

ORIGINAL PLAT

METES AND BOUNDS DESCRIPTION OF A 4.48 ACRE TRACT ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 4.48 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MAS DEVELOPMENT CO. LP RECORDED IN VOLUME 10607, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND KNOWN AS LOTS 1 AND 2, BLOCK 1, WE-RENT-IT, ACCORDING TO THE PLAT RECORDED IN VOLUME 11805, PAGE 168 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT REMAINS OF A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE NORTHEAST LINE OF N. HARVEY MITCHELL PARKWAY - FM 2818 (R.O.W. VARIES) MARKING THE SOUTH CORNER OF SAID LOT 1;

THENCE: ALONG THE NORTHEAST LINE OF FM 2818 FOR THE FOLLOWING CALLS:

N 58° 29' 04" W FOR A DISTANCE OF 202.18 FEET TO THE REMAINS OF A CONCRETE RIGHT-OF-WAY MARKER FOUND;

N 49° 57' 04" W FOR A DISTANCE OF 235.73 FEET TO A POINT MARKING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF A CALLED 4.040 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO NEW AMERICAN DREAM, LTD RECORDED IN VOLUME 7870, PAGE 171 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (SAID 4.040 ACRE TRACT BEING A PORTION OF A CALLED 12.29 ACRE TRACT OF LAND AS DESCRIBED BY A DEED RECORDED IN VOLUME 310, PAGE 502 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: N 49° 57' 04" W FOR A DISTANCE OF 1149.63 FEET;

THENCE: N 45° 15' 04" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID 4.040 ACRE TRACT, AT 0.19 FEET, PASS A 1/2 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 450.74 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 2;

THENCE: N 78° 53' 02" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 4.040 ACRE TRACT FOR A DISTANCE OF 164.46 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF TURKEY CREEK ROAD - FM 2513 (100' R.O.W.) MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 06° 47' 25" W FOR A DISTANCE OF 2.73 FEET. SAID IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 868.50 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 55' 07" FOR AN ARC DISTANCE OF 226.14 FEET (CHORD BEARS: S 05° 00' 25" E - 225.5 FEET) TO A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHWEST LINE OF FM 2513 AND THE NORTHEAST LINE OF FM 2818. SAID IRON ROD SET MARKING THE END POINT OF SAID CURVE;

THENCE: ALONG THE NORTHEAST LINE OF FM 2818 FOR THE FOLLOWING CALLS:

S 03° 40' 04" E FOR A DISTANCE OF 327.56 FEET TO A 1/2 INCH IRON ROD FOUND. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 62° 53' 11" E FOR A DISTANCE OF 1.57 FEET;

S 72° 02' 54" W FOR A DISTANCE OF 177.98 FEET TO THE POINT OF BEGINNING CONTAINING 4.48 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

REPLAT NOTES:

1. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0195E, MAY 16, 2012.
2. BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
3. BASIS OF BEARING, COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-114 (N:10226487.09; E:3541039.02) AND AS ESTABLISHED BY GPS OBSERVATION.
4. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010881 (CALCULATED USING GEOID12B).
5. ALL PROPERTY CORNERS ARE MONUMENTED BY YELLOW CAPPED (KERR RPLS No. 4502) 1/2" IRON RODS UNLESS OTHERWISE NOTED.
6. NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.
7. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE AGENCY, OF NO. FAH2001256, DATED: 02-05-2012 AND THE NOTHING FURTHER CERTIFICATE ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 172728, DATED: 08-14-2014.
8. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
 - A) CITY OF BRYAN (VOLUME 141, PAGE 639)
 - B) A&M COLLEGE OF TEXAS (VOLUME 145, PAGE 165)
9. THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED WITH COMMERCIAL BUILDINGS AND ACCESSORY USES. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING "INDUSTRIAL" AT THE TIME OF DEVELOPMENT.
10. ALL DISTANCES SHOWN ALONG A CURVE OR PORTION OF A CURVE ARE THE ARC LENGTHS.
11. THE TWO (2) PRIVATE DETENTION FACILITIES EASEMENTS AND THE 10' WIDE PRIVATE DRAINAGE EASEMENT ARE DISSOLVED WITH THIS DOCUMENT. MAINTENANCE OF THE DETENTION FACILITIES, AND OUTFALL STRUCTURES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF LOT 1R.
12. THE 0.044 ACRE PRIVATE JOINT ACCESS EASEMENT IS FOR THE BENEFIT OF LOT 1, BLOCK ONE OF THE WE-RENT-IT SUBDIVISION & THE ADJACENT CALLED 4.040 ACRE TRACT. MAINTENANCE OF THE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OF LOT 1R WITHIN THE LIMITS OF THIS EASEMENT.
13. THE 0.067 ACRE PRIVATE JOINT ACCESS EASEMENT IS DISSOLVED WITH THIS DOCUMENT.
14. THE VARIABLE WIDTH P.U.E. (11805/168) IS DISSOLVED WITH THIS DOCUMENT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

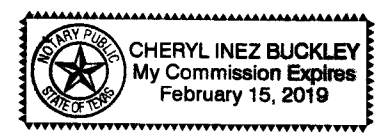
STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Richard A. Creed, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 10607, Page 140, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown for the purposes identified.

Richard A. Creed
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me the undersigned authority, on this day personally appeared Richard A. Creed 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 of office this 17th day of October, 2018
Cheryl Buckley
 Notary Public, Brazos County, Texas



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 17th day of October, 2018.

[Signature]
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

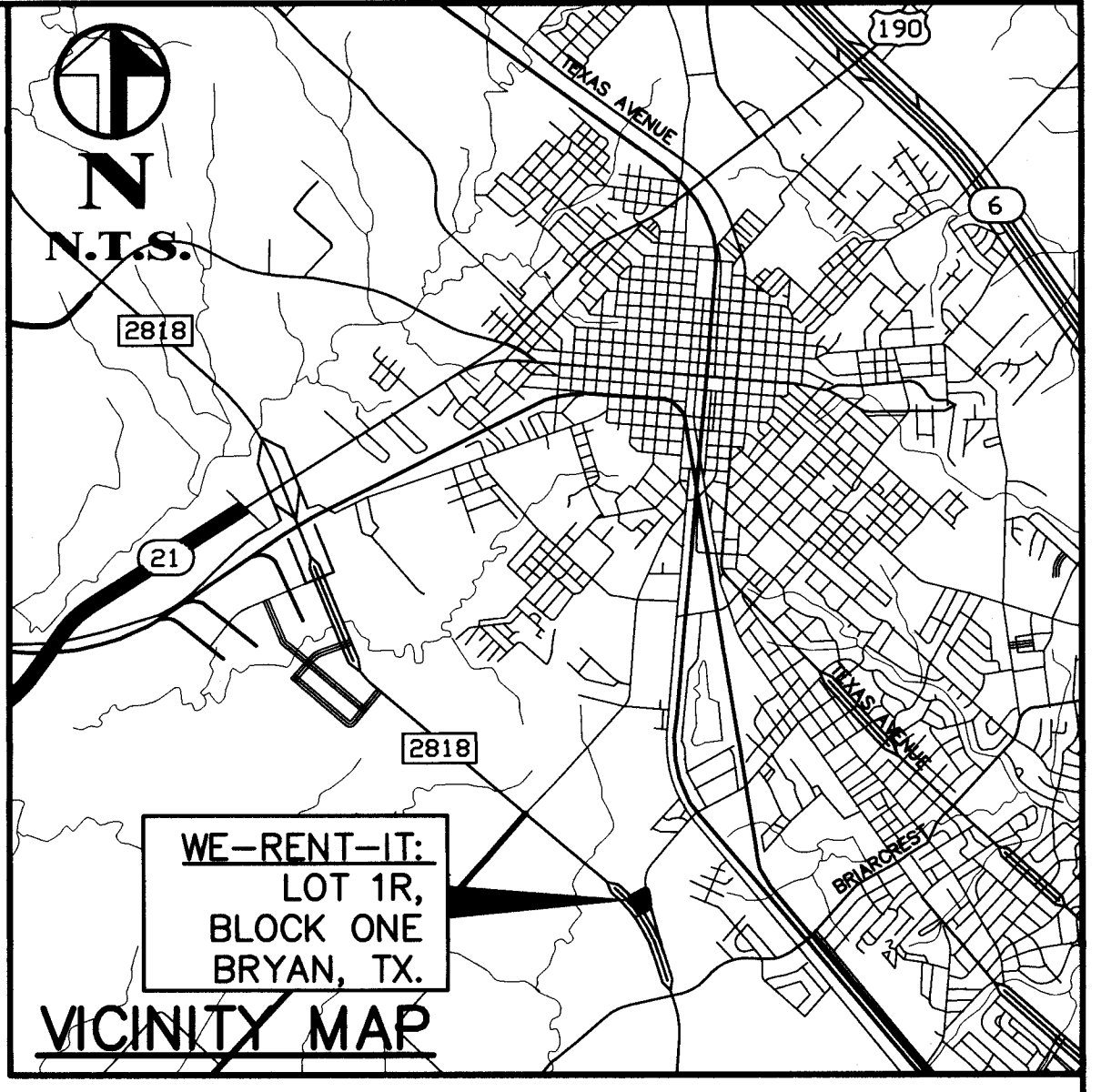
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 17th day of October, 2018.

W. Paul Kaepfer
 City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, Bobby C. Gorman, 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 17th day of October, 2018 and same was duly approved on the 17th day of October, 2018 by said Commission.

[Signature]
 Chairman, Planning & Zoning Commission, Bryan, Texas



WE-RENT-IT
 LOT 1R,
 BLOCK ONE
 BRYAN, TX.

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 3/13/2018 10:33:56 AM
 In the PLAT Records
 Doc Number: 2018-1323348
 Volume - Page: 14544-26
 Number of Pages: 1
 Amount: 78.00
 Order#: 20180313000025
 By: PT



erk. in and for said county, do of authentication was filed for Page _____ 20_____ in the

Karen McQueen by Bryan Taylor Deputy Clerk
 County Clerk, Brazos County, Texas

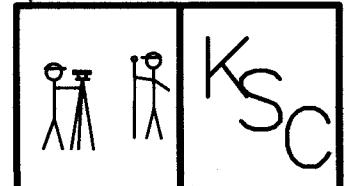
CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

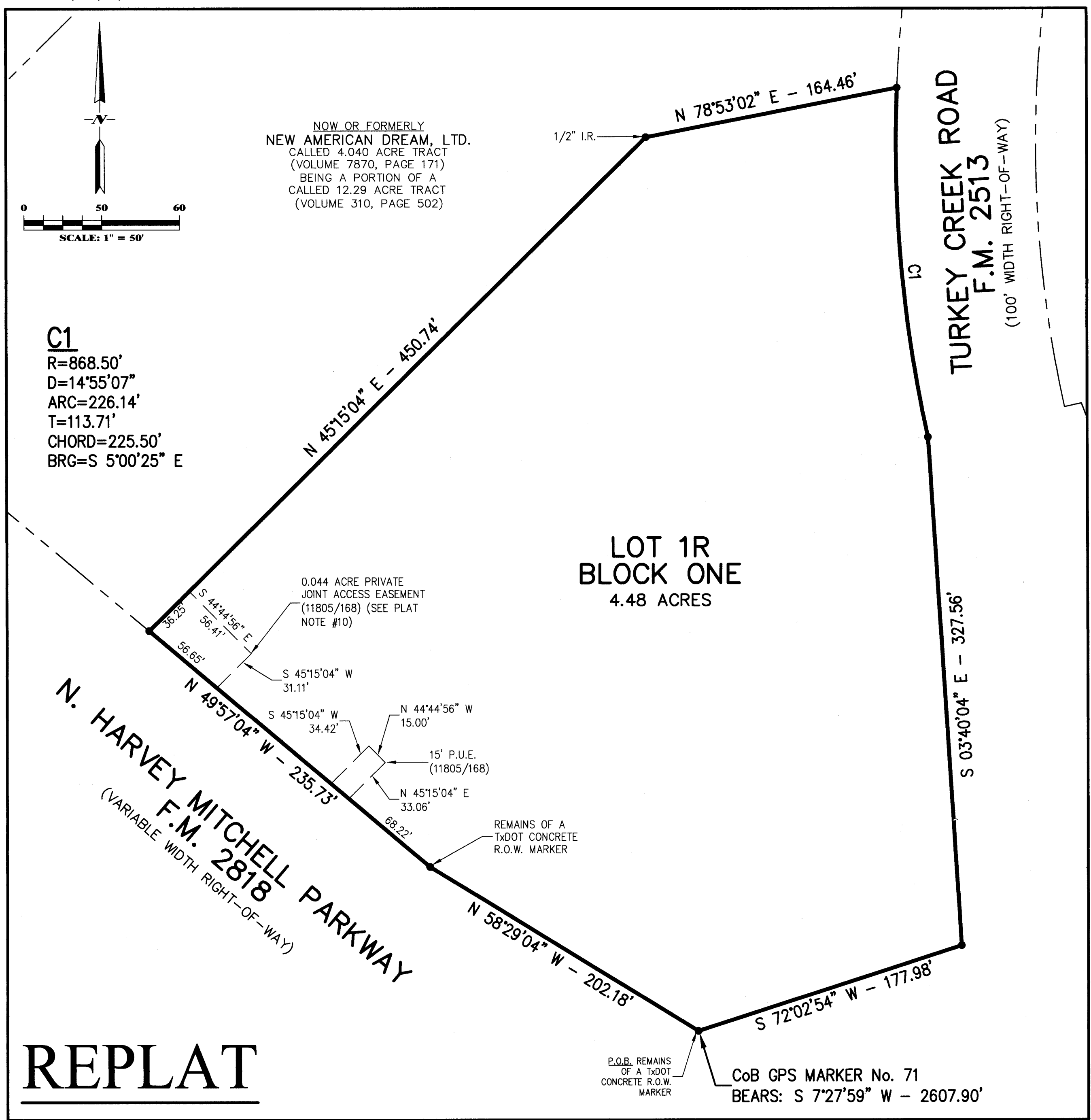
I, BRAD KERR, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.



BRAD KERR, RPLS No. 4502



SURVEYED BY: **KERR SURVEYING, LLC**
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195



REPLAT

REPLAT
 OF
WE-RENT-IT
 LOTS 1 & 2, BLOCK ONE
 4.88 ACRES
 (VOLUME 11805, PAGE 168)
 CREATING
LOT 1R, BLOCK ONE
 ZENO PHILLIPS LEAGUE, A-45
 BRYAN, BRAZOS COUNTY, TEXAS
 SURVEYED: SEPTEMBER 2017

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| | | OWNER/CLIENT INFORMATION MAS DEVELOPMENT CO., LP c/o TREVOR WILLIAMS 8326 WEST HWY. 21 BRYAN, TX 77807 PH: (979) 822-4445 | |
| POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com OFFICE - (979) 764-0704 FAX - (979) 764-0704 | | EMAIL: TREVOR.WILLIAMS@SCONINC.COM FILENAME: 0647RP1A SCALE: VARIES SUBMITTED DATE: 10/4/17 REVISIONS: 10/10/17 | |
| DRAWN BY: R.A.M. CHECKED BY: FIELD BOOK: N/A PAGES: N/A | | RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. 274 - 0647 | |
| TEXAS FIRM REGISTRATION No. F-4695 | | | |