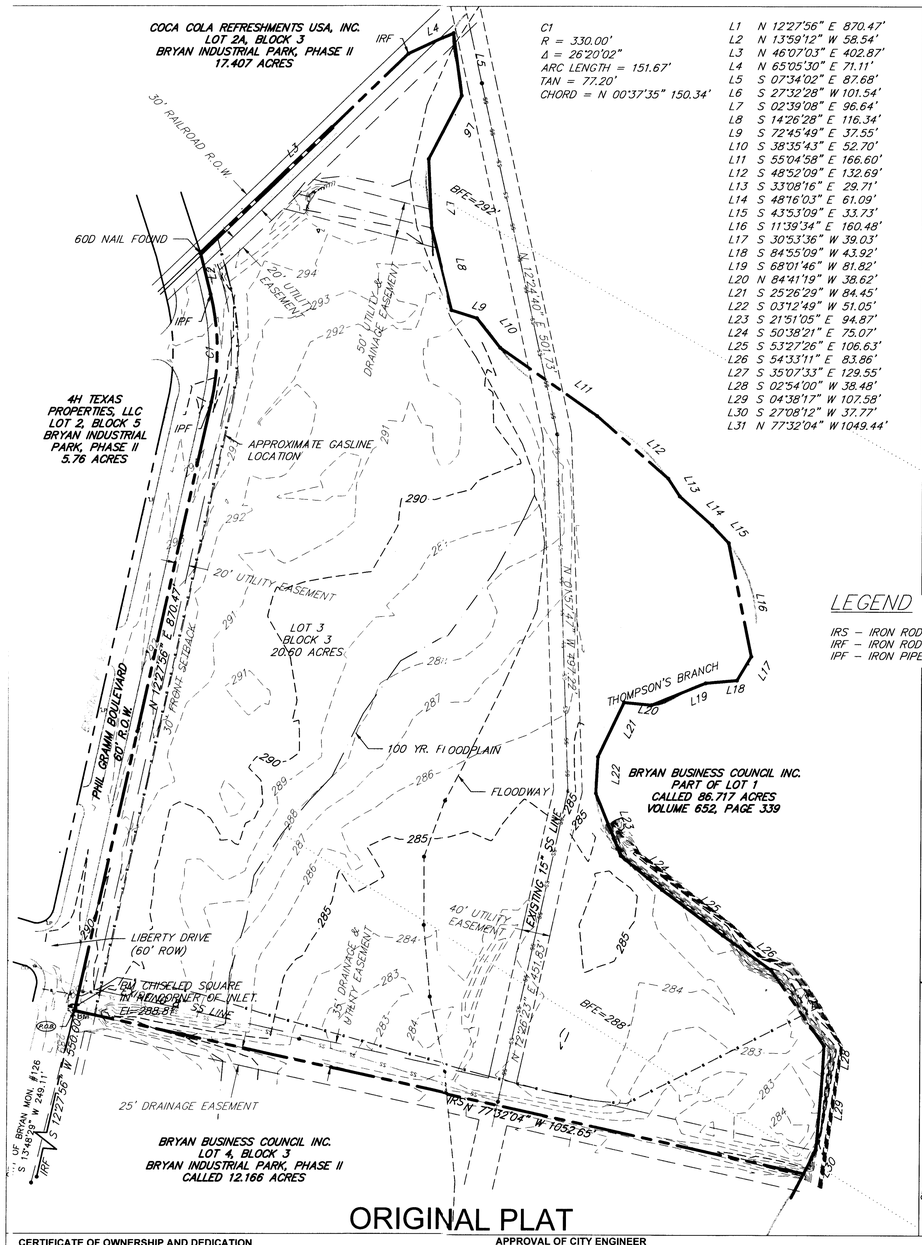


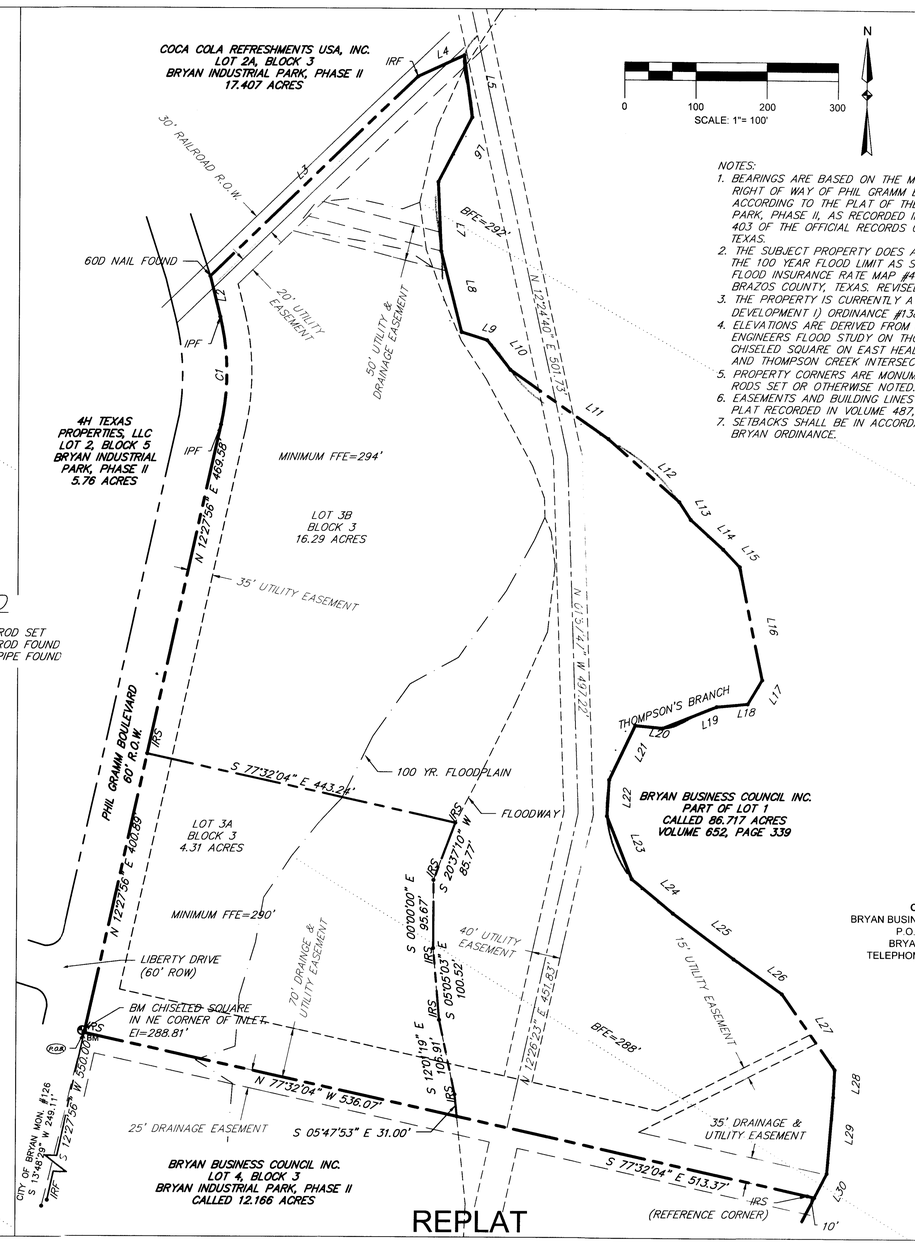
ORIGINAL PLAT

C1
R = 330.00'
Δ = 26°20'02"
ARC LENGTH = 151.67'
TAN = 77.20'
CHORD = N 00°37'35" 150.34'

L1	N 12°27'56" E 870.47'
L2	N 13°59'12" W 58.54'
L3	N 46°07'03" E 402.87'
L4	N 65°05'30" E 71.11'
L5	S 07°34'02" E 87.68'
L6	S 27°32'28" W 101.54'
L7	S 02°39'08" E 96.64'
L8	S 14°26'28" E 116.34'
L9	S 72°45'49" E 37.55'
L10	S 38°35'43" E 52.70'
L11	S 55°04'58" E 166.60'
L12	S 48°52'09" E 132.69'
L13	S 33°08'16" E 29.71'
L14	S 48°16'03" E 61.09'
L15	S 43°53'09" E 33.73'
L16	S 11°39'34" E 160.48'
L17	S 30°53'36" W 39.03'
L18	S 84°55'09" W 43.92'
L19	S 68°01'46" W 81.82'
L20	N 84°41'19" W 38.62'
L21	S 25°26'29" W 84.45'
L22	S 03°12'49" W 51.05'
L23	S 21°51'05" E 94.87'
L24	S 50°38'21" E 75.07'
L25	S 53°27'26" E 106.63'
L26	S 54°33'11" E 83.86'
L27	S 35°07'33" E 129.55'
L28	S 02°54'00" W 38.48'
L29	S 04°38'17" W 107.58'
L30	S 27°08'12" W 37.77'
L31	N 77°32'04" W 1049.44'

LEGEND

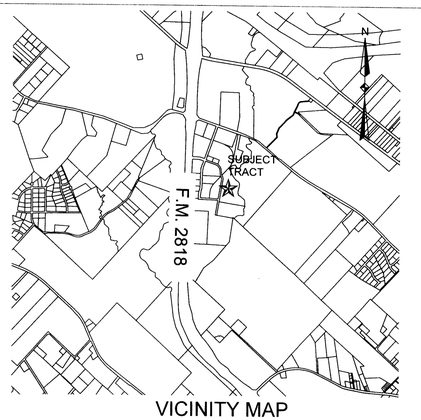
IRS – IRON ROD SET
IRF – IRON ROD FOUND
IPF – IRON PIPE FOUND



REPLAT

0 100 200 300
SCALE: 1"= 100'

NOTES:
1. BEARINGS ARE BASED ON THE MONUMENTED 60' RIGHT OF WAY OF PHIL GRAMM BOULEVARD ACCORDING TO THE PLAT OF THE BRYAN INDUSTRIAL PARK, PHASE II, AS RECORDED IN VOLUME 487, PAGE 403 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS.
2. THE SUBJECT PROPERTY DOES APPEAR TO LIE WITHIN THE 100 YEAR FLOOD LIMIT AS SHOWN IN THE FEMA FLOOD INSURANCE RATE MAP #48041C0185E FOR BRAZOS COUNTY, TEXAS. REVISED MAY 16, 2013.
3. THE PROPERTY IS CURRENTLY A ZONED PD (PLANNED DEVELOPMENT I) ORDINANCE #1384.
4. ELEVATIONS ARE DERIVED FROM U.S. ARMY CORPS OF ENGINEERS FLOOD STUDY ON THOMPSONS CREEK. CHISELED SQUARE ON EAST HEADWALL ON FM 2818 AND THOMPSON CREEK INTERSECTION.
5. PROPERTY CORNERS ARE MONUMENTED WITH ½" IRON RODS SET OR OTHERWISE NOTED.
6. EASEMENTS AND BUILDING LINES SHOWN AS PER PLAT RECORDED IN VOLUME 487, PAGE 403.
7. SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION OF 20.60 ACRES
BRAZOS COUNTY, TEXAS

FIELD NOTES FOR THAT CERTAIN TRACT OF LAND BEING 20.60 ACRES SITUATED IN THE MOSES BAINE SURVEY, ABSTRACT 3, BRAZOS COUNTY, TEXAS, BEING A PORTION OF LOT 3, BLOCK 3 OF THE BRYAN INDUSTRIAL PARK, PHASE II PLAT AS RECORDED IN VOLUME 847, PAGE 403 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS (ORBCT). SAID TRACT DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2 INCH IRON ROD CAPPED "RPLS 6047" SET IN THE EAST RIGHT-OF-WAY LINE OF PHIL GRAMM BOULEVARD (60' RIGHT-OF-WAY) SAME BEING THE NORTHWEST CORNER OF AN AMENDED PLAT OF LOT 4, BLOCK 3, RECORDED IN VOLUME 8784, PAGE 31 (ORBCT) AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT. FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 12°27'56" W, 550.00 FEET MARKING THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 3;

THENCE WITH SAID RIGHT-OF-WAY OF PHIL GRAMM BOULEVARD FOR THE FOLLOWING CALLS:

N 12°27'56" E, 870.47 FEET TO A 5/8 INCH PIPE FOUND IN CONCRETE FOR THE BEGINNING OF A CURVE TO THE LEFT; WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 26°20'02", AN ARC LENGTH OF 151.67 FEET, AND A CHORD BEARING AND DISTANCE OF N 00°37'35" W, 150.34' FEET, TO A 5/8 INCH PIPE FOUND IN CONCRETE, AND
N 13°52'11" W A DISTANCE OF 58.51' TO A 60D NAIL FOUND IN A RAILROAD CROSSTIE IN THE CENTERLINE OF A 30 FOOT WIDE RAILROAD RIGHT-OF-WAY FOR THE SOUTH CORNER OF LOT 2-A, BLOCK 3, BRYAN INDUSTRIAL PARK PHASE II AND THE NORTHWEST CORNER OF THE HEREIN ESCRIBED TRACT. FROM WHICH A 5/8 INCH PIPE FOUND IN CONCRETE BEARS N 13°52'11" W, 16.49 FEET;

THENCE N 46°07'49" E, LEAVING SAID RIGHT-OF-WAY OF PHIL GRAMM BOULEVARD, WITH THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY AND THE SOUTH LINE OF SAID LOT 2-A, BLOCK 3, A DISTANCE OF 402.87 FEET TO A 1/2 INCH IRON ROD FOUND FOR THIS NORTHEASTERLY CORNER AND THE SOUTH CORNER OF LOT 1A, BLOCK 4, OF THE BRYAN INDUSTRIAL PARK PHASE II, ACCORDING TO THE REPLAT RECORDED IN VOLUME 3288, PAGE 133 ORBCT);

THENCE N 65°05'30" E A DISTANCE OF 71.11 FEET, LEAVING SAID RAILROAD RIGHT-OF-WAY AND WITH THE COMMON LINE OF SAID LOT 1A, BLOCK 4, TO A POINT IN THOMPSON'S CREEK;

THENCE WITH THE MEANDERS OF THOMPSON'S CREEK FOR THE FOLLOWING CALLS:

S 07°34'02" E A DISTANCE OF 87.68 FEET;
S 27°32'28" W A DISTANCE OF 101.54 FEET;
S 02°39'08" E A DISTANCE OF 96.64 FEET;
S 14°26'28" E A DISTANCE OF 116.34 FEET;
S 72°45'49" E A DISTANCE OF 37.55 FEET;
S 38°35'43" E A DISTANCE OF 52.70 FEET;
S 55°04'58" E A DISTANCE OF 166.60 FEET;
S 48°52'09" E A DISTANCE OF 132.69 FEET;
S 33°08'16" E A DISTANCE OF 29.71 FEET;
S 48°16'03" E A DISTANCE OF 61.09 FEET;
S 43°53'16" E A DISTANCE OF 33.73 FEET;
S 11°39'34" E A DISTANCE OF 160.48 FEET;
S 30°53'36" W A DISTANCE OF 39.03 FEET;
S 84°55'09" W A DISTANCE OF 43.92 FEET;
S 68°01'46" W A DISTANCE OF 81.82 FEET;
N 84°41'19" W A DISTANCE OF 38.62 FEET;
S 25°26'29" W A DISTANCE OF 84.45 FEET;
S 03°12'49" W A DISTANCE OF 51.05 FEET;
S 21°51'05" E A DISTANCE OF 94.87 FEET;
S 50°38'21" E A DISTANCE OF 75.07 FEET;
S 53°27'26" E A DISTANCE OF 106.63 FEET;
S 54°33'11" E A DISTANCE OF 83.86 FEET;
S 35°07'33" E A DISTANCE OF 129.55 FEET;
S 02°54'00" W A DISTANCE OF 38.48 FEET;
S 04°38'17" W A DISTANCE OF 107.58 FEET, AND
S 27°08'12" W, A DISTANCE OF 37.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 3 AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 77°32'04" W, PASSING AT A DISTANCE OF 10.00 FEET, A 1/2 INCH IRON ROD CAPPED "RPLS 6047" SET FOR REFERENCE CORNER, AND CONTINUING FOR A TOTAL DISTANCE OF 1049.44, FEET WITH THE NORTH LINE OF SAID LOT 4, BLOCK 3, TO THE POINT OF BEGINNING AND CONTAINING 20.60 ACRES OF LAND, MORE OR LESS.

OWNER:
BRYAN BUSINESS COUNCIL, INC.
P.O. BOX 1000
BRYAN, TX 77805
TELEPHONE: 979-209-5102

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

WE, BRYAN BUSINESS COUNCIL, INC., THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING PART OF THE TRACT OF LAND AS CONVEYED TO US IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

_____
DENNIS GOEHRING, EXECUTIVE DIRECTOR

NOTARY PUBLIC CERTIFICATION
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DENNIS GOEHRING, 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 ____ DAY OF _____, 2013.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF CITY ENGINEER

I, W. PAUL KASPAR, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE __ DAY OF _____, 2013..

_____
CITY ENGINEER
CITY OF BRYAN, TEXAS

CERTIFICATE OF CITY PLANNER

I, LINDSEY GUINDI, 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 ___ DAY OF _____, 2013.

_____
CITY PLANNER
BRYAN, TEXAS

CERTIFICATE 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 ____ DAY OF _____, 2013, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

_____
COUNTY CLERK
BRAZOS COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
GREGORY HOPCUS
6047
PROFESSIONAL
LAND SURVEYOR

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, GREGORY HOPCUS, REGISTERED PUBLIC SURVEYOR NO. 6047 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.

_____
GREGORY HOPCUS R.P.L.S. NO. 6047
AUGUST 14, 2013

REPLAT

BRYAN INDUSTRIAL PARK
PHASE II
LOTS 3A & 3B, BLOCK 3
20.60 ACRE TRACT
VOLUME 847, PAGE 403
MOSES BAINE SURVEY, A-3
BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER 2013

Gessner Engineering
2501 Ashford Drive, Suite 102
College Station, Texas 77840
P.O. Box 10763, 77842-0763
979.680.8840 (Phone)
979.680.8841 (Fax)
www.gessnerengineering.com
TBPE F-7451
TBPLS F-10193910

JOB NO.	13-0389
DRAWN BY	JBT
CHECKED BY	GH

SHEET: 1 OF 1