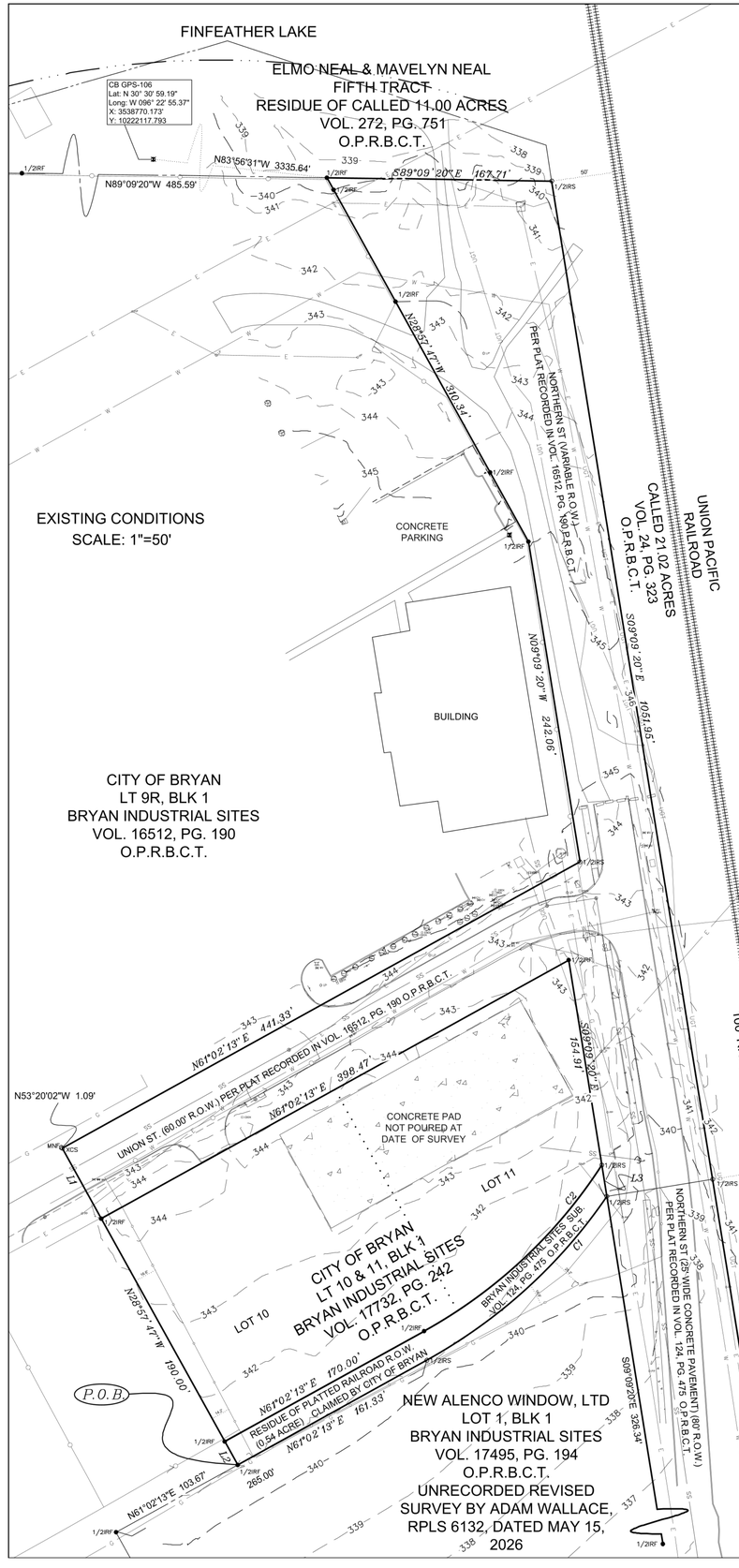
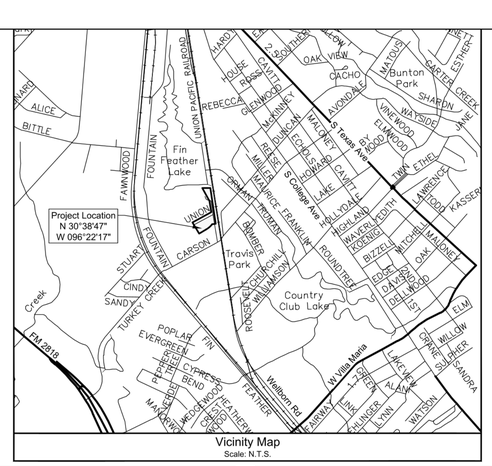




CURVE TABLE – EXISTING CONDITIONS					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	26°42'28"	393.07'	183.23' R 183.31'	S47°39'07"W	181.57' R 181.65'
C2	28°14'05"	371.97'	183.30'	S46°55'10"W	181.45'

CURVE TABLE – REPLAT					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	25°04'42"	393.07'	183.23' R 183.31'	S47°39'07"W	181.57' R 181.65'

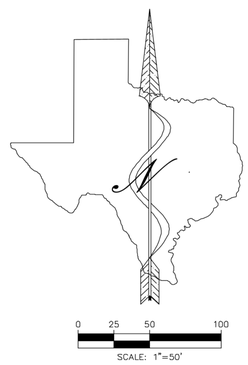
LINE TABLE – EXISTING CONDITIONS		
LINE	BEARING	DISTANCE
L1	N28°57'47"W	60.00'
L2	N28°57'47"W	20.00'
L3	N09°09'20"W	23.62'

LINE TABLE – REPLAT		
LINE	BEARING	DISTANCE
L1	S80°50'40"W	80.00'

LEGEND

SET
- ○ IRS 1/2"Iron Rod Capped (Goodwin Lasiter)
- ○ XCS "X" In Concrete

FOUND
- ● IRF 1/2"Iron Rod Found
- ○ MNF Magnail Found
- Lot Boundary Line
- Adjoiner Tract Boundary Line
- Sign
- LP Light Pole
- PPL Power Pole
- EB Electrical Box
- TRNS Transformer
- TBX Telephone Box
- WV Water Valve
- WM Water Meter
- Sanitary Sewer Manhole
- Overhead Electrical Line
- Underground Electrical Line
- Telephone Line
- Water Line
- Gas Line
- Sanitary Sewer Line
- Chain Link Fence
- 250 Contour Line
- 20' Water Line Easement
- 20' Sewer Line Easement
- P.O.B. Point of Beginning
- O.P.R.B.C.T. Official Public Records of Brazos County, Texas



Notes:
1. Bearings are based on the Texas State Plane Coordinate System, Central Zone (N.A.D. 83) from GPS static observations processed through NGS-OPUS. All distances and area are grid.
2. The FEMA Flood Insurance Rate Map No. 48041C0215F, with an effective date of April 2, 2014 showed the limits of Finfeather lake to be in Zone "A" and the Bryan Industrial Sites subdivision to be in an area of minimal flooding designated as Zone "X".
3. Minimum building setbacks shall be in accordance with City of Bryan Codes and Ordinances.
4. The property is zoned Industrial District (I).
5. Right-of-Way abandonment of a portion of Union Street and Northern Street, was approved by City Council with Ordinance No. _____ on _____, _____.
6. A residue tract of 0.54 acres of the 20 feet wide railroad R.O.W. as shown on the plat for Bryan Industrial Sites Subdivision recorded in Vol. 124, Pg. 475 of the O.P.R.B.C.T. is claimed by the City of Bryan as noted on the existing plat of this drawing. No recorded deed into the City of Bryan for the residue tract of 0.54 acre of the 20' wide railroad R.O.W. as shown on the plat was found of record by this surveyor. The survey conducted by this surveyor found an existing chain link fence for Lot 10 and 11, Block 1 of Bryan Industrial Sites Subdivision to include the residue tract of 0.54 acre in its enclosure.

Bryan Industrial Sites

Lot 10R, Block 1
Being a Replat of
Lots 10 & 11, Block 1 & Residue of a 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.
3.74 Acres (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

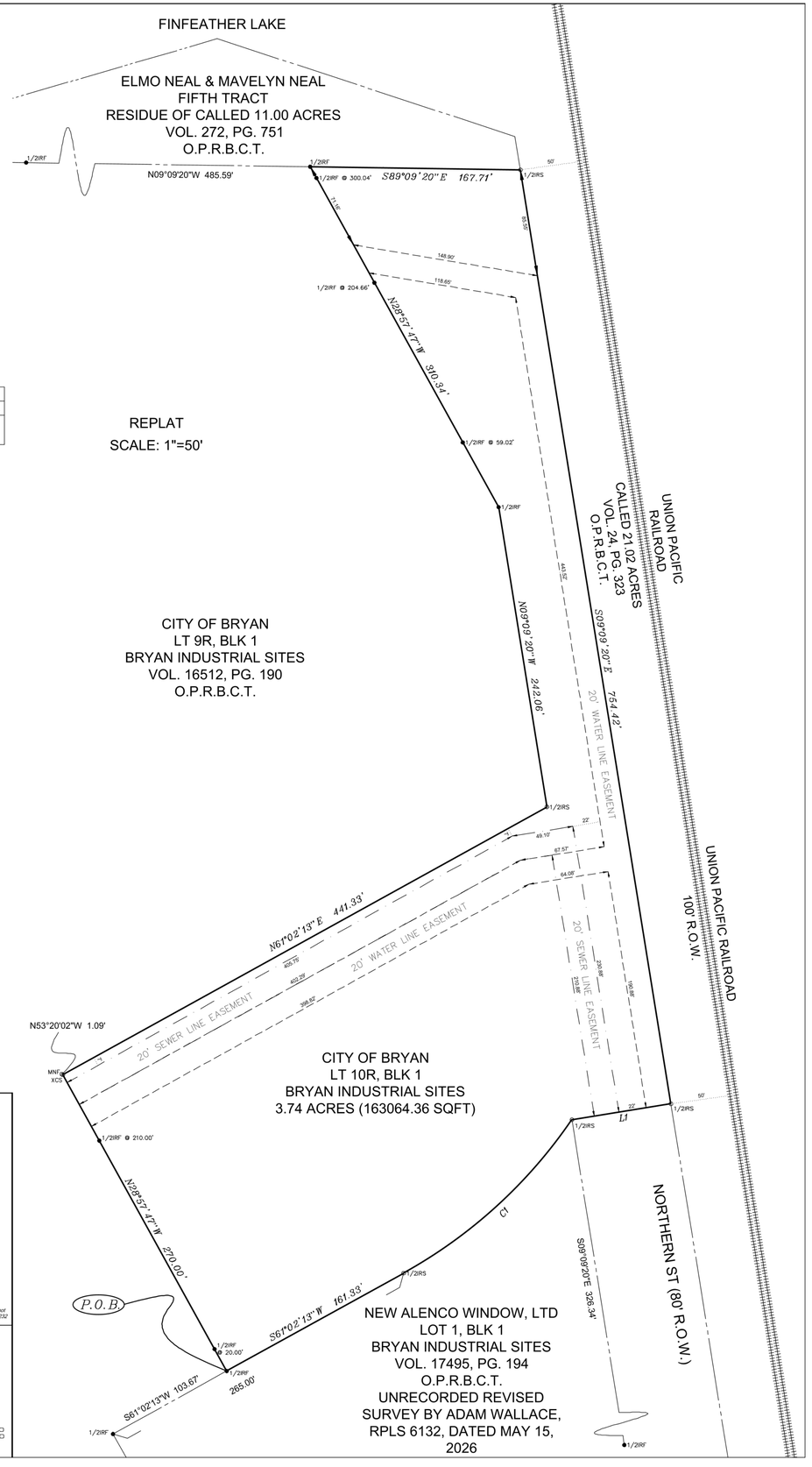
SURVEYOR:
Goodwin-Lasiter-Strong
4077 Cross Park Drive, #100
Bryan, TX 77802
(979) 776-9700
T.B.P.L.S Firm No. 10110901

Job No. 631051 Sheet 1 of 2

The division of property by metes & bounds does not Conform to Local Government Code Chapter 212 & 232

GLS
ARCHITECTURE - ENGINEERING - INTERIORS
LANDSCAPE - SURVEYING
1609 S. CHESTNUT ST, STE. 202 - LUFKIN, TEXAS 75901 - (936) 637-4900
4077 CROSS PARK DR, STE. 100 - BRYAN, TEXAS 77802 - (979) 778-9700
455 RICE ROAD STE. 107 - TYLER, TEXAS 75701 - (903) 581-3805
613 AUSTIN AVE - WACO, TEXAS 76701 - (254)218-1544

0:\631 - BTU\631051 UNION ST & NORTHERN ST REPLATTING\631051 TOPO (CIVIL3D).DWG



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Andrew Nelson, City Manager of the City of Bryan, Texas, owner and developer of the land shown on this plat, being Lot 10R, Block 1, Bryan Industrial Sites, a Subdivision in Brazos County, Texas, 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 purpose identified.

_____
Andrew Nelson, City Manager

STATE OF TEXAS §
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared Mayor Bobby Gutierrez, 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 and consideration therein stated.
Given under my hand and seal on this _____ day of _____ , 202__.

_____
Notary Public, Brazos County, Texas

CERTIFICATION 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 _____, 2026, in the Deed Records of Brazos County, Texas, in Volume _____ Page _____.

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

_____
County Clerk
Brazos County, 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 _____, 202__.

_____
City Planner
Bryan, Texas

APPROVAL OF CITY ENGINEER

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 _____, 202__.

_____
City Engineer
City of Bryan

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Scott Hargraves, Registered Professional Land Surveyor, No. 7253, in the State of Texas, hereby certify that this plat is true and correct, was prepared from an actual survey of the property, 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.

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

STATE OF TEXAS
REGISTERED
SCOTT HARGRAVES
7253
PROFESSIONAL
LAND SURVEYOR

LEGAL DESCRIPTION
OF A 3.74-ACRE LOT
ZENO PHILLIPS SURVEY, A-45
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

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 Lasiter) 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 2" 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 magnail bears N 53° 20' 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' 47" W, 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 in 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 Mavelyn Neal, recorded in Volume 272, Page 751 of the O.P.R.B.C.T., from which a found 1/2-inch iron rod 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 with 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-Lasiter-Strong
4077 Cross Park Drive, #100
Bryan, TX 77802
(979) 776-9700
T.B.P.L.S Firm No. 10110901

Job No. 631051 Sheet 2 of 2

The division of property by metes & bounds does not Conform to Local Goverment Code Chapter 212 & 232

GLS
ARCHITECTURE - ENGINEERING - INTERIORS
LANDSCAPE - SURVEYING
1609 S. CHESTNUT ST, STE. 202 - LUFKIN, TEXAS 75901 - (936) 637-4900
4077 CROSS PARK DR, STE. 100 - BRYAN, TEXAS 77802 - (979) 776-9700
455 RICE ROAD STE. 107 - TYLER, TEXAS 75701 - (903) 581-3805
613 AUSTIN AVE - WACO, TEXAS 76701 - (254)218-1544