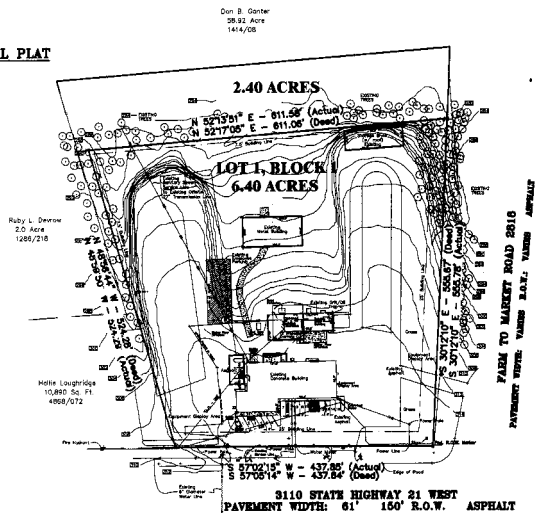
ORIGINAL PLAT



STATE OF TEXAS
COUNTY OF BRAZOS

(We/The) _____ owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Official Records of Brazos County in Volume _____, Page _____, and designated herein as the _____ in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

_____
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/they executed the same for purposes and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2005.

_____
Notary Public, State of Texas

General Notes:

1. Basis of Bearing is the Northeast property line being rotated to the deed call S 30°12'10" E - 555.67', as recorded in Volume 2022, Page 208, Official Records, Brazos County, Texas.
2. This property does not lie in the 100 year flood plain as per FEMA Map# 48041C0129 C, Effective Date: July 2, 1992.
3. All improvements are existing unless stated otherwise.
4. An easement from Lee LaBella, et al, to the City of Bryan, dated August 19, 1937, recorded in Volume 95, page 191, Deed Records of Brazos County, Texas affects this property. This is a blanket right-of-way easement for State Highway 21 and F.M. 2818.
5. This property is zoned: Industrial

Benchmark

Northwest side of State Highway 21
Satellite Station (Aluminum Disc on Iron Rod flush with ground)
West on State Highway 21 230' but East of exit ramp of 2818 42' from the centerline. 2' North of pavement, along North guardrail, on top of header Bank on North shoulder.
Elevation: 317.27

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

_____
City Engineer, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

I _____ Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City 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 of the Planning & Zoning Commission
Bryan , Texas

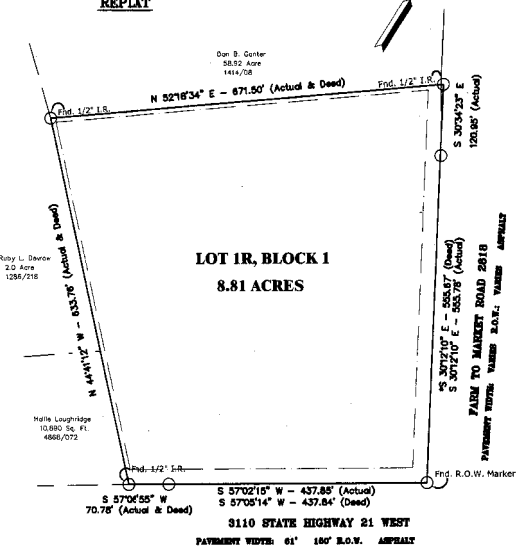
CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

_____
City Planner, Bryan, Texas

Scale: 1" = 100'

REPLAT



CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22760, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

_____
Donald D. Garrett, P.E. No. 22760

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____
Donald D. Garrett, R.P.L.S. No. 2972

STATE OF TEXAS
COUNTY OF BRAZOS

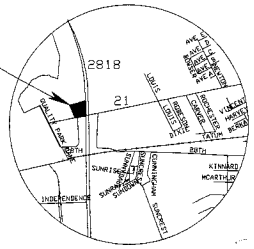
CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, 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 Deed /Official Records of Brazos County, Texas, in Volume_____ Page_____

_____
County Clerk
Brazos County, Texas

OWNER/DEVELOPER:

Coufal-Prater Equipment
3110 Highway 21 West
Bryan, TX 77803-1241
(979) 822-7854



VICINITY MAP
n.t.s.

REPLAT
OF
LOT 1, BLOCK 1
PRATER SUBDIVISION
8.81 ACRES

STEPHEN F. AUSTIN, NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 100' August 2005

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 106
Bryan, Texas 77802
Phone: 979 / 846 - 3886

DW - C:\1998\DAVID\96022SPA.DWG

Received
AUG 17 2005
Development & Engineering Services

RP05-25 Prater Subd