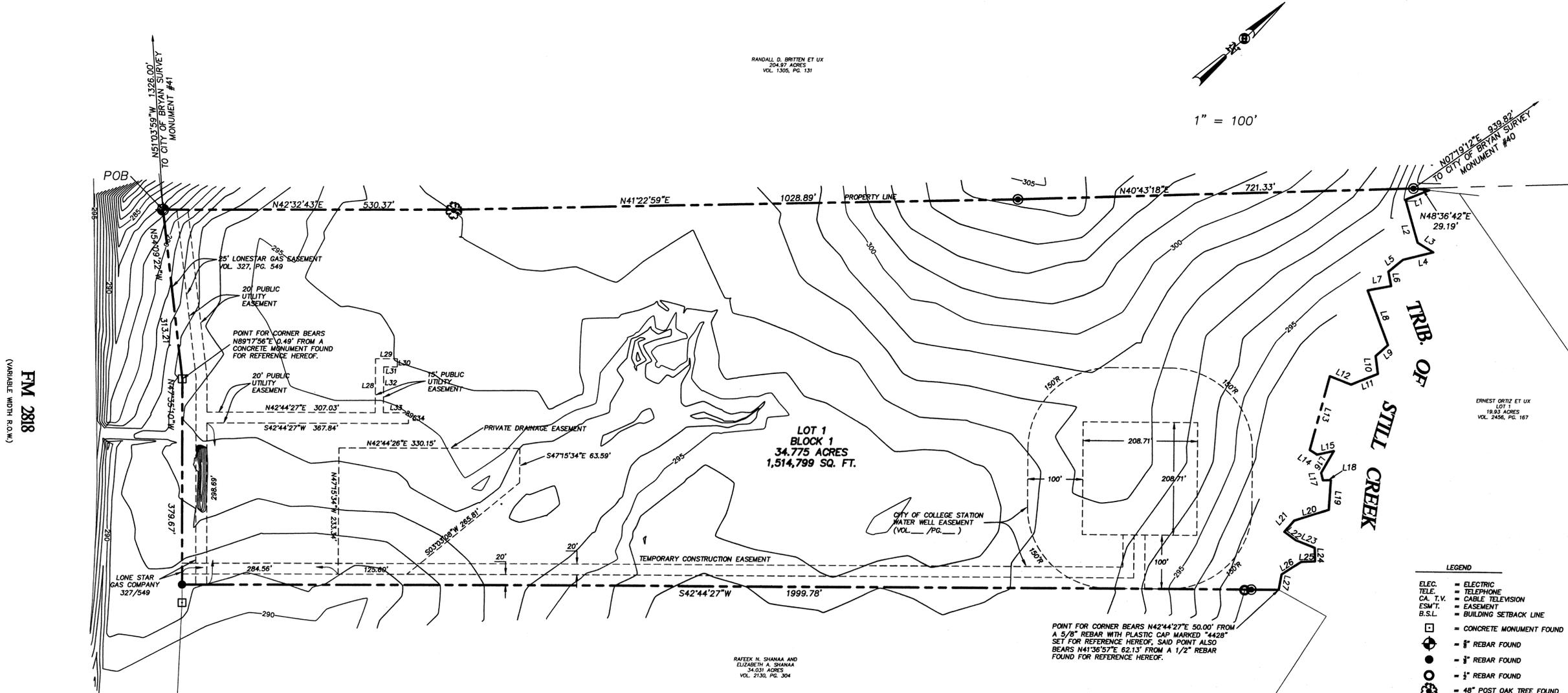


SCALE 1" = 2000'



LINE	BEARING	DISTANCE
L1	S20°30'10"W	46.77
L2	S63°21'28"E	81.61
L3	N74°22'09"E	33.67
L4	S28°36'39"W	56.65
L5	S02°38'27"W	34.68
L6	S58°24'20"E	27.10
L7	S31°30'23"W	43.53
L8	S67°51'59"E	107.33
L9	S00°24'42"W	30.21
L10	S54°50'49"E	32.70
L11	S20°25'08"W	53.06
L12	S6°19'50"W	41.64
L13	S32°39'05"E	141.20
L14	N74°56'29"E	15.72
L15	N29°54'28"E	31.18
L16	S18°03'38"E	46.80
L17	S60°52'43"E	14.46
L18	N33°33'22"E	14.48
L19	S43°48'34"E	54.95
L20	S24°34'51"W	66.07
L21	S08°38'27"E	27.37
L22	N79°18'53"E	26.29
L23	N64°33'00"E	37.00
L24	S49°03'00"E	25.14
L25	S40°36'37"W	25.07
L26	S08°08'47"W	42.72
L27	S37°13'42"E	29.24
L28	N47°15'33"W	99.33
L29	N42°44'27"E	38.93
L30	S47°15'33"E	15.00
L31	S42°44'27"W	24.93
L32	S47°15'33"E	84.33
L33	N42°44'27"E	45.93
L34	S47°15'33"E	20.00

- LEGEND**
- ELEC. = ELECTRIC
  - TELE. = TELEPHONE
  - CA. T.V. = CABLE TELEVISION
  - ESM/T. = EASEMENT
  - B.S.L. = BUILDING SETBACK LINE
  - ☐ = CONCRETE MONUMENT FOUND
  - ⊕ = 1" REBAR FOUND
  - ⊖ = 1/2" REBAR FOUND
  - ⊙ = 1/4" REBAR FOUND
  - ⊗ = 48" POST OAK TREE FOUND
  - ⊛ = 1" REBAR WITH PLASTIC CAP MARKED "4428" SET

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF AN ON THE GROUND SURVEY COMPLETED UNDER MY SUPERVISION IN DECEMBER 2005 AND THAT THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B CONDITION III SURVEY

WILLIAM E. WEISER  
 PROFESSIONAL LAND SURVEYOR NUMBER 4428

(SURVEYOR'S SEAL)

**CERTIFICATION OF THE ENGINEER**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, \_\_\_\_\_, REGISTERED PROFESSIONAL ENGINEER NO. \_\_\_\_\_ IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL CODES AND ORDINANCES, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BRYAN PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

(ENGINEER'S SEAL)

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, CHAIRMAN OF THE PLANNING & 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.

CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND 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

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE), \_\_\_\_\_, 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 1968, PAGE 108, AND WHO'S 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 PURPOSE 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 WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

(NOTARY SEAL)

**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 IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

(SEAL)

**OWNER:**

M. LIPSITZ & CO.  
 P.O. BOX 1175  
 100 ELM ST.  
 WACO, TEXAS 76703  
 PHONE: (254) 756-6661

**SURVEYOR:**

WEISER BECKER SURVEYORS, P. C.  
 P. O. BOX 706  
 GIDDINGS, TEXAS 78942  
 PHONE: (979) 542-4444

**NOTES:**

- THIS PROPERTY IS NOT IN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOODINSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48041C0129 C, EFFECTIVE DATE: JULY 2, 1992.
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ZONING ORDINANCE.
- ALL ACCESS DRIVES SHALL COMPLY WITH "ACCESS DRIVeways TO TDOT ROADWAYS." THIS PROPERTY IS ELIGIBLE FOR ONE DRIVeway.
- DETENTION POND IS TO BE PRIVATELY MAINTAINED.

**SURVEY NOTES:**

- SURVEY WAS PERFORMED IN DECEMBER 2005 BY WEISER BECKER SURVEYORS, P.C.
- BEARINGS ARE GRID NAD 83, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- PROPERTY IS SUBJECT TO AN UNDEFINED EASEMENT GRANTED TO THE CITY OF BRYAN BY INSTRUMENT RECORDED IN VOLUME 98, PAGE 180 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- PROPERTY IS SUBJECT TO AN UNDEFINED EASEMENT GRANTED TO SINCLAIR REFINING COMPANY BY INSTRUMENT RECORDED IN VOLUME 132, PAGE 104 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- PROPERTY IS NOT SUBJECT TO AN EASEMENT GRANTED TO THE CITY OF BRYAN BY INSTRUMENT RECORDED IN VOLUME 187, PAGE 382 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- PROPERTY IS NOT SUBJECT TO AN EASEMENT GRANTED TO THE CITY OF BRYAN BY INSTRUMENT RECORDED IN VOLUME 299, PAGE 183 OF THE DEED RECORDS BRAZOS COUNTY, TEXAS.
- NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

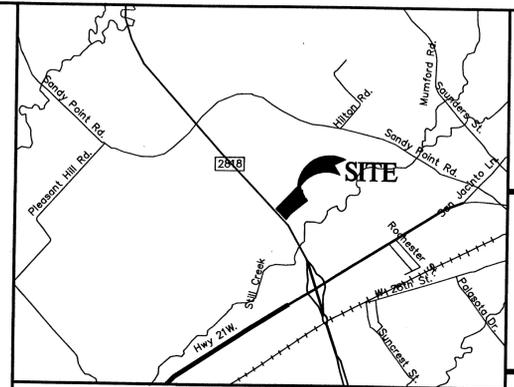
**FINAL PLAT**  
**TEXAS COMMERCIAL SUBDIVISION**  
 LOT 1  
 BLOCK 1  
 34.775 ACRES  
 SF AUSTIN SURVEY A-62  
 VOL. 1968, PG. 108  
 BRYAN, BRAZOS COUNTY, TEXAS

**Received**  
 APR 04 2007  
 Development & Engineering Services

**MATKIN-HOOVER**  
**ENGINEERING & SURVEYING**  
 P.O. BOX 54  
 8 SPENCER ROAD, SUITE 100  
 BOERNE, TEXAS 78006  
 PH: 630-240-0600

FM 2818  
 (VARIABLE WIDTH R.O.W.)





LOCATION MAP N.T.S.

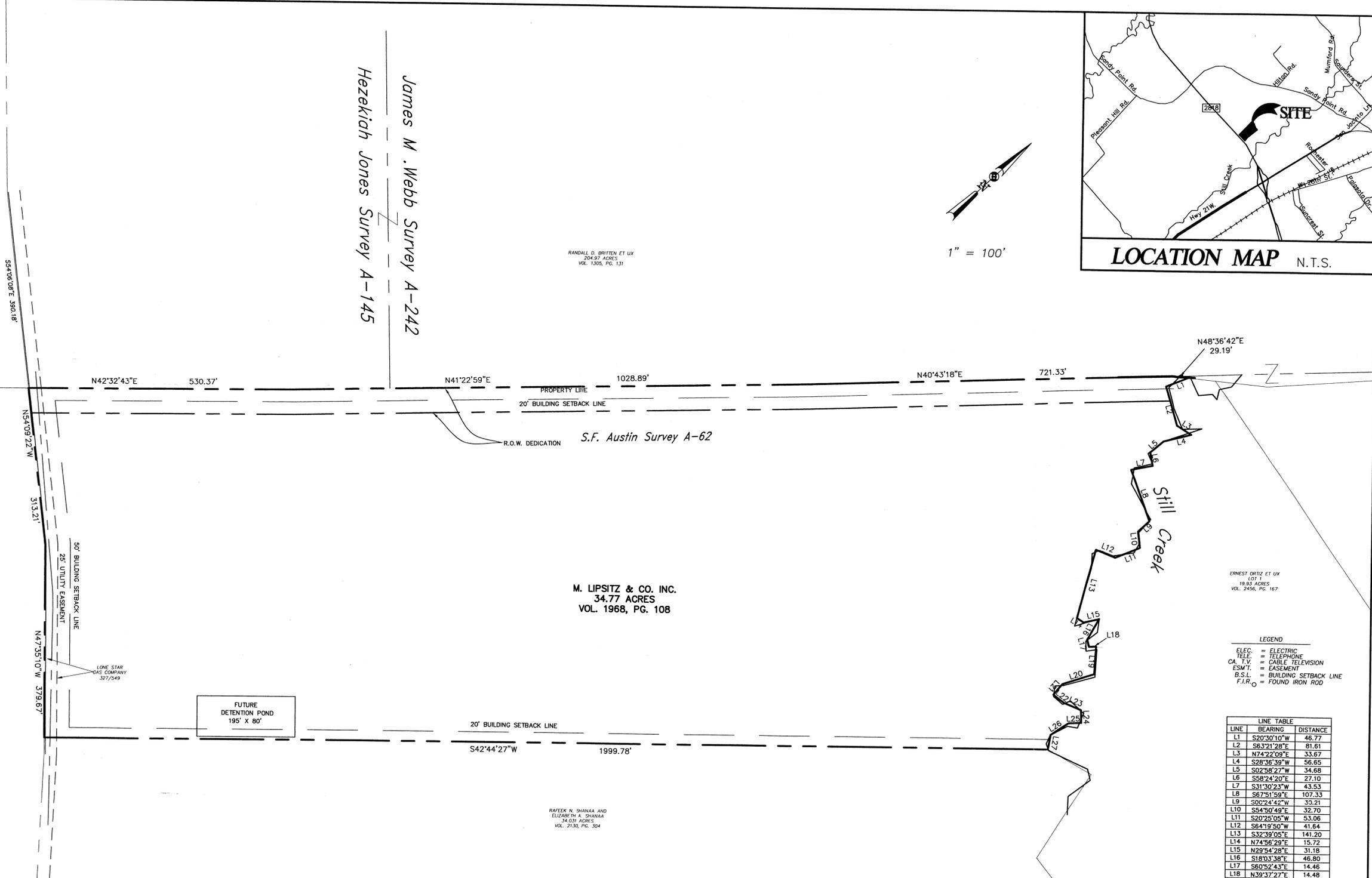
Rev.

**MATKIN-HOOVER ENGINEERING, INC.**

P.O. BOX 54  
8 SPENCER ROAD, SUITE 100  
BOERNE, TEXAS 78006  
PH: 830-249-0600

CIVIL ENGINEERS  
LAND PLANNERS  
CONSULTANTS

FM 2818  
(VARIABLE WIDTH R.O.W.)



RANDALL D. BRITTON ET UX  
204.57 ACRES  
VOL. 1305, PG. 131

James M. Webb Survey A-242  
Hezekiah Jones Survey A-145

M. LIPSITZ & CO. INC.  
34.77 ACRES  
VOL. 1968, PG. 108

RAFEK N. SHANAA AND  
ELIZABETH A. SHANAA  
34.031 ACRES  
VOL. 2130, PG. 304

ERNEST ORTIZ ET UX  
18.95 ACRES  
VOL. 2456, PG. 167

- LEGEND
- ELEC. = ELECTRIC
  - TELE. = TELEPHONE
  - CA. TV. = CABLE TELEVISION
  - ESM.T. = EASEMENT
  - B.S.L. = BUILDING SETBACK LINE
  - F.I.R.O. = FOUND IRON ROD

LINE	BEARING	DISTANCE
L1	S20°30'10"W	46.77
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L7	S31°30'23"W	43.53
L8	S67°51'59"E	107.33
L9	S00°24'42"W	33.21
L10	S54°50'49"E	32.70
L11	S20°26'05"W	53.06
L12	S64°19'50"W	41.64
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L23	N64°33'00"E	37.00
L24	S49°05'08"E	25.14
L25	S40°36'37"W	25.07
L26	S09°08'47"W	42.72
L27	S37°13'42"E	29.24

**PRELIMINARY PLAT ESTABLISHING TEXAS WASTE MANAGEMENT SERVICES**

BEING A 34.775 ACRE TRACT, A PART OF THE S.F. AUSTIN SURVEY, ABSTRACT 62, BRAZOS COUNTY, TEXAS, BEING ALL OF A 34.775 ACRE TRACT CONVEYED TO M. LIPSITZ & CO. INC. BY DEED RECORDED IN VOLUME 1968, PAGE 108 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BRAZOS

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE BRYAN PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

THIS PLAT OF TEXAS WASTE MANAGEMENT SERVICES HAS BEEN SUBMITTED TO THE CITY OF BRYAN, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY: \_\_\_\_\_ DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS  
COUNTY OF BRAZOS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER  
DULY AUTHORIZED AGENT

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

NOTARY PUBLIC  
BRAZOS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BRAZOS

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ OF SAID COUNTY, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, BRAZOS COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

Received  
MAY 12 2006  
Development & Engineering Services

PRELIMINARY PLAT FOR TEXAS WASTE MANAGEMENT SERVICES BRYAN, TEXAS

PP06-09

JOB NO. 2209.00  
DATE MAY 2006  
DESIGNED CDM  
CHECKED JDC  
SHEET 1 OF 1