

**ORIGINAL PLAT**

LOTS 2B (Part of), 2C (Part of) & 3 (Part of), BLOCK 1, EAST BRAZOS INDUSTRIAL PARK PHASE ONE AS RECORDED IN VOLUME 464, PAGE 703 & VOLUME 513, PAGE 773

**REPLAT**

FIELD NOTES  
Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 10, Abstract No. 63, in Bryan, Brazos County, Texas and being a total of 3.309 acres of land consisting of parts of the following two (2) individual tracts:

- 1) Being part of Lot 3, Block 1, EAST BRAZOS INDUSTRIAL PARK, PHASE ONE according to the Final Plat recorded in Volume 464, Page 703 of the Brazos County Deed Records (B.C.D.R.), said part of Lot 3, Block 1 being further described as all of the called 1.835 acre tract described in the deed from James E. Etheridge to Scoggins Holdings HW 21, LLC, recorded in Volume 16389, Page 162 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.).
- 2) Being part of Lots 2B and 2C, Block 1, EAST BRAZOS INDUSTRIAL PARK, PHASE ONE according to the Replat recorded in Volume 513, Page 773 (B.C.D.R.), said part of Lots 2B and 2C, Block 1 being further described as all of the called 1.474 acre tract described in the deed from Montie W. Holladay to Scoggins Holdings 6123 E Bryan, LLC, recorded in Volume 18981, Page 285 (O.P.R.B.C.).

and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common north corner of this herein described tract, said Lot 3, Block 1 and the called 1.835 acre Scoggins Holdings HW 21, LLC, tract, said iron rod also marking the east corner of Lot 4, Block 1 of said EAST BRAZOS INDUSTRIAL PARK, PHASE ONE and being in the southwest right-of-way line of Crosswind Drive (based on an 80-foot width);

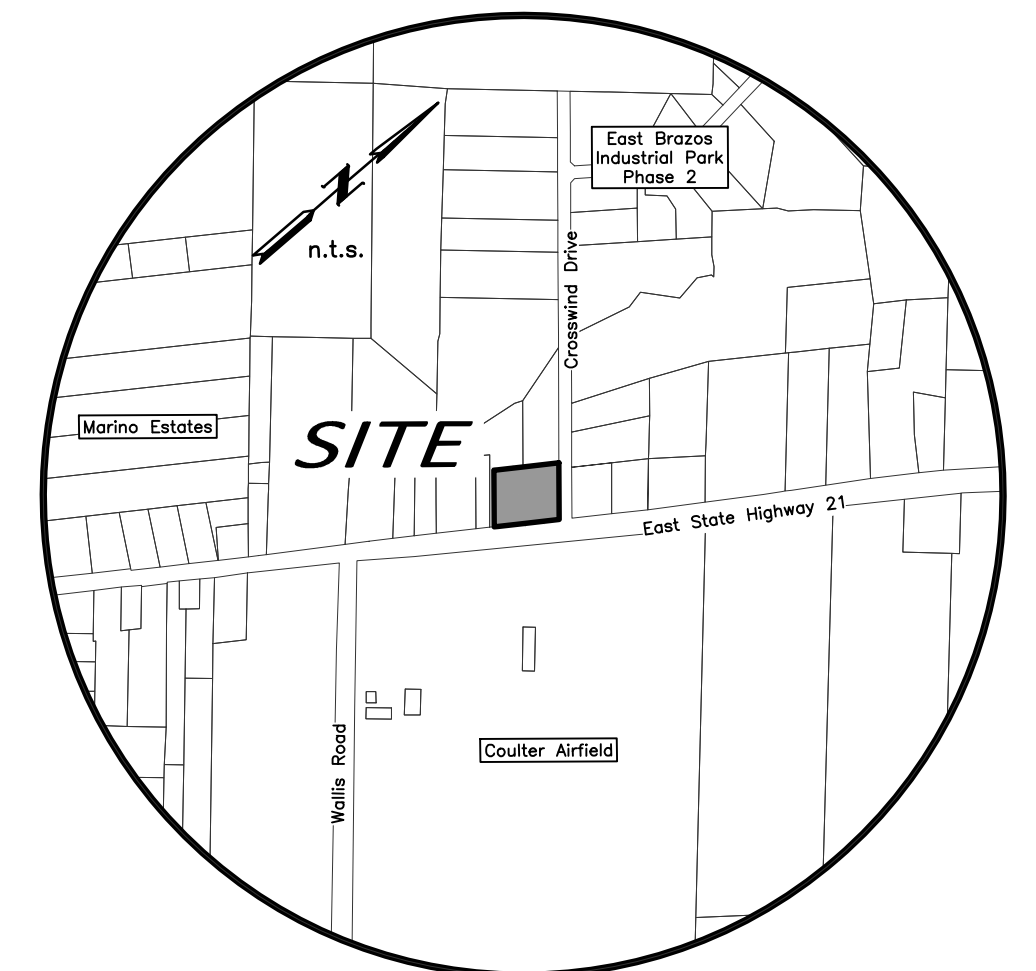
THENCE: S 46° 32' 44" E along the southwest right-of-way line of said Crosswind Drive for a distance of 354.69 feet to a found brass disk in concrete TxDOT right-of-way monument marking the common east corner of this tract and the called 1.835 acre Scoggins Holdings HW 21, LLC, tract, said monument also marking the north corner of the called 0.170 acre State of Texas tract recorded in Volume 3909, Page 325 of the Official records of Brazos County, Texas (O.R.B.C.) and being in the northwest right-of-way line of State Highway No. 21 (based on a variable width);

THENCE: S 37° 32' 00" W along the northwest right-of-way line of said State Highway No. 21 for a distance of 409.79 feet to a found TxDOT right-of-way monument marking the common south corner of this tract and the called 1.474 acre Scoggins Holdings 6123 E Bryan, LLC, tract, said iron rod also marking the east corner of the called 2.388 acre Ricky G. Pritchard and Cindy L. Pritchard remainder tract recorded in Volume 3783, Page 282 (O.R.B.C.), the north corner of the called 0.019 acre State of Texas tract recorded in Volume 3897, Page 191 (O.R.B.C.) and the west corner of the called 0.140 acre State of Texas tract recorded in Volume 3968, Page 203 (O.R.B.C.);

THENCE: along the common line of this tract and the called 2.388 acre Pritchard remainder tract for the following three (3) calls:

- 1) N 46° 23' 23" W for a distance of 353.29 feet to a found 1/2-inch iron rod marking the common west corner of this tract and the called 1.474 acre Scoggins Holdings 6123 E Bryan, LLC, tract;
- 2) N 37° 32' 00" E for a distance of 182.72 feet to a found 1/2-inch iron rod marking an interior corner of this tract, said iron rod also marking the north corner of the called 1.474 acre Scoggins Holdings 6123 E Bryan, LLC, tract; and
- 3) N 46° 23' 23" W for a distance of 1.50 feet to a found 1/2-inch iron rod marking an exterior corner of this tract, said iron rod also marking the west corner of the called 1.835 acre Scoggins Holdings HW 21, LLC, tract and the south corner of said Lot 4, Block 1;

THENCE: N 37° 32' 00" E along the common line of this tract and said Lot 4, Block 1 for a distance of 226.10 feet to the POINT OF BEGINNING and containing 3.309 acres of land.



**VICINITY MAP**

- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the deeds recorded in Volume 16389, Page 162 and Volume 18981, Page 285, Official Public Records of Brazos County, Texas.
  2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0205F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
  3. Where electric facilities are installed, ETU 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 U.E., and the right of ingress and egress on property adjacent to the U.E. to access electric facilities.
  4. Building setback lines per Final Plat. (464/703)
  5. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- ⊙ = 1/2" Iron Rod Found (CM)
- ⊙ = TxDOT R.O.W. Monument (CM)

6. Abbreviations:
- B.S.L. - Building Setback Line
  - E.E. - Electrical Easement
  - P.O.B. - Point of Beginning
  - U.E. - Utility Easement
  - BO - Water Blow-Off
  - CM - Controlling Monument
  - EM - Electric Meter Pole
  - FO - Fiber Optic Sign
  - GA - Guy Anchor
  - LP - Light Pole
  - MS - Metal Sign
  - PP - Power Pole
  - SC - Sewer Cleanout
  - SS - Sanitary Sewer Manhole
  - SE - Telephone Pedestal
  - WM - Water Meter
  - O- - Chain Link Fence
  - OE- - Overhead Electrical Line
  - (388) - Contour Elevations

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Scoggins Holdings HW 21, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 16389, Page 162 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner \_\_\_\_\_  
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Scoggins Holdings 6123 E Bryan, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 18981, Page 285 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner \_\_\_\_\_  
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning & 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

CERTIFICATION BY 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 \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas in Volume \_\_\_\_\_ Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch, R.P.L.S. No. 7004

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

**FINAL PLAT**

**LOTS 2C-R & 3-R, BLOCK 1, EAST BRAZOS INDUSTRIAL PARK, PHASE ONE**

BEING A REPLAT OF LOTS 2B (Part of), 2C (Part of) & 3 (Part of), BLOCK 1, EAST BRAZOS INDUSTRIAL PARK, PHASE ONE AS RECORDED IN VOLUME 464, PAGE 703 & VOLUME 513, PAGE 773  
**3.309 ACRES**

STEPHEN F. AUSTIN LEAGUE No. 10, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 2024  
SCALE: 1" = 40'

Owner(s):  
Scoggins Holdings HW 21, LLC.  
Scoggins Holdings 6123 E. Bryan, LLC.  
1903 Roy Shell Court  
Seabrook, Texas 77586

Surveyor:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

Texas Firm Registration No. 10103300

**MB**