

A FIELD NOTES DESCRIPTION OF 25.01 ACRES IN THE LAUGHLIN MCLAUGHIN LEAGUE SURVEY, ABSTRACT 38 IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 1R AND 2R, BLOCK 1 OF THE GUNLER ADDITION FILED IN VOLUME 12472, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 25.01 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 N. (RIGHT-OF-WAY WIDTH VARIES PER TXDOT PLANS). AT THE NORTH CORNER OF SAID LOT 1R AND THE EAST CORNER OF A PORTION OF THE REMAINDER OF A CALLED 191.81 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CITY OF BRYAN AND BRAZOS COUNTY ECONOMIC DEVELOPMENT FOUNDATION (CBBCEDF) RECORDED IN VOLUME 9045, PAGE 76 (OPRBCT);

THENCE, WITH THE SOUTHWEST LINE OF STATE HIGHWAY 6 N., SAME BEING THE NORTHEAST LINE OF SAID LOT 1R. S 52° 00' 27" E. FOR A DISTANCE OF 565.08 FEET TO A POINT AT THE NORTH CORNER OF ANOTHER PORTION OF SAID CBBCEDF TRACT, THE EAST CORNER OF SAID LOT 1R AND THE EAST CORNER HEREOF, FROM WHICH AN 'X' FOUND IN CONCRETE BEARS N 86° 14' 24" W, A DISTANCE OF 0.21 FEET AND THE CITY OF BRYAN MONUMENT GPS-2 BEARS S 56° 58' 26" E, A DISTANCE OF 6,460.62 FEET;

THENCE, WITH THE SOUTHEAST LINE OF SAID LOT 1R, S 41° 35' 51" W, AT A DISTANCE OF 644.05 FEET PASSING A POINT FOR THE SOUTH CORNER OF SAID LOT 1R AND THE EAST CORNER OF SAID LOT 2R AND CONTINUING WITH THE SOUTHEAST LINE OF SAID LOT 2R FOR A TOTAL DISTANCE OF 1,949.64 FEET TO A POINT IN THE NORTHEAST LINE OF A 100' WIDE UNION PACIFIC RAILROAD RIGHT-OF-WAY (FORMERLY H&TC RR CO., 'H'/111 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS) FOR THE SOUTH CORNER OF SAID LOT 2R AND THE SOUTH CORNER HEREOF, FROM WHICH 1/2 INCH IRON ROD FOUND WITH YELLOW PLASTIC CAP FOUND BEARS N 41° 35' 51" E, A DISTANCE OF 0.78 FEET;

THENCE, WITH THE NORTHEAST LINE OF RAILROAD RIGHT-OF-WAY, N 48° 25' 31" W, FOR A DISTANCE OF 563.96 FEET TO A POINT AT THE WEST CORNER OF SAID LOT 2R AND THE WEST CORNER HEREOF;

THENCE, WITH THE NORTHWEST LINE OF SAID LOT 2R, N 41° 35' 51" E, AT A DISTANCE OF 0.78 FEET PASSING A 1/2 INCH IRON ROD FOUND DISTURBED, AT A DISTANCE OF 1,305.83 FEET PASSING A POINT FOR THE NORTH CORNER OF SAID LOT 2R AND THE WEST CORNER OF SAID LOT 1R AND CONTINUING WITH THE NORTHWEST LINE OF SAID LOT 1R FOR A TOTAL DISTANCE OF 1,914.34 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 25.01 ACRES, MORE OR LESS.

- 1. BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
- 2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011993831183 (CALCULATED USING GEOID12B)
- 3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- 4. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0200E, REVISED DATE: 05-16-2012.
- 5. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- 6. ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD).
- 7. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE CITY PLANNING LETTER ISSUED BY CAPITOL TITLE, GF NO. 0E-11083, DATED: 02-22-2024, EASEMENTS AND RESTRICTIONS LISTED ON SAID LETTER ARE
- •• SETBACKS AND OTHER MATTERS SET OUT IN RESTRICTIONS (10490/146 & 10636/71 OPRBCT) DO AFFECT THIS TRACT.
- SETBACK LINES SHOWN ON PLAT (12472/183 OPRBCT) ARE BASED ON THE ABOVE NOTED RESTRICTIONS (10490/146 OPRBCT).
- BLANKET ELECTRICAL EASEMENT TO THE CITY OF BRYAN (98/252 ORBCT) DOES AFFECT THIS TRACT. ELECTRICAL EASEMENT TO THE CITY OF BRYAN (11157/148 OPRBCT) DOES CROSS THIS TRACT AS
- •• ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- 8. ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DIO NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN
- 9. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONALUTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
- 10. WHERE ELECTRIC FACILITIES ARE INSTALLED, 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 RIGH OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

EXISTING ELECTRICAL EASEMENT (E.E.)

EXISTING PRIVATE ACCESS EASEMENT (Pr.A.E.)

LOT CORNER - 1/2" IRON ROD SET WITH BLUE

CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES

OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY,

LEGEND

■ PROPERTY BOUNDAR`

BLOCK LABEL

RIGHT-OF-WAY

VICINITY MAP

RECORDING INFORMATION

(CM)

OPRBCT

ROW

PROJECT-LOCATION

RAIL WAY

NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

., the owner(s) and developer(s) of the land shown or this plat, being (part of) the tract of land as conveyed to me (us, it) 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, watercourses, drains, easements and public places hereon shown for the purpose

Owner Name, Title, Company Name

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Owner Name, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the

Given under my hand and seal on this ____ day of _____, 20___.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

, R.P.L.S. No. 6834

APPROVAL OF THE CITY PLANNER

_, 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 THE CITY ENGINEER

__, 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

City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

__, 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, Texas, in Volume _____ Page ____.

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

County Clerk Brazos County, Texas

FINAL PLAT **GUNLER** KRISTEN DISTRIBUTING CO.

BLOCK 1, LOTS 1R & 2 25.013 ACRES BEING A

REPLAT

GUNLER ADDITON BLOCK 1, LOTS 1R - 2

VOLUME 12472, PAGE 183 OPRBCT LAUGHLIN MCLAUGHLIN LEAGUE SURVEY, A-38 BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1'' = 100'

MARCH, 2024

SURVEYOR

SCHULTZ Engineering, LLC TBPE FIRM NO. 12327 911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 764-3900

ENGINEER:

OWNER/DEVELOPER: KRISTEN DISTRIBUTING CO 8301 NORTH STATE HIGHWAY 6 BRYAN, TX (979) 775-6322

Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 268-3195 TBPELS FIRM # 10018500

SURVEYS@KERRSURVEYING.NET JOB #: 24-138