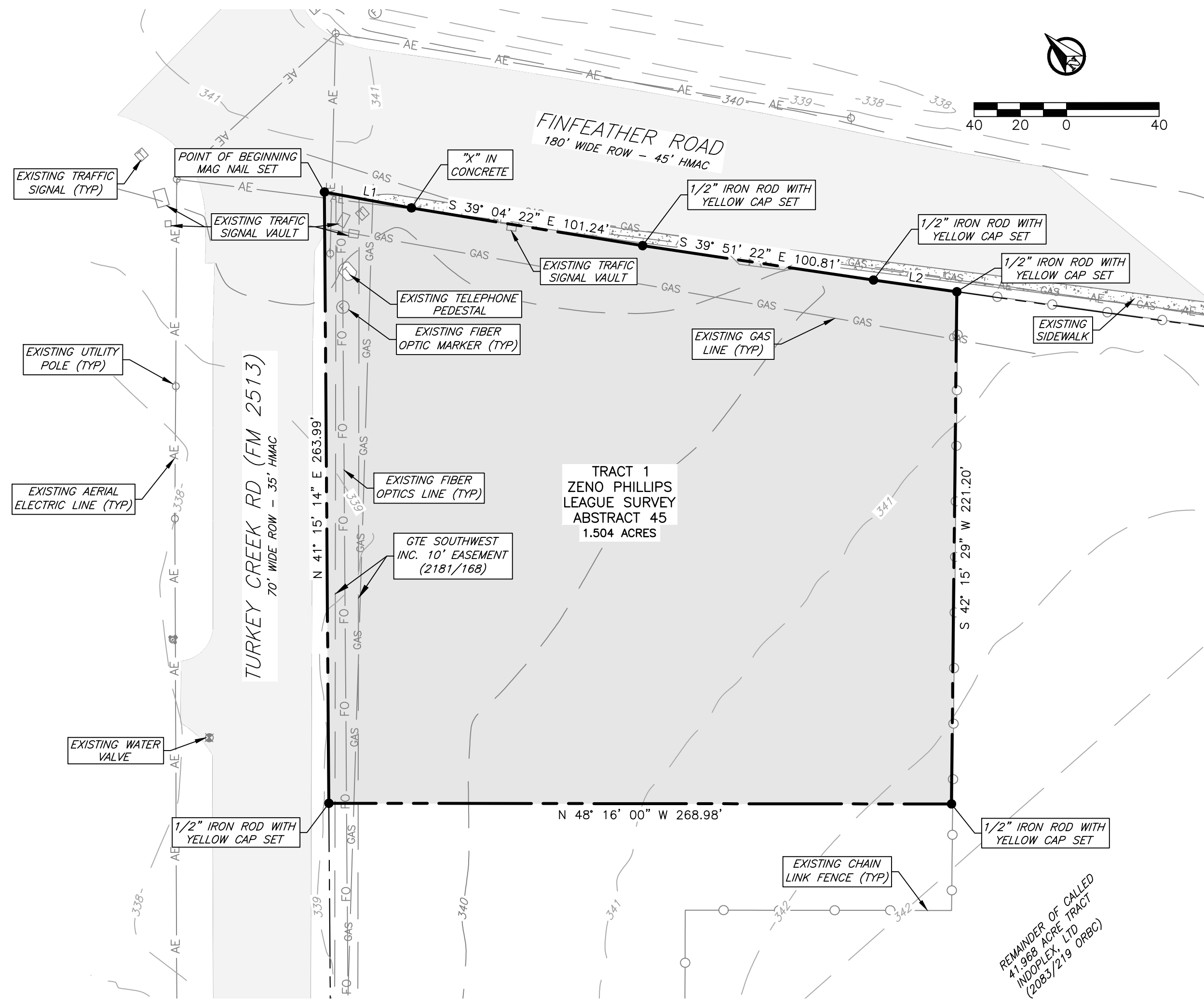
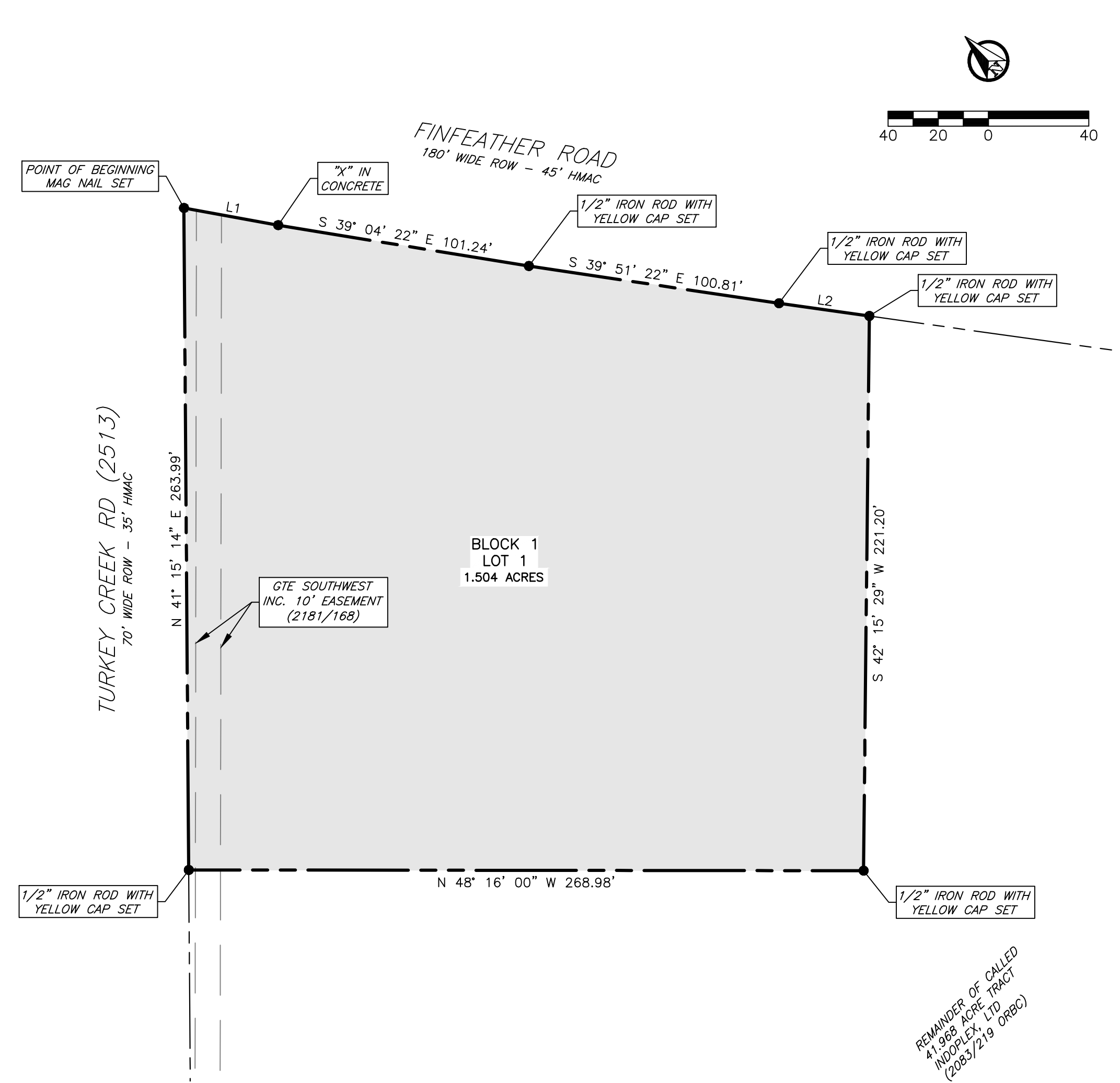


PRELIMINARY PLAN

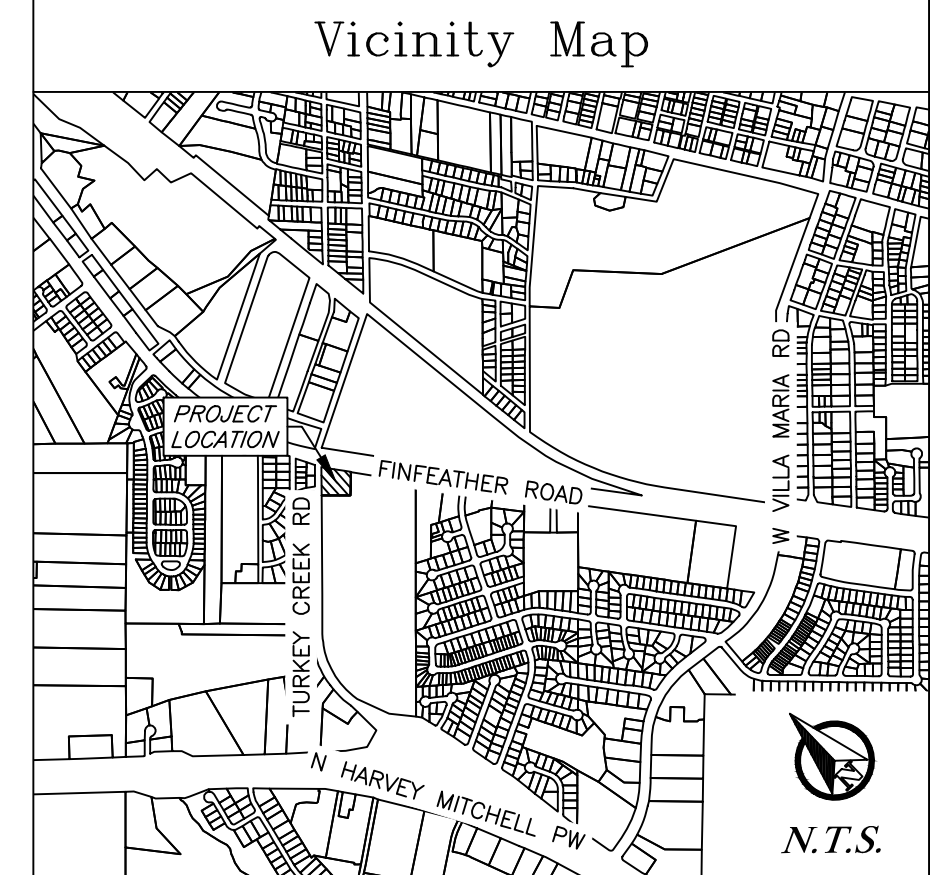
FINAL PLAT



LINE #	LENGTH	DIRECTION
L1	38.17'	S 37° 57' 22" E
L2	36.35'	S 40° 18' 22" E



- ANNOTATIONS:
- ROW - Right-of-Way
  - DBRCT - Deed Records Of Brazos County, Texas
  - ORBCT - Official Records Of Brazos County, Texas
  - OPRBC - Official Public Records Of Brazos County, Texas
  - TYP - Typical
  - N/F - Now or Formerly



- General Notes:
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0190E and 48041C0215F, effective May 16, 2012 and April 2, 2014, respectively.
  - All utilities shown hereon are approximate locations.
  - The topography shown is from GIS data.
  - Setbacks shall be in accordance with all Brazos County ordinances and regulations.
  - This property is zoned Retail District (C-2).
  - Where electric facilities are install, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
  - This survey plat was prepared to reflect the title commitment issued by University Title Company, GP No. S45581, certification date November 15th, 2022. Items listed on Schedule B are addressed as follows:
    - Blanket easement to Sinclair Refining Company 132/95, may apply.
    - Blanket easement to City of Bryan 141/493, may apply.
    - Blanket easement to Agricultural and Mechanical College of Texas, water pipeline easement 145/177, may apply.
- All other items are not survey items and/or are not addressed by this plat.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 2083, Page 219 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Indoplex LTD, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Tyler Tumlinson, Registered Professional Land Surveyor No. 6410, 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 the property markers and monuments were placed under my supervision on the ground.

Tyler Tumlinson, R.P.L.S. No. 6410

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_.

City Planner  
Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chair 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_, in the Official Public Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

FIELD NOTES DESCRIPTION

OF A  
1.504 ACRE TRACT  
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45  
BRAZOS COUNTY, TEXAS

BEING A 1.504 ACRE TRACT OF LAND OUT OF THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN CALLED 41.9682 ACRE TRACT OF LAND DESCRIBED TO INDOPLEX, LTD., CO., RECORDED IN VOLUME 2083, PAGE 219 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID 1.50 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET AT THE NORTHERNMOST CORNER OF SAID 41.9682 ACRE TRACT, LOCATED AT THE INTERSECTION OF THE SOUTHEAST LINE OF TURKEY CREEK ROAD (F.M. 2513), AND THE SOUTHWEST LINE OF FINFEATHER ROAD, FOR THE NORTHERNMOST CORNER OF THIS;

THENCE ALONG THE NORTHEAST LINE OF SAID 41.9682 ACRE TRACT, WITH THE SOUTHWEST LINE OF SAID FINFEATHER ROAD THE FOLLOWING COURSES AND DISTANCES:

S 37°57'22" E A DISTANCE OF 38.17 FEET TO A "X" SCRIBED IN A CONCRETE WALK, FOR AN ANGLE POINT,  
S 39°04'22" E A DISTANCE OF 101.24 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET FOR AN ANGLE POINT,  
S 39°51'22" E A DISTANCE OF 100.81 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET FOR AN ANGLE POINT, AND  
S 40°18'22" E A DISTANCE OF 36.35 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET FOR THE EAST CORNER OF THIS;

THENCE ACROSS SAID 41.9682 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

S 42°15'29" W A DISTANCE OF 221.20 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET FOR THE SOUTH CORNER OF THIS, AND  
N 48°16'00" W A DISTANCE OF 268.98 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET ON THE NORTHWEST LINE OF SAID 41.9682 ACRE TRACT, LOCATED ON THE SOUTHEAST LINE OF SAID F.M. 2513, FOR THE WEST CORNER OF THIS;

THENCE ALONG THE NORTHWEST LINE OF SAID 41.9682 ACRE TRACT, WITH SAID F.M. 2513, N 41°15'14" E A DISTANCE OF 263.99 FEET TO THE POINT OF BEGINNING.

**Final Plat**

**Indoplex Subdivision**  
**Block 1 Lot 1**

*Being a plat of  
a part of called 41.968 acre tract  
Volume 2083, Page 219 ORBC - 1.504 Acres  
Zeno Phillips League Survey, Abstract 45*

Bryan, Brazos County, Texas  
March 2023

**Owner:**  
Indoplex, LTD.  
1713 Broadmoor Dr  
STE 208  
Bryan, TX 77802

**Engineer:**  
 I4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-239-0567  
TBPE F-9951

**Surveyor:**  
Tumlinson Land Surveying  
1255 Millican Meadows Circle  
College Station, TX 77845  
254-931-6707  
TBPELS #10193858  
Proj # 03096