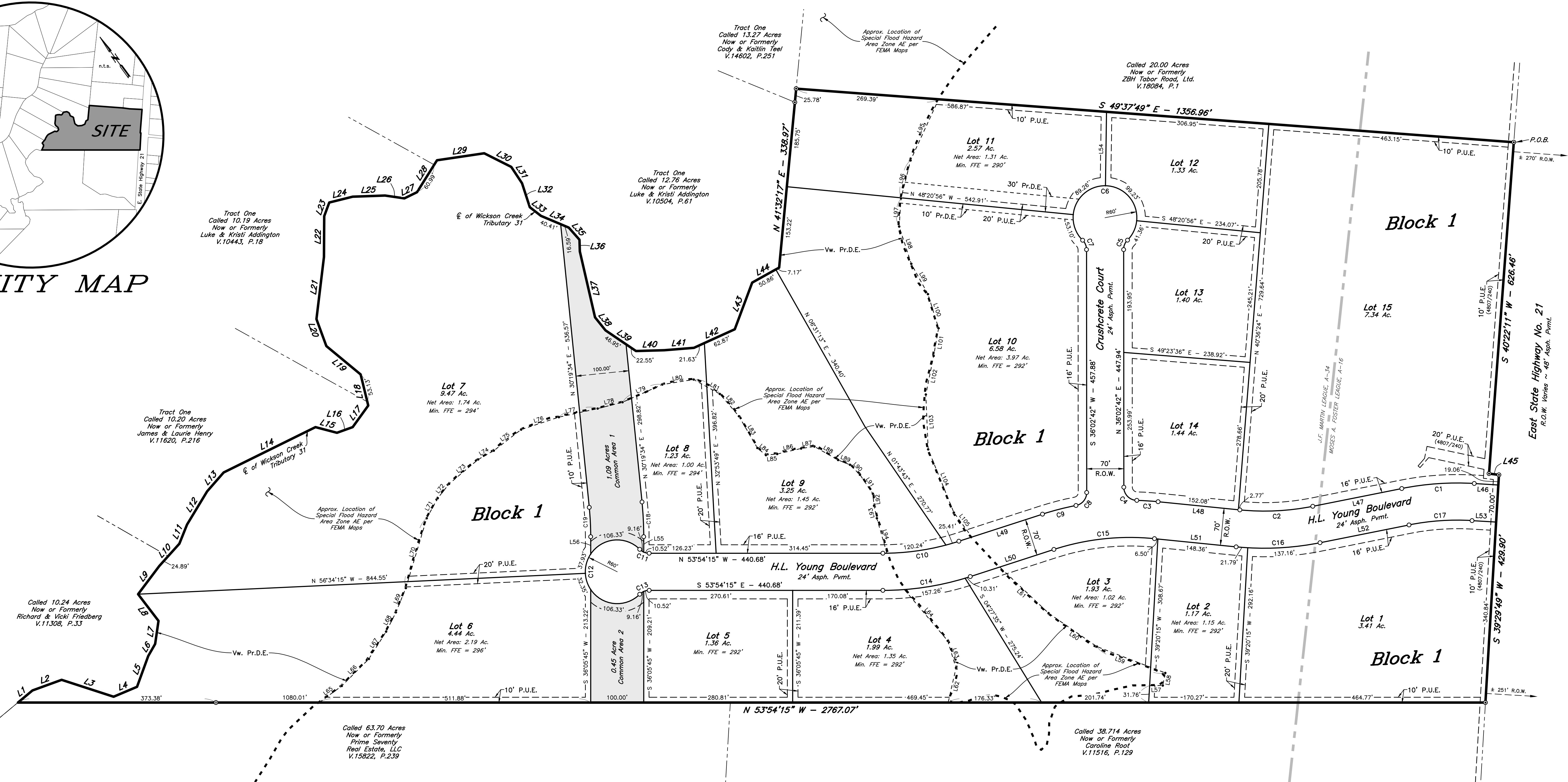




VICINITY MAP



LINE	BEARING	DISTANCE
L1	N 86°18'05" E	35.59'
L2	S 73°51'55" E	58.50'
L3	S 35°51'55" E	103.00'
L4	S 76°51'55" E	48.00'
L5	N 56°08'05" E	62.00'
L6	N 65°58'05" E	26.00'
L7	N 44°28'05" E	44.00'
L8	N 1°21'55" W	63.50'
L9	N 73°08'05" E	66.50'
L10	N 78°08'05" E	56.50'
L11	N 57°48'05" E	39.00'
L12	N 67°18'05" E	73.00'
L13	N 77°18'05" E	47.50'
L14	S 80°11'55" E	193.00'
L15	S 39°11'55" E	42.00'
L16	S 73°41'55" E	31.50'
L17	N 71°58'05" E	50.00'
L18	N 22°28'05" E	60.50'
L19	N 14°21'55" W	84.00'

LINE	BEARING	DISTANCE
L20	N 15°58'05" E	54.00'
L21	N 42°58'05" E	118.00'
L22	N 36°28'05" E	77.00'
L23	N 56°18'05" E	27.50'
L24	S 67°51'55" E	45.50'
L25	S 55°51'55" E	61.00'
L26	S 45°31'55" E	37.00'
L27	S 80°01'55" E	26.50'
L28	N 68°08'05" E	71.00'
L29	S 62°21'55" E	90.00'
L30	S 27°11'55" E	57.00'
L31	S 2°48'05" W	37.00'
L32	S 17°58'05" W	47.50'
L33	S 15°51'55" E	26.50'
L34	S 31°01'55" E	57.00'
L35	S 5°21'55" E	30.50'
L36	S 34°08'05" W	22.00'
L37	S 23°08'05" W	127.50'
L38	S 2°41'55" E	31.50'

LINE	BEARING	DISTANCE
L39	S 19°41'55" E	69.50'
L40	S 55°31'55" E	53.50'
L41	S 58°31'55" E	56.00'
L42	S 78°21'55" E	84.50'
L43	N 56°38'05" E	94.00'
L44	S 83°01'55" E	58.03'
L45	S 46°45'20" E	18.85'
L46	N 50°30'11" W	45.52'
L47	N 65°13'04" W	171.09'
L48	N 48°11'45" W	154.85'
L49	N 71°50'59" W	165.81'
L50	S 71°50'59" E	165.81'
L51	S 48°11'45" E	154.85'
L52	S 65°13'04" E	171.09'
L53	S 50°30'11" E	45.52'
L54	N 36°53'34" E	139.57'
L55	N 36°05'45" E	29.05'
L56	N 36°05'45" E	33.06'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	14°42'53"	535.00'	137.40'	69.08'	N 57°51'38" W	137.02'
C2	17°01'19"	465.00'	138.15'	69.59'	N 56°42'24" W	137.64'
C3	4°19'34"	535.00'	40.40'	20.21'	N 50°21'32" W	40.39'
C4	88°34'01"	25.00'	38.64'	24.38'	N 81°41'19" W	34.91'
C5	45°05'57"	25.00'	19.68'	10.38'	N 58°35'41" E	19.17'
C6	27°01'15"	60.00'	282.95'	-59.79'	N 63°57'18" W	84.71'
C7	45°05'57"	25.00'	19.68'	10.38'	S 13°29'44" W	19.17'
C8	79°05'22"	25.00'	34.51'	20.64'	S 75°35'23" W	31.83'
C9	6°59'03"	535.00'	65.21'	32.65'	N 68°21'28" W	65.17'
C10	17°56'44"	465.00'	145.64'	73.42'	N 62°52'37" W	145.05'
C11	45°05'57"	25.00'	19.68'	10.38'	N 31°21'17" W	19.17'
C12	27°01'15"	60.00'	282.95'	-59.79'	S 36°05'45" W	84.71'
C13	45°05'57"	25.00'	19.68'	10.38'	S 76°27'13" E	19.17'
C14	17°56'44"	535.00'	167.57'	84.48'	S 62°52'37" E	166.88'
C15	23°39'14"	465.00'	191.97'	97.37'	S 60°01'22" E	190.61'
C16	17°01'19"	535.00'	158.94'	80.06'	S 56°42'24" E	158.36'
C17	14°42'53"	465.00'	119.42'	60.04'	S 67°51'38" E	119.09'
C18	5°46'11"	650.00'	65.45'	32.75'	N 33°12'40" E	65.43'
C19	5°46'11"	550.00'	55.38'	27.72'	N 33°12'40" E	55.36'

LINE	BEARING	DISTANCE
L57	S 54°46'36" E	24.83'
L58	N 47°24'57" E	24.17'
L59	N 32°51'15" W	138.20'
L60	N 19°14'11" W	110.80'
L61	N 10°31'54" W	126.61'
L62	N 48°52'23" E	66.82'
L63	N 19°11'01" E	53.50'
L64	N 4°10'55" W	126.58'
L65	N 89°39'52" E	52.65'
L66	N 81°13'49" E	72.16'
L67	N 68°21'32" E	60.93'
L68	N 63°05'22" E	40.73'
L69	N 58°20'03" E	49.35'
L70	N 52°45'25" E	137.48'
L71	N 64°56'12" E	43.17'
L72	N 74°20'40" E	34.40'
L73	N 86°07'48" E	71.74'

LINE	BEARING	DISTANCE
L74	S 83°17'30" E	33.74'
L75	N 88°27'23" E	65.00'
L76	S 72°07'37" E	75.02'
L77	S 66°22'59" E	74.90'
L78	S 68°10'39" E	48.39'
L79	S 77°53'40" E	82.00'
L80	S 62°59'03" E	59.98'
L81	S 25°00'57" E	56.29'
L82	S 4°30'06" E	55.40'
L83	S 5°55'15" W	69.12'
L84	S 13°50'41" E	21.02'
L85	S 59°45'21" E	21.40'
L86	S 66°50'07" E	46.22'
L87	S 62°26'41" E	25.36'
L88	S 24°16'51" E	51.49'
L89	S 31°59'35" E	24.14'
L90	S 8°52'29" E	26.57'

LINE	BEARING	DISTANCE
L91	S 1°51'32" W	43.19'
L92	S 30°14'38" W	22.96'
L93	S 23°26'17" W	24.11'
L94	S 20°10'39" W	68.51'
L95	S 60°47'29" W	126.71'
L96	S 50°09'02" W	74.10'
L97	S 39°49'24" W	53.04'
L98	S 18°07'08" W	73.84'
L99	S 7°18'00" W	65.28'
L100	S 18°46'19" W	67.37'
L101	S 46°15'08" W	52.97'
L102	S 47°30'38" W	74.29'
L103	S 33°39'22" W	103.46'
L104	S 13°58'55" W	128.70'
L105	S 0°17'35" E	57.23'

LINE	BEARING	DISTANCE
L91	S 1°51'32" W	43.19'
L92	S 30°14'38" W	22.96'
L93	S 23°26'17" W	24.11'
L94	S 20°10'39" W	68.51'
L95	S 60°47'29" W	126.71'
L96	S 50°09'02" W	74.10'
L97	S 39°49'24" W	53.04'
L98	S 18°07'08" W	73.84'
L99	S 7°18'00" W	65.28'
L100	S 18°46'19" W	67.37'
L101	S 46°15'08" W	52.97'
L102	S 47°30'38" W	74.29'
L103	S 33°39'22" W	103.46'
L104	S 13°58'55" W	128.70'
L105	S 0°17'35" E	57.23'

LINE	BEARING	DISTANCE
L91	S 1°51'32" W	43.19'
L92	S 30°14'38" W	22.96'
L93	S 23°26'17" W	24.11'
L94	S 20°10'39" W	68.51'
L95	S 60°47'29" W	126.71'
L96	S 50°09'02" W	74.10'
L97	S 39°49'24" W	53.04'
L98	S 18°07'08" W	73.84'
L99	S 7°18'00" W	65.28'
L100	S 18°46'19" W	67.37'
L101	S 46°15'08" W	52.97'
L102	S 47°30'38" W	74.29'
L103	S 33°39'22" W	103.46'
L104	S 13°58'55" W	128.70'
L105	S 0°17'35" E	57.23'

FINAL PLAT
P70 INDUSTRIAL PARK
 54.35 ACRES
 LOTS 1-15, BLOCK 1
 MOSES A. FOSTER LEAGUE, A-16
 & JOHN F. MARTIN LEAGUE, A-34
 CITY OF BRYAN ET, BRAZOS COUNTY, TEXAS
 APRIL, 2024
 SCALE: 1"=100'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Prime Seventy Real Estate, 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 Public Records of Brazos County in Volume 16784, Page 20 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

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

CERTIFICATION BY 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 Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, 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 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

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

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in both the MOSES A. FOSTER LEAGUE, Abstract No. 16 and the JOHN F. MARTIN LEAGUE, Abstract No. 34, Brazos County, Texas and being all of the called 54.349 acre tract described in the deed from 21 Land Company, LLC, to Prime Seventy Real Estate, LLC, recorded in Volume 16784, Page 20 of the Official Public Records of Brazos County, Texas (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 east corner of this herein described tract, said iron rod also marking the south corner of the called 20.000 acre ZBH/Tabor Road, LTD. tract recorded in Volume 18084, Page 1 (O.P.R.B.C.) and being in the northwest right-of-way line of State Highway No. 21 (based on a variable width);

THENCE: along the northwest right-of-way line of said State Highway No. 21 for the following three (3) calls:

- 1) S 40° 22' 11" W for a distance of 626.46 feet to a found 1/2-inch iron rod marking a corner of this tract,
2) S 46° 45' 20" E for a distance of 18.85 feet to a found 1/2-inch iron rod marking a corner of this tract, and
3) S 39° 29' 49" W for a distance of 429.90 feet to a found 1/2-inch iron rod marking the south corner of this tract, said iron rod also marking the east corner of the called 38.714 acre Caroline M. Root tract recorded in Volume 11516, Page 129 (O.P.R.B.C.);

THENCE: N 53° 54' 15" W along the common line of this tract, the called 38.714 acre Root tract and the called 63.70 acre Prime Seventy Real Estate, LLC, Tract One recorded in Volume 15822, Page 239 (O.P.R.B.C.), at 1,423.86 feet, pass a found 1/2-inch iron rod marking the north corner of the called 38.714 acre Root tract, at 2,393.59 feet, pass a found 1/2-inch iron rod for reference, continue for a total distance of 2,767.07 feet to a point for the west corner of this herein described tract, said point also being at or near the centerline of Wickson Creek Tributary 31 and being in the southeast line of the called 10.24 acre Richard and Vicki Friedberg tract recorded in Volume 11308, Page 33 (O.P.R.B.C.);

THENCE: along the approximate centerline of said Wickson Creek Tributary 31 for the following forty-five (45) calls:

- 1) N 86° 18' 05" E for a distance of 35.59 feet to an angle point,
2) S 73° 51' 55" E for a distance of 58.50 feet to an angle point,
3) S 35° 51' 55" E for a distance of 103.00 feet to an angle point,
4) S 76° 51' 55" E for a distance of 48.00 feet to an angle point,
5) N 56° 08' 05" E for a distance of 62.00 feet to an angle point,
6) N 65° 58' 05" E for a distance of 26.00 feet to an angle point,
7) N 44° 28' 05" E for a distance of 44.00 feet to an angle point,
8) N 01° 21' 55" W for a distance of 63.50 feet to an angle point,
9) N 73° 08' 05" E for a distance of 66.50 feet to an angle point,
10) N 78° 08' 05" E, at 24.89 feet, pass a point for the east corner of the called 10.24 acre Friedberg tract and the southwest corner of the called 10.20 acre James Henry and Laurie Henry Tract One recorded in Volume 11620, Page 216 (O.P.R.B.C.), continue for a total distance of 56.50 feet to an angle point,
11) N 57° 48' 05" E for a distance of 39.00 feet to an angle point,
12) N 67° 18' 05" E for a distance of 73.00 feet to an angle point,
13) N 77° 18' 05" E for a distance of 47.50 feet to an angle point,
14) S 80° 11' 55" E for a distance of 193.00 feet to an angle point,
15) S 39° 11' 55" E for a distance of 42.00 feet to an angle point,
16) S 73° 41' 55" E for a distance of 31.50 feet to an angle point,
17) N 71° 58' 05" E for a distance of 50.00 feet to an angle point,
18) N 22° 28' 05" E, at 7.37 feet, pass a point for the southeast corner of the called 10.20 acre Henry Tract One and the south corner of the called 10.19 acre Luke Addington and Kristi Addington Tract One recorded in Volume 10443, Page 18 (O.P.R.B.C.), continue for a total distance of 60.50 feet to an angle point,
19) N 14° 21' 55" W for a distance of 84.00 feet to an angle point,
20) N 15° 58' 05" E for a distance of 54.00 feet to an angle point,
21) N 42° 58' 05" E for a distance of 118.00 feet to an angle point,
22) N 36° 28' 05" E for a distance of 77.00 feet to an angle point,
23) N 56° 18' 05" E for a distance of 27.50 feet to a point for the north corner of this tract,
24) S 67° 51' 55" E for a distance of 45.50 feet to an angle point,
25) S 55° 51' 55" E for a distance of 61.00 feet to an angle point,
26) S 45° 31' 55" E for a distance of 37.00 feet to an angle point,
27) S 80° 01' 55" E for a distance of 26.50 feet to an angle point,
28) N 68° 08' 05" E, at 60.99 feet, pass a point for the east corner of the called 10.19 acre Addington Tract One and the an angle point of the called 12.76 acre Luke Addington and Kristi Addington Tract One recorded in Volume 10504, Page 61 (O.P.R.B.C.), continue for a total distance of 71.00 feet to an angle point,
29) S 62° 21' 55" E for a distance of 90.00 feet to an angle point,
30) S 27° 11' 55" E for a distance of 57.00 feet to an angle point,
31) S 02° 48' 05" W for a distance of 37.00 feet to an angle point,
32) S 17° 58' 05" W for a distance of 47.50 feet to an angle point,
33) S 15° 51' 55" E for a distance of 26.50 feet to an angle point,
34) S 31° 01' 55" E for a distance of 57.00 feet to an angle point,
35) S 05° 21' 55" E for a distance of 30.50 feet to an angle point,
36) S 34° 08' 05" W for a distance of 22.00 feet to an angle point,
37) S 23° 08' 05" W for a distance of 127.50 feet to an angle point,
38) S 02° 41' 55" E for a distance of 31.50 feet to an angle point,
39) S 19° 41' 55" E for a distance of 69.50 feet to an angle point,
40) S 55° 31' 55" E for a distance of 53.50 feet to an angle point,
41) S 58° 31' 55" E for a distance of 56.00 feet to an angle point,
42) S 78° 21' 55" E for a distance of 84.50 feet to an angle point,
43) N 56° 38' 05" E for a distance of 94.00 feet to an angle point,
44) S 83° 01' 55" E for a distance of 58.03 feet to an angle point, and
45) N 41° 32' 17" E, at 313.19 feet, pass a found 1/2-inch iron rod marking the east corner of the called 12.76 acre Addington Tract One and the south corner of the called 13.27 acre Cody Teel and Kaitlin Teel Tract One recorded in Volume 14602, Page 251 (O.P.R.B.C.), continue for a total distance of 338.97 feet to a found 1/2-inch iron rod marking the most easterly north corner of this tract, said iron rod also marking the west corner of the called 20.000 acre ZBH/Tabor Road, LTD. tract;

THENCE: S 49° 37' 49" E along the common line of this tract and the called 20.000 acre ZBH/Tabor Road, LTD. tract for a distance of 1,356.96 feet to the POINT OF BEGINNING and containing 54.35 acres of land.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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.

Chairman, Planning and Zoning Commission

APPROVAL BY THE COUNTY COMMISSIONER'S COURT

I, _____, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the ____ day of _____, 20____.

County Judge
Brazos County, Texas

GENERAL NOTES:

- 1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the Deed recorded in Volume 16784, Page 20, Official Public Records of Brazos County, Texas.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0305F, Map Revised April 2, 2014, a portion of this property is located within a Special Flood Hazard Area Zone AE. Limits shown are approximate and were scaled from said map.
3. All lots will meet setback and other requirements as specified in the Brazos County Subdivision Ordinance for the zoning classification in which they lay.
4. Building setbacks along SH 21 shall be 50', other building setbacks are 25' adjacent to all streets according to Brazos County Subdivision Regulations. Additional building setbacks may be required by deed restrictions.
5. All Private Drainage Easements shall be maintained by the lot owners or the Property Owners' Association (POA). Landscape, fences, structures, grading etc. cannot impede the flow of the Private Drainage Easements (POA).
6. All Common Areas shall be owned and maintained by the POA.
7. In locations with cross lot drainage of stormwater runoff, a drainage way shall be provided that the flow is not impeded by fences, structures or other facilities.
8. Driveway culverts shall comply with Brazos County details and specifications.
9. Wickson Creek Special Utility District will provide water service for this subdivision.
10. Bryan Texas Utilities will provide electric service for this subdivision.
11. There shall be a 5' wide easement for anchors and guy wires necessary to help support overhead utility lines. Said easements will extend 20' beyond any utility easement.
12. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
13. Proposed land use: Rural Residential Development with lots greater than one (1) acre.
14. Total Lots: 15 Lots Average Lot Size: 3.26 Acres
15. Lots 1 and 15 shall not take direct access from East State Highway No. 21.
16. This Subdivision is located within the Bryan Independent School District.
17. All lots shall have individual On-Site Sewage Facilities (OSSF) that must comply with Brazos County Health Department Regulations as follows:
a.) All lots served by an OSSF must comply with county and state regulations. No OSSF may be installed on any lot without the issuance of an "authorization to construct" issued by the Brazos County Health Department under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells.
b.) All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.
c.) On-site sewage facility disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
17. Unless otherwise indicated 1/2" iron rods are set at all corners.
Legend and Abbreviations:
P.D.E. - Private Drainage Easement
P.O.B. - Point of Beginning
P.U.E. - Public Utility Easement
Vw. - Variable Width
CM - Controlling Monument
FFE - Finish Floor Elevation

Legend and Abbreviations:

- ⊙ - 1/2" Iron Rod Found (CM)
⊙ - 1/2" Iron Rod Found for Reference (CM)
○ - 1/2" Iron Rod Set
● - Easement Segment Point

Brazos County Subdivision Regulations:

- G.1. Development Note: No structure or land within this plat shall hereafter be located or altered without first obtaining a Development Permit from the Brazos County floodplain administrator. The minimum lowest finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or two (2) feet above the Base Flood Elevation ("BFE"), whichever is higher.
G.2. Mailboxes: Rural mailboxes shall be set five (5) feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Brazos County. For Single-Family Residential Developments, Multi-Unit Residential Developments or Manufactured Home Communities, Neighbor Delivery and Collection Box Units ("NDCBUs"), or community mailboxes, shall be required. If possible, these mailbox units should be installed on low volume intersecting roadways or on private property. Locations for the NDCBUs shall be shown on the construction plans.
G.3. Roadway Construction: In approving this plat by the Commissioner's Court of Brazos County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioner's Court of Brazos County, Texas. Said Commissioner's Court assumes no obligation to build any of the roads, or other public thoroughfares shown on this plat, or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system.
G.4. Owner's Responsibilities: It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property. The County assumes no responsibility for the accuracy of representations by the other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the County.

SHEET NO.
2
OF 2 SHEETS

FINAL PLAT
P70 INDUSTRIAL PARK
54.35 ACRES
LOTS 1-15, BLOCK 1
MOSES A. FOSTER LEAGUE, A-16
& JOHN F. MARTIN LEAGUE, A-34
CITY OF BRYAN ETJ, BRAZOS COUNTY, TEXAS
APRIL, 2024
SCALE: 1"=100'

Owner: Prime Seventy Real Estate, LLC
Surveyor: McClure & Browne Engineering/Surveying, Inc.
Texas Firm Registration No. 10103300
1008 Woodcreek Dr., Suite 103
College Station, TX 77845
(979) 823-4888 (979) 693-3838