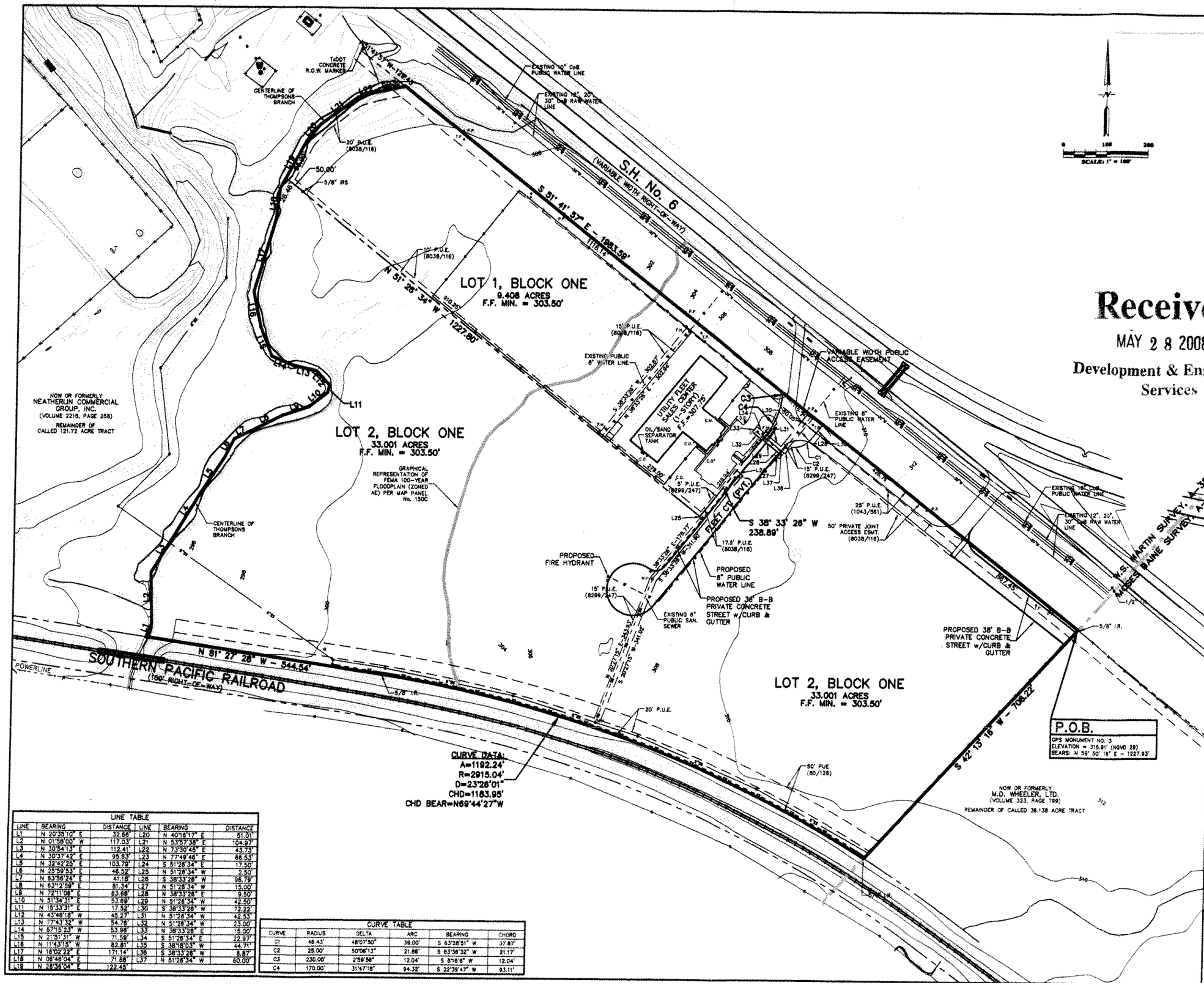

Received
MAY 2 8 2008
Development & Engineering Services

SYMBOL & LINE LEGEND	
	POWER POLE
	LIGHT POLE
	GUY WIRE ANCHOR
	GAS PIPELINE RISER
WV	WATER VALVE
WM	WATER METER
DCV	DOUBLE CHECK VALVE
EV	ELECTRIC VALVE
BV	BALL VALVE
EM	ELECTRICAL TRANSFORMER
GM	GAS METER
MH	MANHOLE
C.O.	CLEANOUT
FH	FIRE HYDRANT
TP	TELEPHONE PEDESTAL
AI	AREA INLET
JB	JUNCTION BOX
	BUILDING SETBACK LINE
	PROPERTY LINE
	EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT

ORIGINAL & EXIST. CONDITIONS PLAT SHEET 1 OF 2

SURVEYED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
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REPLAT
OF
UTILITY FLEET SALES SUBDIVISION

LOT 1 & 2, BLOCK ONE
VOLUME 8299, PAGE 247
CREATING
LOT 1R-1, BLOCK ONE & 2R-1 thru 2R-4, BLOCK ONE
W.S. MARTIN SURVEY, A-35
BRYAN, BRAZOS COUNTY, TEXAS
SURVEYED: MAY, 2008

RME Consulting Engineers

1391 SEAMIST LANE <77845>
POST OFFICE BOX 9253
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CLIENT INFORMATION
UTILITY FLEET SALES
c/o GEORGE McMAHON
2801 N. EARL RUDDER FREEWAY
BRYAN, TX 77803
OFF: (979) 778-0700
FAX: (979) 778-5381

FILENAME: 03499RP1A	SCALE: 1"=100'
SUBMITTED DATE: MAY 21, 2008	
REVISIONS:	
DRAWN BY: R.A.M.	
CHECKED BY: BRAD KERR	
FIELD BOOK: N/A	PAGES: N/A

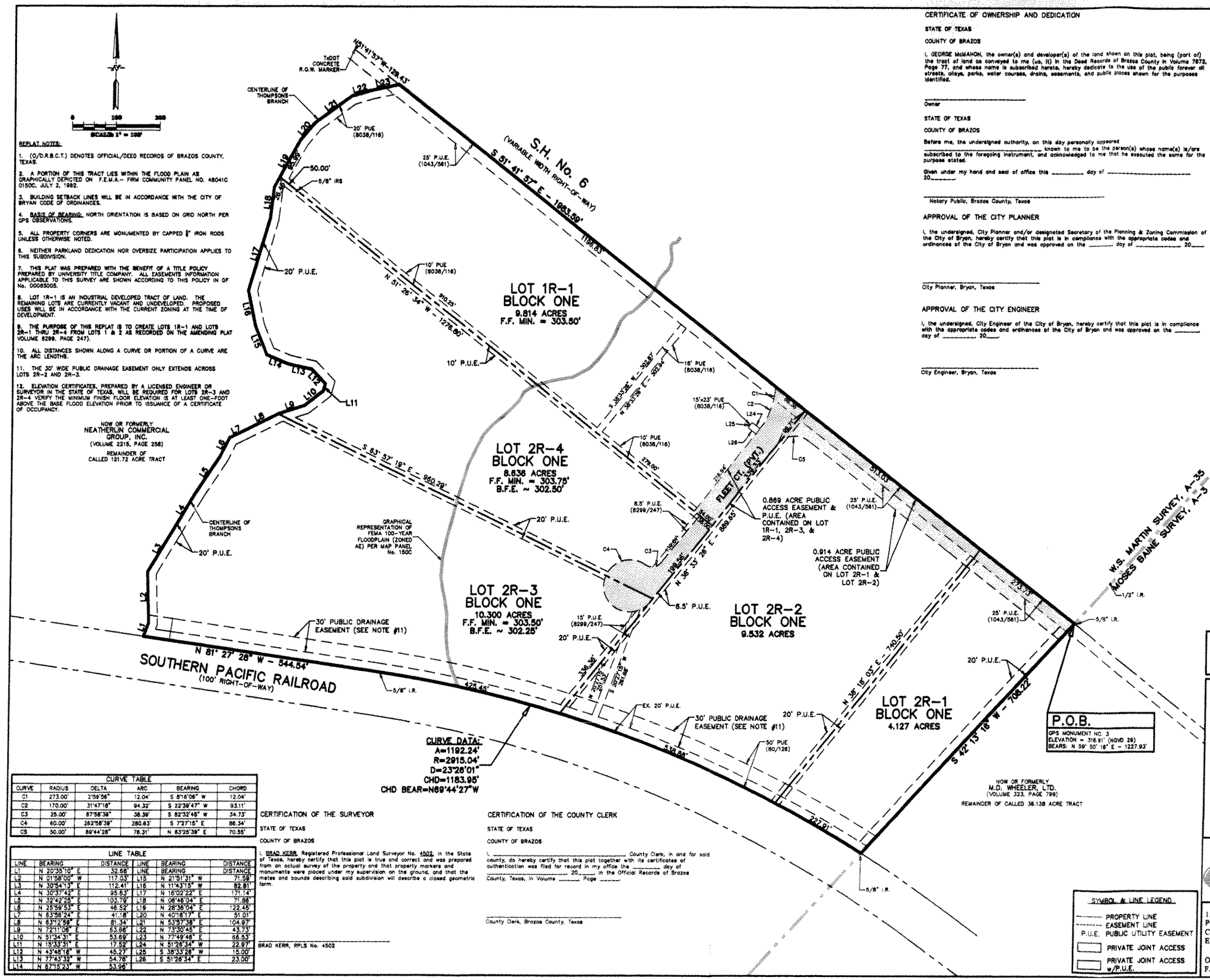
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
216 - 0349

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 20°35'10" E	32.66'	L20	N 40°16'17" E	51.01'
L2	N 01°58'00" W	117.03'	L21	N 53°57'38" E	104.97'
L3	N 30°54'13" E	112.41'	L22	N 73°30'45" E	43.73'
L4	N 30°37'42" E	95.63'	L23	N 77°49'46" E	66.53'
L5	N 32°42'25" E	103.79'	L24	S 51°26'34" E	17.50'
L6	N 25°59'53" E	46.52'	L25	N 51°26'34" W	2.50'
L7	N 63°56'24" E	41.18'	L26	S 38°33'26" W	96.79'
L8	N 63°12'59" E	81.34'	L27	N 51°26'34" W	15.00'
L9	N 72°11'06" E	63.66'	L28	N 38°33'26" E	9.50'
L10	N 51°34'31" E	53.69'	L29	N 51°26'34" W	42.50'
L11	N 15°33'31" E	17.52'	L30	S 38°33'26" W	72.22'
L12	N 43°48'18" W	45.27'	L31	N 51°26'34" W	42.53'
L13	N 77°43'32" W	54.78'	L32	N 51°26'34" W	23.00'
L14	N 67°15'23" W	53.98'	L33	N 38°33'26" E	15.00'
L15	N 21°51'31" W	71.59'	L34	S 51°26'34" E	22.97'
L16	N 11°43'15" W	82.81'	L35	S 38°18'03" W	44.71'
L17	N 18°02'22" E	171.14'	L36	S 38°33'26" W	6.87'
L18	N 08°46'04" E	71.86'	L37	N 51°26'34" W	60.00'
L19	N 28°36'04" E	122.45'			

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	46.43'	46°07'50"	38.00'	S 63°28'51" W	37.87'
C2	25.00'	50°06'13"	21.86'	S 83°36'32" W	21.17'
C3	230.00'	2°59'58"	12.04'	S 8°16'6" W	12.04'
C4	170.00'	31°47'18"	94.32'	S 22°39'47" W	93.11'



REPLAT NOTES:

1. (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. A PORTION OF THIS TRACT LIES WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.– FIRM COMMUNITY PANEL NO. 48041C 0150C, JULY 2, 1992.

3. BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

4. BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH PER GPS OBSERVATIONS.

5. ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED ½" IRON RODS UNLESS OTHERWISE NOTED.

6. NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS SUBDIVISION.

7. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE POLICY PREPARED BY UNIVERSITY TITLE COMPANY. ALL EASEMENTS INFORMATION APPLICABLE TO THIS SURVEY ARE SHOWN ACCORDING TO THIS POLICY IN GF No. 00085005.

8. LOT 1R–1 IS AN INDUSTRIAL DEVELOPED TRACT OF LAND. THE REMAINING LOTS ARE CURRENTLY VACANT AND UNDEVELOPED. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT.

9. THE PURPOSE OF THIS REPLAT IS TO CREATE LOTS 1R–1 AND LOTS 2R–1 THRU 2R–4 FROM LOTS 1 & 2 AS RECORDED ON THE AMENDING PLAT VOLUME 8299, PAGE 247).

10. ALL DISTANCES SHOWN ALONG A CURVE OR PORTION OF A CURVE ARE THE ARC LENGTHS.

11. THE 30' WIDE PUBLIC DRAINAGE EASEMENT ONLY EXTENDS ACROSS LOTS 2R–2 AND 2R–3.

12. ELEVATION CERTIFICATES, PREPARED BY A LICENSED ENGINEER OR SURVEYOR IN THE STATE OF TEXAS, WILL BE REQUIRED FOR LOTS 2R–3 AND 2R–4. VERIFY THE MINIMUM FINISH FLOOR ELEVATION IS AT LEAST ONE–FOOT ABOVE THE BASE FLOOD ELEVATION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	273.00'	2°59'56"	12.04'	S 81°6'08" W	12.04'
C2	170.00'	31°47'18"	94.32'	S 22°39'47" W	93.11'
C3	25.00'	87°58'39"	38.39'	S 82°32'45" W	34.73'
C4	60.00'	262°58'39"	280.63'	S 7°27'15" E	86.34'
C5	50.00'	89°44'28"	78.31'	N 63°25'39" E	70.55'

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 20°35'10" E	32.66'			
L2	N 01°58'00" W	117.03'	L15	N 21°51'31" W	71.59'
L3	N 30°54'13" E	112.41'	L16	N 11°43'15" W	82.81'
L4	N 30°37'42" E	95.63'	L17	N 16°02'22" E	171.14'
L5	N 32°42'23" E	103.79'	L18	N 06°46'04" E	71.86'
L6	N 25°59'53" E	46.52'	L19	N 26°36'04" E	122.45'
L7	N 63°56'24" E	41.18'	L20	N 40°16'17" E	51.01'
L8	N 63°12'59" E	81.34'	L21	N 53°57'38" E	104.97'
L9	N 72°11'06" E	63.66'	L22	N 73°30'45" E	43.73'
L10	N 51°34'31" E	53.69'	L23	N 77°49'46" E	66.53'
L11	N 15°33'31" E	17.52'	L24	N 51°26'34" W	22.97'
L12	N 43°45'18" W	45.27'	L25	S 38°33'26" W	15.00'
L13	N 77°43'32" W	54.78'	L26	S 51°26'34" E	23.00'
L14	N 62°15'23" W	53.96'			

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, GEORGE McMAHON, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 7872, Page 77, 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 for the purposes identified.

_____
Owner

STATE OF TEXAS

COUNTY OF BRAZOS

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

Given under my hand and seal of office 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

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 OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, BRAD KERR, Registered Professional Land Surveyor No. 4502, 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.

_____
BRAD KERR, RPLS No. 4502

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 _____ 20____ in the Official Records of Brazos County, Texas, in Volume _____ Page _____

_____
County Clerk, Brazos County, Texas

METES AND BOUNDS DESCRIPTION OF A 42.408 ACRE TRACT W. S. MARTIN SURVEY, A–35 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE W. S. MARTIN SURVEY, ABSTRACT NO. 35, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND CALLED 42.08 ACRES AS DESCRIBED BY A DEED TO GEORGE McMAHON RECORDED IN VOLUME 7872, PAGE 77 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 (VARIABLE WIDTH R.O.W.) MARKING THE EAST CORNER OF SAID 42.08 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 36.138 ACRE TRACT AS DESCRIBED BY A DEED TO F. W. (BERT) WHEELER, TRUSTEE, RECORDED IN VOLUME 323, PAGE 799 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET CALLED TO BE ON THE COMMON LINE OF SAID W. S. MARTIN SURVEY, A–35, AND THE MOSES BAINE SURVEY, ABSTRACT NO. 3. FOR REFERENCE A ½ INCH IRON ROD FOUND BEARS: N 42° 13' 16" E FOR A DISTANCE OF 123.39 FEET;

THENCE: S 42° 13' 16" W ALONG THE COMMON LINE OF SAID 42.08 ACRE TRACT AND SAID REMAINDER OF 36.138 ACRE TRACT, SAME BEING CALLED THE COMMON LINE OF THE MARTIN SURVEY AND THE BAINE SURVEY, FOR A DISTANCE OF 708.22 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF THE SOUTHERN PACIFIC RAILROAD (100' R.O.W.) MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT. SAID IRON ROD SET BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 2915.04 FEET; FOR REFERENCE A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID RAILROAD RIGHT–OF–WAY BEARS: N 58° 15' 58" W – 24.92 FEET AND S 31° 29' 31" W – 100.00 FEET;

THENCE: ALONG THE NORTHEAST LINE OF SAID RAILROAD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 26' 01" FOR AN ARC DISTANCE OF 1192.24 FEET (CHORD BEARS: N 69° 44' 27" W – 1183.95 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 81° 27' 28" W CONTINUING ALONG THE NORTHEAST LINE OF SAID RAILROAD FOR A DISTANCE OF 544.54 FEET TO A POINT IN THE CENTERLINE OF AN EXISTING CREEK, SAID POINT MARKING THE SOUTHEAST CORNER OF THE REMAINDER OF A CALLED 121.72 ACRE TRACT AS DESCRIBED BY A DEED TO NEATHERLIN COMMERCIAL GROUP, INC. RECORDED IN VOLUME 2215, PAGE 258 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE CENTERLINE OF SAID CREEK, SAME BEING CALLED THE COMMON LINE OF SAID 42.08 ACRE TRACT AND SAID REMAINDER OF 121.72 ACRE TRACT, FOR THE FOLLOWING CALLS:

N 20° 35' 10" E FOR A DISTANCE OF 32.66 FEET TO A POINT;
N 01° 58' 00" W FOR A DISTANCE OF 117.03 FEET TO A POINT;
N 30° 54' 13" E FOR A DISTANCE OF 112.41 FEET TO A POINT;
N 30° 37' 42" E FOR A DISTANCE OF 95.63 FEET TO A POINT;
N 32° 42' 23" E FOR A DISTANCE OF 103.79 FEET TO A POINT;
N 25° 59' 53" E FOR A DISTANCE OF 46.52 FEET TO A POINT;
N 63° 56' 24" E FOR A DISTANCE OF 41.18 FEET TO A POINT;
N 63° 12' 59" E FOR A DISTANCE OF 81.34 FEET TO A POINT;
N 72° 11' 06" E FOR A DISTANCE OF 63.66 FEET TO A POINT;
N 51° 34' 31" E FOR A DISTANCE OF 53.69 FEET TO A POINT;
N 15° 33' 31" E FOR A DISTANCE OF 17.52 FEET TO A POINT;
N 43° 45' 18" W FOR A DISTANCE OF 45.27 FEET TO A POINT;
N 77° 43' 32" W FOR A DISTANCE OF 54.78 FEET TO A POINT;
N 62° 15' 23" W FOR A DISTANCE OF 53.96 FEET TO A POINT;
N 21° 51' 31" W FOR A DISTANCE OF 71.59 FEET TO A POINT;
N 11° 43' 15" W FOR A DISTANCE OF 82.81 FEET TO A POINT;
N 16° 02' 22" E FOR A DISTANCE OF 171.14 FEET TO A POINT;
N 06° 46' 04" E FOR A DISTANCE OF 71.86 FEET TO A POINT;
N 26° 36' 04" E FOR A DISTANCE OF 122.45 FEET TO A POINT;
N 40° 16' 17" E FOR A DISTANCE OF 51.01 FEET TO A POINT;
N 53° 57' 38" E FOR A DISTANCE OF 104.97 FEET TO A POINT;
N 73° 30' 45" E FOR A DISTANCE OF 43.73 FEET TO A POINT;

N 77° 49' 46" E FOR A DISTANCE OF 66.53 FEET TO A POINT ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A CONCRETE RIGHT–OF–WAY MARKER FOUND BEARS: N 51° 41' 58" W FOR A DISTANCE OF 129.43 FEET;

THENCE: S 51° 41' 57" E ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 1883.59 FEET TO THE POINT OF BEGINNING CONTAINING 42.408 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

SYMBOL & LINE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- PRIVATE JOINT ACCESS
- PRIVATE JOINT ACCESS w/P.U.E.

REPLAT
SHEET 2 OF 2

SURVEYED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268–3195

REPLAT
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UTILITY FLEET SALES SUBDIVISION

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