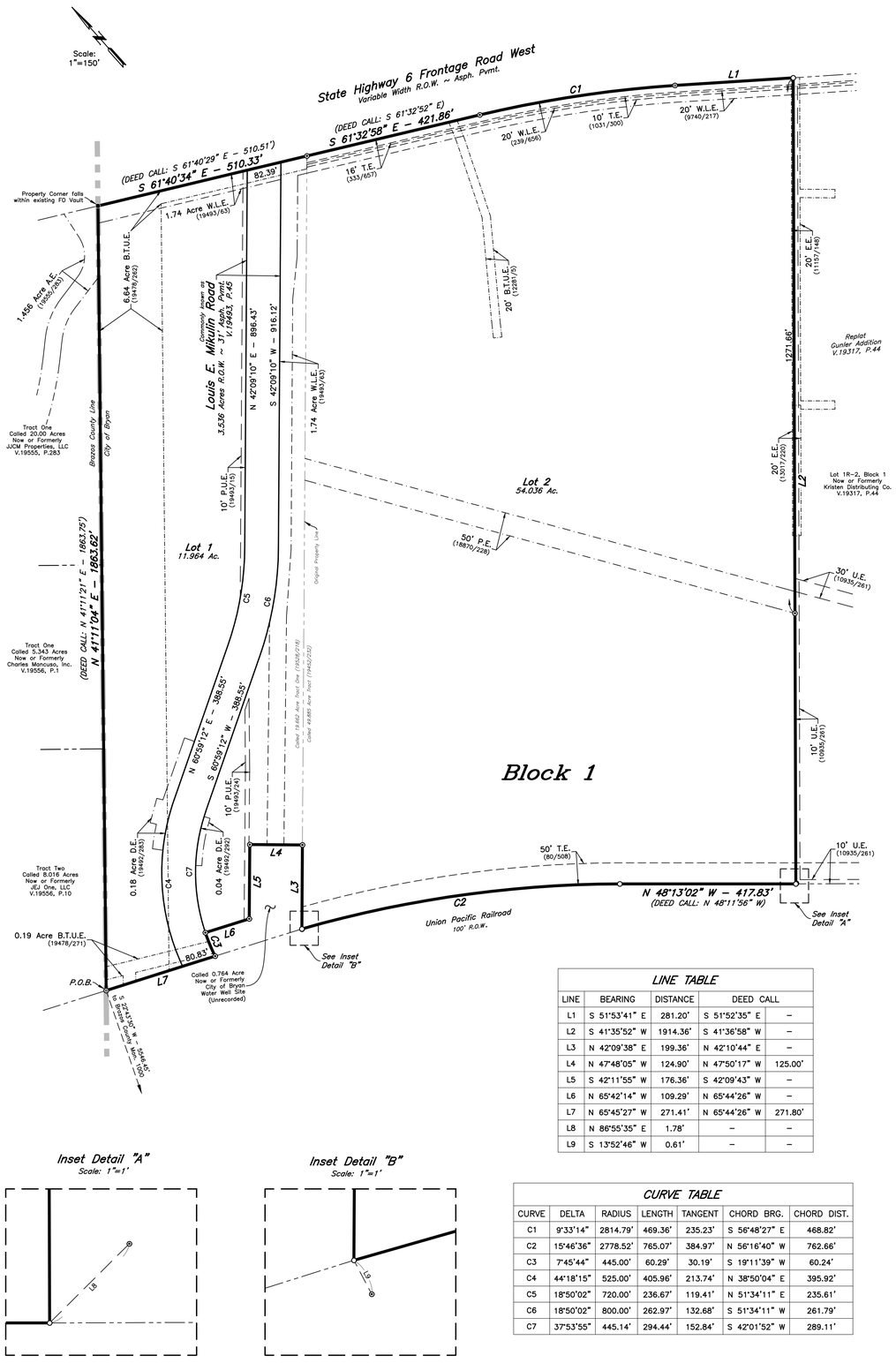


LINE TABLE

LINE	BEARING	DISTANCE	DEED CALL	
L1	S 51°53'41" E	281.20'	S 51°52'35" E	–
L2	S 41°35'52" W	1914.36'	S 41°36'58" W	–
L3	N 42°09'38" E	199.36'	N 42°10'44" E	–
L4	N 47°48'05" W	124.90'	N 47°50'17" W	125.00'
L5	S 42°11'55" W	176.36'	S 42°09'43" W	–
L6	N 65°42'14" W	109.29'	N 65°44'26" W	–
L7	N 65°45'27" W	271.41'	N 65°44'26" W	271.80'
L8	N 86°55'35" E	1.78'	–	–
L9	S 13°52'46" W	0.61'	–	–

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	9°33'14"	2814.79'	469.36'	235.23'	S 56°48'27" E	468.82'
C2	15°46'36"	2778.52'	765.07'	384.97'	N 56°16'40" W	762.66'
C3	7°45'44"	445.00'	60.29'	30.19'	S 19°11'39" W	60.24'
C4	44°18'15"	525.00'	405.96'	213.74'	N 38°50'04" E	395.92'
C5	18°50'02"	720.00'	236.67'	119.41'	N 51°34'11" E	235.61'
C6	18°50'02"	800.00'	262.97'	132.68'	S 51°34'11" W	261.79'
C7	37°53'55"	445.14'	294.44'	152.84'	S 42°01'52" W	289.11'

Inset Detail "A"
Scale: 1"=1'

Inset Detail "B"
Scale: 1"=1'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, McMahon Property Group, LLC, owner(s) and developer(s) of the land shown on this plat, being all of the tracts of land as conveyed to me in the Official Public Records of Brazos County in Volume 19452, Page 232 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.

_____
Manager

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

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

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

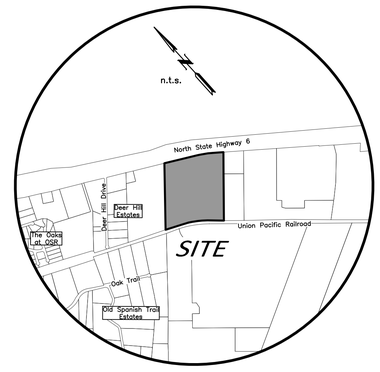
We, McMahon Real Estate II, LP, owner(s) and developer(s) of the land shown on this plat, being all of the tracts of land as conveyed to me in the Official Public Records of Brazos County in Volume 19528, Page 218 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

_____
Manager

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



VICINITY MAP

Easements per Deed (19528/218)

- BTU Easement recorded in Volume 19478, Page 262 of the Official Property Records of Brazos County, Texas (OPRBCT). (Shown on survey)
- BTU Electrical Easement recorded in Volume 19478, Page 271, OPRBCT. (Shown on survey)
- BTU Electrical Easement recorded in Volume 19478, Page 280, OPRBCT. (Not located on subject tract)
- BTU Electrical Easement recorded in Volume 19478, Page 291, OPRBCT. (Not located on subject tract)
- BTU Electrical Easement recorded in Volume 19479, Page 1, OPRBCT. (Not located on subject tract)
- BTU Electrical Easement recorded in Volume 19479, Page 13, OPRBCT. (Not located on subject tract)
- City of Bryan Waterline Easement recorded in Volume 19493, Page 63, OPRBCT. (Shown on survey)
- City of Bryan Waterline Easement recorded in Volume 19493, Page 72, OPRBCT. (Not located on subject tract)
- City of Bryan Right-of-Way Easement recorded in Volume 19493, Page 33, OPRBCT. (Not located on subject tract)
- City of Bryan Right-of-Way Easement recorded in Volume 19493, Page 45, OPRBCT. (Shown on survey)
- City of Bryan Drainage Easement recorded in Volume 19492, Page 283, OPRBCT. (Shown on survey)
- City of Bryan Drainage Easement recorded in Volume 19492, Page 292, OPRBCT. (Shown on survey)
- City of Bryan Drainage Easement recorded in Volume 19492, Page 254, OPRBCT. (Not located on subject tract)
- City of Bryan Drainage Easement recorded in Volume 19492, Page 273, OPRBCT. (Not located on subject tract)
- City of Bryan Drainage Easement recorded in Volume 19492, Page 264, OPRBCT. (Not located on subject tract)
- City of Bryan Public Utility Easement recorded in Volume 19493, Page 1, OPRBCT. (Not located on subject tract)
- City of Bryan Public Utility Easement recorded in Volume 19493, Page 15, OPRBCT. (Shown on survey)
- City of Bryan Public Utility Easement recorded in Volume 19493, Page 24, OPRBCT. (Shown on survey)
- City of Bryan Sanitary Sewer Easement recorded in Volume 19493, Page 72, OPRBCT. (Not located on subject tract)

Easements per Deed (19452/232)

- Right-of-Way Easement executed by Mrs. Ruth Gordon to The City of Bryan, Texas, dated April 1937, recorded in Volume 98, Page 252, Deed Records of Brazos County, Texas. (Blanket)
- Right-of-Way executed by Mrs. J.M. Gordon to Sinclair Refining Company, dated April 9, 1947, recorded in Volume 132, Page 93, assigned to Sinclair Pipe Line Company in instrument recorded in Volume 142, Page 417, both of the Deed Records of Brazos County, Texas; assigned to Explorer Pipeline Company in instrument recorded in Volume 8326, Page 91; and being partially released and defined in instrument recorded in Volume 18870, Page 228, Official Records of Brazos County, Texas. (Blanket) (Shown on survey)
- Water Pipe Line Easement and Contract executed by Mrs J.M. Gordon to City of Bryan, dateed August 21, 1964, recorded in Volume 239, Page 656, Deed Records of Brazos County, Texas. (Shown on survey)
- Easement executed by Mrs. Ruth J. Gordon to Southwestern Bell Telephone Company, dated August 5, 1974, recorded in Volume 333, Page 657, Deed Records of Brazos County, Texas. (Shown on survey)
- Easement and Right-of-Way executed by Bert Wheeler, Inc. to General Telephone Company of the Southwest, dated November 20, 1987, recorded in Volume 1031, Page 300, Official Records of Brazos County, Texas. (Shown on survey)
- Sewer Line Easement executed by City of Bryan—Brazos County Economic Development Foundation, Inc. to the City of Bryan, dated July 21, 2010, recorded in Volume 9740, Page 212, Official Records of Brazos County, Texas. (Too vague to plot)
- Waterline Easement executed by City of Bryan—Brazos County Economic Development Foundation, Inc. to the City of Bryan, dated July 21, 2010, recorded in Volume 9740, Page 217, Official Records of Brazos County, Texas. (Shown on survey)
- Drainage Easement executed by City of Bryan—Brazos County Economic Development Foundation, Inc. to Gunler Real Estate, Inc., dated October 9, 2012, recorded in Volume 10954, Page 224, Official Records of Brazos County, Texas. (Not located on subject tract)
- Slope Easement executed by City of Bryan—Brazos County Economic Development Foundation, Inc. to Gunler Real Estate, Inc., dated October 9, 2012, recorded in Volume 10954, Page 228, Official Records of Brazos County, Texas. (Not located on subject tract)
- Easement and Right-of-Way executed by City of Bryan—Brazos County Economic Development Foundation, Inc. to Almos Energy Corporation, dated May 3, 2013, recorded in Volume 11321, Page 136, Official Records of Brazos County, Texas. (Not located on subject tract)
- Right-of-Way Easement executed by City of Bryan and Brazos County Economic Development Foundation, Inc. to the City of Bryan dba "Bryan Texas Utilities" (BTU), dated September 5, 2014, recorded in Volume 12281, Page 5, Official Records of Brazos County, Texas. (Shown on survey)
- Natural Gas Line Easement executed by City of Bryan and Brazos County Economic Development Foundation, Inc. to 42 Bryan, LP, dated August 5, 2021, recorded in Volume 17291, Page 240, Official Records of Brazos County, Texas. (Not located on subject tract)
- Sanitary Sewer Line Easement executed by City of Bryan and Brazos County Economic Development Foundation, Inc. to 42 Bryan, LP, dated August 5, 2021, recorded in Volume 17291, Page 249, Official Records of Brazos County, Texas. (Not located on subject tract)

CERTIFICATION BY THE COUNTY CLERK

_____
County Clerk, Brazos County, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the LAUGHLIN MCLAUGHLIN SURVEY, Abstract No. 38, in Bryan, Brazos County, Texas and being all of the called 49.885 acre tract described in the deed from City of Bryan and Brazos County Economic Development Foundation, Inc. to McMahon Property Group, LLC recorded in Volume 19452, Page 232 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said tract also being all of the called 19.662 acre Tract One described in the deed from City of Bryan, Texas to McMahon Real Estate II, LP recorded in Volume 19528, Page 218 (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 5/8–inch iron rod marking the common west corner of this herein described tract and the called 19.662 acre McMahon Tract One, said iron rod also marking the south corner of the called 8.016 acre JEJ One, LLC Tract Two recorded in Volume 19556, Page 10 (O.P.R.B.C.) and being in the northeast right–of–way line of Union Pacific Railroad (based on a 100–foot width);

THENCE: N 41° 11' 04" E (DEED CALL: N 41° 11' 21" E – 1,863.75') along the common line of this tract, the called 8.016 acre JEJ One, LLC Tract Two, the called 5.343 acre Charles Mancuso, Inc. Tract One recorded in Volume 19556, Page 1 (O.P.R.B.C.) and the called 20.00 acre JJCM Properties, LLC Tract One recorded in Volume 19555, Page 283 (O.P.R.B.C.) for a distance of 1,863.62 feet to a point on an existing Fiber–Optic Box marking the common north corner of this tract and the called 19.662 acre McMahon Tract One, said point also marking the east corner of the called 20.00 acre JJCM Properties, LLC Tract One and being in the southwest right–of–way line of State Highway 6 North (variable width);

THENCE: along the southwest right–of–way line of said State Highway 6 North for the following four (4) calls:

1) S 61° 40' 34" E (DEED CALL: S 61° 40' 29" E – 510.51') for a distance of 510.33 feet to a found 1/2–inch iron rod marking an angle point of this tract,
2) S 61° 32' 58" E (DEED CALL: S 61° 31' 52" E) for a distance of 421.86 feet to a found 1/2–inch iron rod marking the Point of Curvature of a curve to the right,
3) 469.36 feet along the arc of said curve having a central angle of 09° 33' 14", a radius of 2814.79 feet, a tangent of 235.23 feet and long chord bearing S 56° 48' 27" E at a distance of 468.82 feet to a found 5/8–inch iron rod marking the Point of Tangent, and
4) S 51° 53' 41" E (DEED CALL: S 51° 52' 35" E) for a distance of 281.20 feet to a 1/2–inch iron rod set for the common east corner of this herein described tract and the called 49.885 acre McMahon tract, said iron rod also marking the north corner of Lot 1R–2, Block 1, GUNLER ADDITION according to the Replat recorded in Volume 19317, Page 44 (O.P.R.B.C.);

THENCE: S 41° 35' 52" W (DEED CALL: S 41° 36' 58" W) along the common line of this tract and said Lot 1R–2, Block 1, at 1,219.81 feet, pass a found 1/2–inch iron rod, continue at 1,271.66 feet, pass a found 1/2–inch iron rod, continue for a total distance of 1,914.36 feet to a 1/2–inch iron rod set for the common south corner of this tract and the called 49.885 acre McMahon tract, said iron rod also marking the west corner of said Lot 1R–2, Block 1 and being in the northeast right–of–way line of the said Union Pacific Railroad, from whence a found 1/2–inch bent iron rod bears N 86° 55' 35" E at a distance of 1.78 feet for reference;

THENCE: along the northeast right–of–way line of said Union Pacific Railroad for the following two (2) calls:

N 48° 13' 02" W (DEED CALL: N 48° 11' 56" W) for a distance of 417.83 feet to a 1/2–inch iron rod set for the Point of Curvature of a curve to the left, and 765.07 feet along the arc of said curve having a central angle of 15° 46' 36", a radius of 2778.52 feet, a tangent of 384.97 feet and long chord bearing N 56° 16' 40" W at a distance of 762.66 feet to a 1/2–inch iron rod set for the Point of Tangency, said iron rod also marking the south corner of a 0.764 acre City of Bryan Water Wellsite tract (unrecorded) depicted in Volume 19528, Page 218 (O.P.R.B.C.), from whence a found 1/2–inch iron rod bears S 13° 52' 46" W at a distance of 0.61 feet for reference;

THENCE: along the common line of this tract and the said 0.764 acre City of Bryan Water Wellsite tract for the following five (5) calls:

1) N 42° 09' 38" E (DEED CALL: N 42° 10' 44" E) for a distance of 199.36 feet to a found 1/2–inch iron rod marking a corner of this tract,
2) N 47° 48' 05" W (DEED CALL: N 47° 50' 17" W – 125.00') for a distance of 124.90 feet to a found 1/2–inch iron rod marking a corner of this tract,
3) S 42° 11' 55" W (DEED CALL: S 42° 09' 43" W) for a distance of 176.36 feet to a found 1/2–inch iron rod marking a corner of this tract,
4) N 65° 42' 14" W (DEED CALL: N 65° 44' 26" W) for a distance of 109.29 feet to a found 1/2–inch iron rod marking the Point of Curvature of a curve to the left, and
5) 60.29 feet along the arc of said curve having a central angle of 07° 45' 44", a radius of 445.00 feet, a tangent of 30.19 feet and long chord bearing S 19° 11' 39" W at a distance of 60.24 feet to a found 1/2–inch iron rod marking the Point of Tangency, said iron rod also marking the west corner of the said 0.764 acre City of Bryan Water Wellsite tract and being in the northeast right–of–way line of said Union Pacific Railroad;

THENCE: N 65° 45' 27" W (DEED CALL: N 65° 44' 26" W – 271.80') along the northeast right–of–way line of said Union Pacific Railroad for a distance of 271.41 feet to the POINT OF BEGINNING and containing 69.536 acres of land.

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0200E, Map Revised May 16, 2012, this property is not located within a Special Flood Hazard Area.
3. 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.
4. This property is currently zoned Planned Development – Industrial District (PD–I).
5. All minimum building setbacks shall be in accordance with the City of Bryan Code Of Ordinance. Additional building setbacks may be required by deed restrictions.
6. For utility notifications please contact BTU (979–821–5700) and the City of Bryan (979–209–5900).
7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊛ – 1/2" Iron Rod Found
○ – 1/2" Iron Rod Set
◎ – 5/8" Iron Rod Found (CM)
● – Point

8. Legend & Abbreviations:

A.E. – Access Easement
B.T.U.E. – Bryan Texas Utilities Easement
D.E. – Drainage Easement
E.E. – Electrical Easement
P.O.B. – Point of Beginning
P.U.E. – Public Utility Easement
T.E. – Telephone Easement
U.E. – Utility Easement
W.L.E. – Water Line Easement
CM – Controlling Monument
FO – Fiber Optic

FINAL PLAT

IEG INDUSTRIAL PARK

LOTS 1 & 2, BLOCK 1

BEING A FINAL PLAT OF ALL OF THE CALLED 49.885 ACRES AS RECORDED IN VOLUME 19452, PAGE 232 AND ALL OF THE CALLED 19.662 ACRES AS RECORDED IN VOLUME 19528, PAGE 218

69.536 ACRES

LAUGHLIN MCLAUGHLIN SURVEY, A–38
BRYAN, BRAZOS COUNTY, TEXAS

AUGUST, 2026
SCALE: 1" = 150'

Owner:
McMahon Real Estate II, LP
176 Spyglass Lane
Jupiter, Florida 33477

Owner:
McMahon Property Group, LLC
176 Spyglass Lane
Jupiter, Florida 33477

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

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