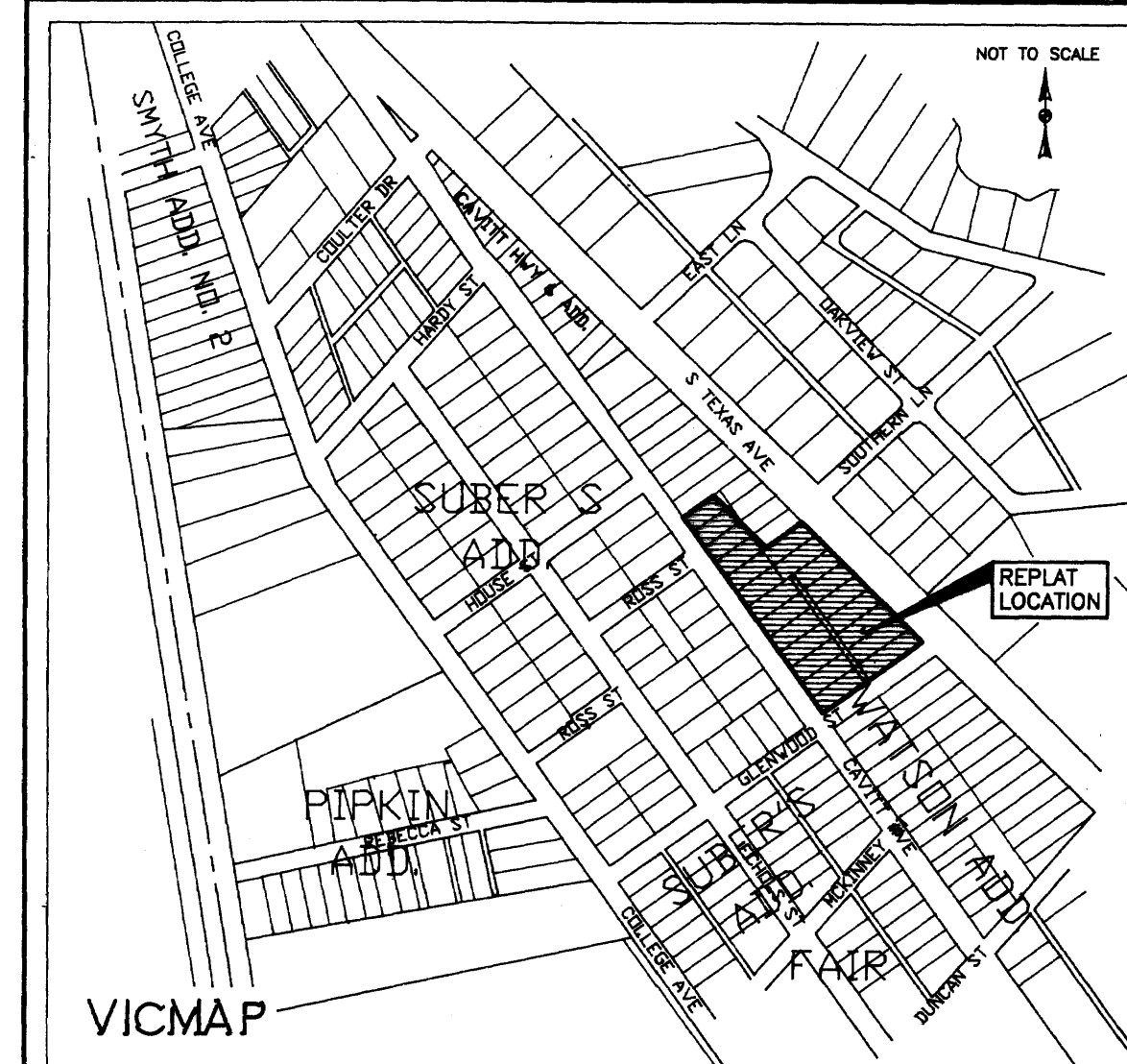
THENCE N 56° 58' 48" E along the common line between Lot 5 and Tract A, at a distance of 95.00 feet pass the east corner of Tract A, some being the south corner of Tract B (0.39 acres) of the aforementioned plat recorded in Volume 444, Page 64, continue along the common line between Lot 5, Block 3 and Tract B for a total distance of 100.45 feet to a 1/2" iron rod set at the west corner of a 120' x 200' tract described in the deed to IGC ACQ Company - Gas Tec, recorded in Volume 1827, Page 243, of the Official Records of Brazos County, Texas;

THENCE along the southwest and southeast lines of the aforementioned 120' x 200' IGC ACQ Company - Gas Tec Tract as follows:

S 42° 33' 00" E 200.01 feet to a 1/2" iron rod set,  
N 56° 58' 48" E parallel with and 2.75 feet northwest of the common line between Lots 6 and 7, Block 3, for a distance of 120.00 feet to a 1/2" iron rod found marking the east corner of the said 120' x 200' tract, in the southwest right-of-way line of Texas Avenue;

THENCE S 42° 33' 00" E along the southwest right-of-way line of Texas Avenue, for a distance of 459.09 feet to the PLACE OF BEGINNING, containing 3.562 acres of land, more or less.

- NOTES:
1. BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST LINE OF CAVITT AVE. WITH A RECORD BEARING OF N 33° W ACCORDING TO THE PLAT RECORDED IN VOL. 91 PG. 356.
  2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0141C, EFFECTIVE DATE: JULY 2, 1992.
  3. CURRENT ZONING IS COMMERCIAL.
  4. THERE IS A 5' REAR AND SIDELINE SETBACK REQUIRED FOR EACH LOT.
  5. THE 15' CLOSED ALLEY WAS RETAINED AS A UTILITY EASEMENT BY THE CITY OF BRYAN PER CITY COUNCIL MINUTES (BOOK P, PAGE 446), BY VIRTUE OF THIS REPLAT, THIS EASEMENT IS ABANDONED.
  6. THE CONSTRUCTION OF A PUBLIC SIDEWALK ALONG TEXAS AVENUE WILL BE REQUIRED AS PART OF SITE DEVELOPMENT FOR LOTS 2R, 3R, AND 4R.
  - 7a. THERE IS A 40' WIDE PRIVATE ACCESS EASEMENT CENTERED ON THE COMMON LINE BETWEEN LOTS 3R & 4R WHICH TIES TO THE 28' WIDE PRIVATE ACCESS EASEMENT PARALLEL TO AND 21' SOUTHWEST OF THE RIGHT OF WAY LINE OF TEXAS AVENUE.
  - 7b. THERE IS A 34' WIDE PRIVATE ACCESS EASEMENT THE CENTER OF WHICH IS LOCATED S 42° 33' 00" E 39.57 FEET FROM THE COMMON CORNER BETWEEN LOTS 2R & 3R WHICH TIES TO THE 28' WIDE PRIVATE ACCESS EASEMENT PARALLEL TO AND 21' SOUTHWEST OF THE RIGHT OF WAY LINE OF TEXAS AVENUE.



REPLAT  
OF  
PART OF BLOCK 3  
& ALL OF BLOCK 2  
W.S. HOWELL REVISED PLAT OF  
WATSON ADDITION VOL. 91 PG. 356  
**3.562 ACRE TRACT**  
ZENO PHILLIPS SURVEY, A-45  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1"=60' DECEMBER, 1995

OWNED & DEVELOPED BY  
Bryan Coca Cola Bottling Co. Inc.  
201 E. 24th Street  
Bryan, Texas 77803  
(409) 823-8153

PREPARED BY:  
KING ENGINEERING & SURVEYING  
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212  
0452019

on business no release