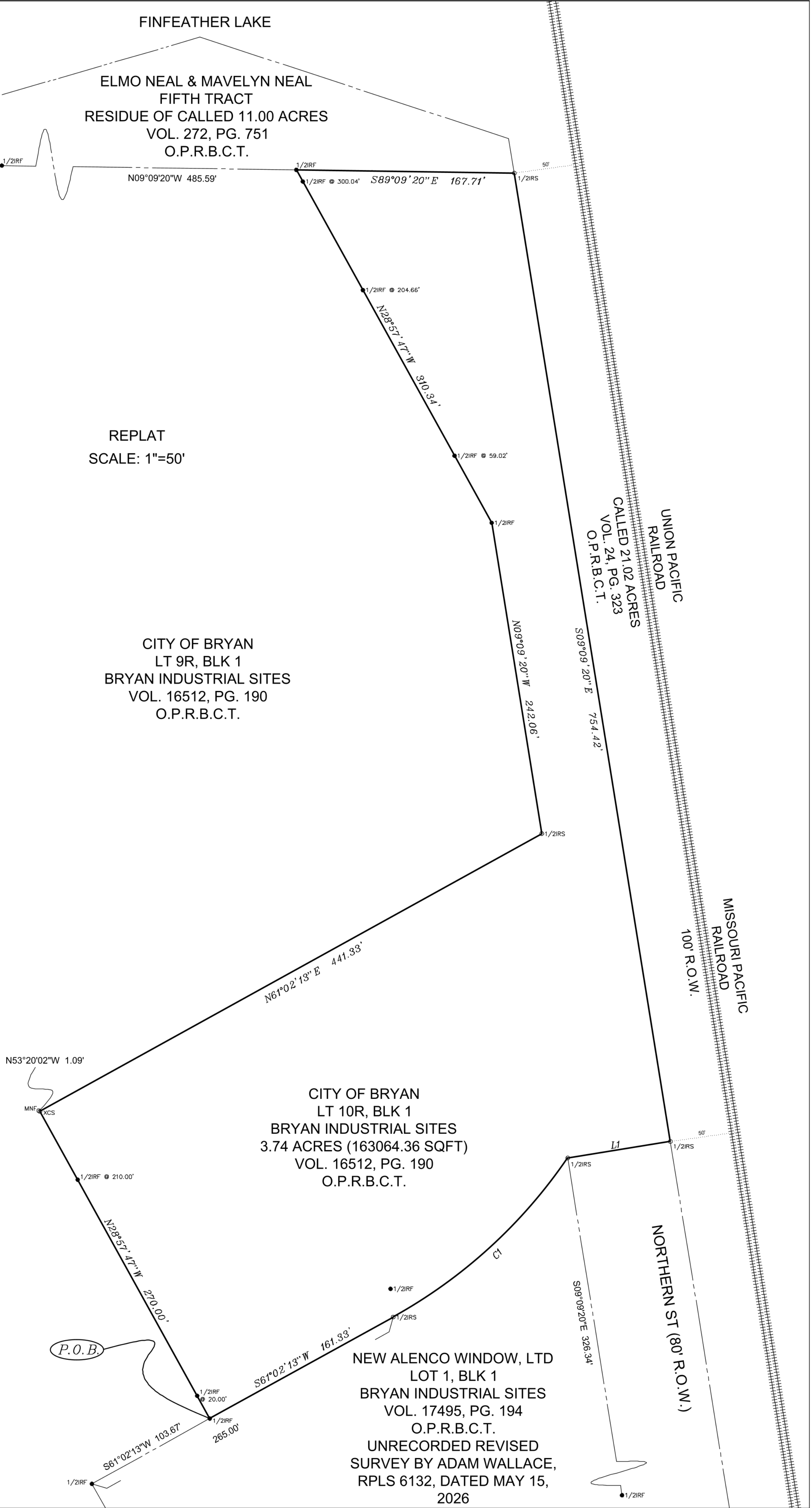
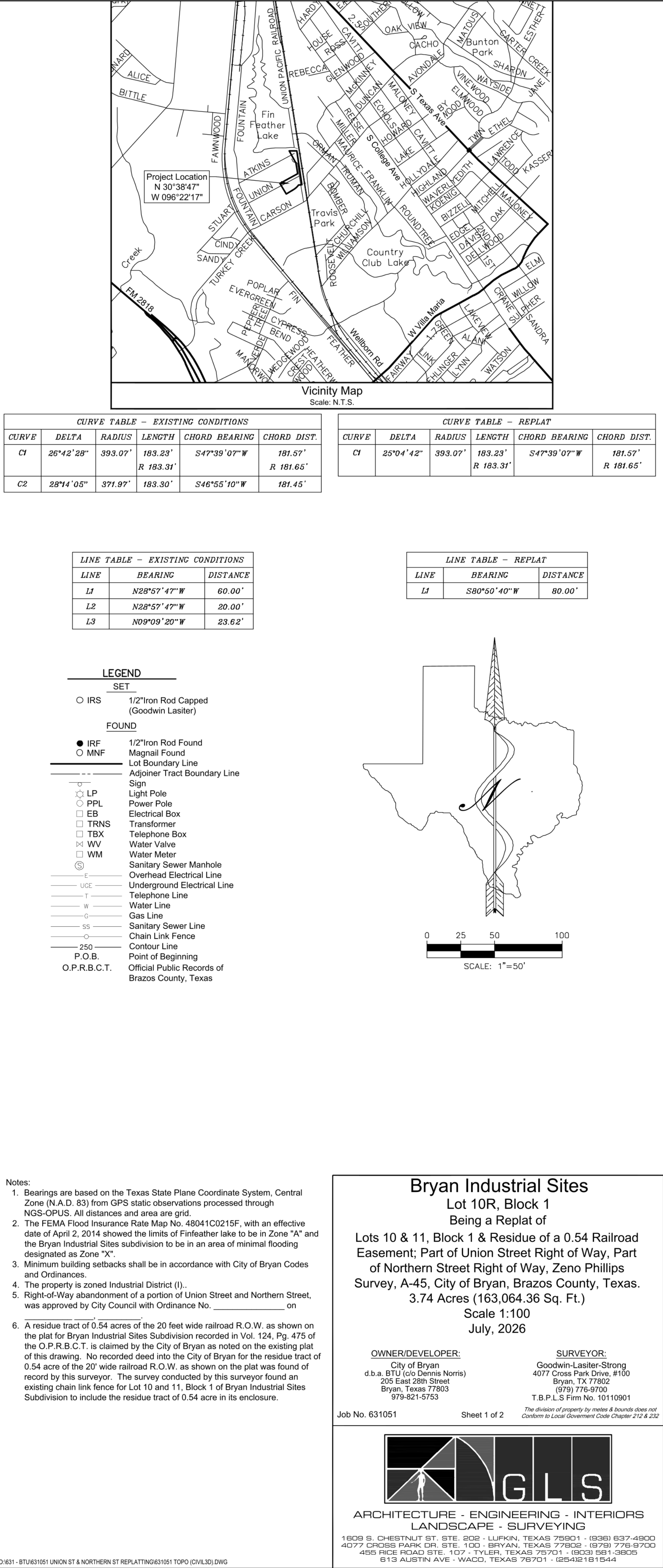
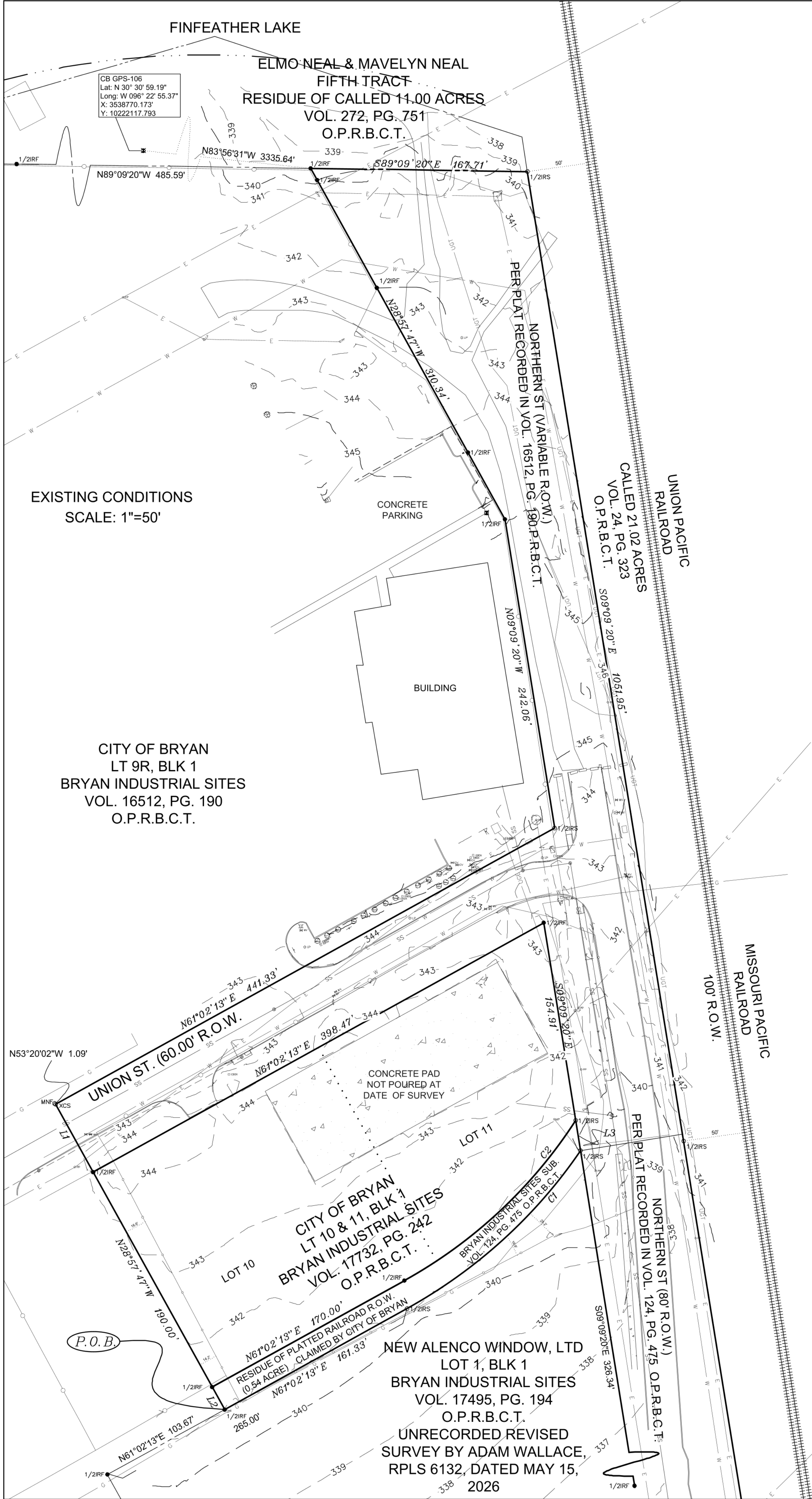




STATE OF TEXAS §
COUNTY OF BRAZOS §

Andrew Nelson, City Manager

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 _____, 2026 and same was duly approved on the _____ day of _____, 2026 by said Commission.

APPROVAL OF THE CITY PLANNER

City Planner
Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

WITNESS my hand and official Seal, at my office in Bryan, Texas.

I, _____, the undersigned, City Engineer of the City of Bryan, Texas, 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 _____, 2026.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS §
COUNTY OF BRAZOS §

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Scott Hargraves, R.P.L.S. 7253



Being a 3.74-acre lot located in the Zeno Phillips Survey, A-45, City of Bryan, Brazos County, Texas, and being in that certain Bryan Industrial Sites Subdivision, as recorded in Volume 124, Page 475 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.T.). The said 3.76-acre lot being all of Lot 10 and 11, Block 1, described in a deed to the City of Bryan, recorded in Volume 17732, Page 242 of the O.P.R.B.C.T., part of Union Street (60 ft. R.O.W.), and part of Northern Street (variable R.O.W.), depicted on the Replat of Bryan Industrial Sites Lot 9R, Block 1, recorded in Volume 16512, Page 190 of the O.P.R.B.C.T., and the residue of a 0.54-acre railroad easement (20 feet width) as depicted on Bryan Industrial Sites plat to which reference is hereby given. Said 3.74-acre lot being further described by metes and bounds to wit:

BEGINNING at a found 1/2-inch iron rod with cap (Goodwin Laster) for the Southwest corner of the herein described tract, also being the Southwest corner of the above referenced residue of 0.54-acre tract, the western most Southeast corner of Lot 9R, Block1 on replat, and being in the North boundary line of Lot 1, Block 1 of the said subdivision described as "Tract Z" in a deed to New Alenco Window, Ltd, recorded in Volume 17495, Page 194 of the O.P.R.B.C.T. with an unrecorded revised survey prepared by Adam Wallace, RPLS 6132, dated May 15, 2026, from which a found 1/2-inch iron rod bears S 61° 02' 13" W, 103.67 feet;

THENCE N 28° 57' 47" W, along and with the West boundary line of the referenced residue of 0.54-acre tract, and the southernmost East boundary line of said Lot 9R, Block 1, passing at 20.00 feet a found 1/2-inch iron rod, being the Southwest corner of the said Lot 10 and the Northwest corner of aforementioned residue of 0.54-acre tract, then passing at 210.00 feet a found 1/2-inch iron rod, marking the Northwest corner of aforementioned Lot 10 and the Southwest corner of said Union Street R.O.W., and continuing for a total distance of 270.00 feet, to an "X" set in concrete for corner of the herein described tract, from which a found magnetic bears N 53° 02' W, 1.09 feet;

THENCE N 61° 02' 13" E, along and with the North boundary line of the Union Street R.O.W., and the northern most South boundary line of the
aforementioned Lot 9R, Block 1, 441.33 feet, to a capped (Goodwin Lasiter) 1/2-inch iron rod set for corner of the aforementioned Lot 9R, Block
1 in the intersection of said Union Street R.O.W. with the Southwest R.O.W. of Northern Street;

THENCE N 09° 09' 20" W, along and with the West boundary line of Northern Street R.O.W., and the northern most East boundary line of the said Lot 9R, Block 1, 242.06 feet, to a found 1/2-inch iron rod for angle point;

THENCE N 28° 57' 41" along and with the West boundary line of Northern Street R.O.W., and being the northern most East boundary line of the aforementioned Lot 9R, Block 1, passing at 59.02 feet a found 1/2-inch iron rod, passing at 204.66 feet a found 1/2-inch iron rod, passing at 300.04 feet a found 1/2-inch iron rod, continuing for a total distance of 310.34 feet to a found 1/2-inch iron rod found for corner, and being the Northwest corner of the herein described tract, also being the Northwest corner of Northern Street R.O.W., and the Northeast corner of the said Lot 9R, Block 1, and also being the South boundary line of a residue tract of a called 11.00 acres described as "Fifth Tract" in a deed to Elmo Neal and Mayveln Neal, recorded in Volume 272, Page 751 of the O.P.B.C.T., from which a found 1/2-inch iron rod corner bears N 89° 09' 20" W, 485.59 feet, being a reference to an angle point in the North boundary line of Lot 9R, Block 1;

THENCE S 89° 09' 20" E, along and to the North boundary line of the Northern Street R.O.W., and the South boundary line of the said residue tract called 11.00 acres, 167.71 feet, to a capped 1/2-inch iron rod set for corner, and being the Northeast corner of the herein described tract, also being the Northeast corner of the Northern Street R.O.W. and the Southeast corner of the aforementioned residue tract called 11.00 acres, and being in the West boundary line of the Missouri Pacific Railroad R.O.W., described in a deed to Union Pacific Railroad, recorded in Volume 24, Page 323 of the O.P.R.B.C.T., being 50 feet distant from the centerline of the rail;

THENCE S 09° 09' 20" E, along and with the East boundary line of Northern Street R.O.W., and also being the West boundary line of the
aforementioned Missouri Pacific Railroad R.O.W., 754.42 feet, to capped 1/2-inch iron rod set for corner, being 50 feet distant from the
centerline of the rail;

THENCE S 80° 50' 40" W, crossing Northern Street R.O.W., 80.00 feet, to a capped 1/2-inch iron rod set for corner, being in the West boundary line of Northern Street R.O.W., also being the Southeast corner of the referenced residue of 0.54-acre tract, and being the Northeast corner of the aforementioned Lot 1, Block 1, from which a found 1/2-inch iron rod bears S 09° 09' 20" E, 326.34 feet, being the Southeast corner of the referenced Lot 1, Block 1;

THENCE along a curve to the right, with an arc length of 183.23 feet, a delta angle of 26° 42' 28", a radius of 393.07 feet, a chord bearing of S 47° 39' 07" W, and a chord length of 181.57 feet to a capped 1/2-inch iron rod set for corner, also being in the South boundary line of the referenced residue of 0.54-acre tract, and the North boundary line of the aforementioned Lot 1, Block 1;

THENCE S 61° 02' 13" W, along and with the South boundary line of the aforementioned residue of 0.54-acre tract, and the North boundary line of the said Lot 1, Block 1, 161.33 feet, to the Point of Beginning, and occupying 3.74 acres, more or less, as shown on the accompanying plat.

Bearings are based upon the Texas State Coordinate System, Central Zone 4203, NAD 83, grid.

Bryan Industrial Sites
Lot 10R, Block 1
 Being a Replat of
 Lots 10 & 11, Block 1 & Residue of 0.54 Railroad
 Easement; Part of Union Street Right of Way, Part
 of Northern Street Right of Way, Zeno Phillips
 Survey, A-45, City of Bryan, Brazos County, Texas.
 3.74Acres (163,064.36 Sq. Ft.)
 Scale 1:100
 July, 2026

OWNER/DEVELOPER:
 City of Bryan
 d.b.a. BTU (c/o Dennis Norris)
 205 East 28th Street
 Bryan, Texas 77803
 979-821-5753

SURVEYOR:
 Goodwin-Laster-Strong
 4077 Cross Park Drive, #100
 Bryan, TX 77802
 (979) 776-7900
 T.B.P.L.S Firm No. 10110901

*The Division of property by metes & bounds does not
 constitute a Local Government Code Chapter 212 & 230*

Job No. 631051 Sheet 2 of 2

ARCHITECTURE - ENGINEERING - INTERIORS
LANDSCAPE - SURVEYING

1809 S. CHESTNUT ST. STE. 200 • LUFKIN, TEXAS 75901 • (936) 837-4500
 4077 CROSS PARK DR. STE. 100 • BRYAN, TEXAS 77802 • (979) 776-9700
 455 RICE ROAD STE. 107 • TYLER, TEXAS 75701 • (832) 561-3805
 813 AUSTIN AVE. - WACO, TEXAS 76701 • (562) 818 1944