

CERTIFICATION OF THE SURVEYOR:  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, MICHAEL R. MCCLURE, Registered Public Surveyor No. 2859  
 in 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.



*Michael R. McClure*  
 Registered Public Surveyor

A CERTIFICATE BY THE ENGINEER:  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, MICHAEL R. MCCLURE, Registered Professional Engineer  
 No. 32740 in the State of Texas, hereby certify that proper  
 engineering consideration has been given this plat.



*Michael R. McClure*  
 Registered Professional Engineer

NOW or FORMERLY  
 WALTER A. RIDDLE, TRUSTEE  
 REMAINDER OF 717.324 Acre Tract  
 (unplatted)

**NOTE:**  
 1. XXX - Indicates 100 Year Flood  
 Elevation at Each Lot.  
 2. The 100 Year Flood Hazard Information  
 Was Obtained From the U.S. Corps of  
 Engineers Study of Thompson Creek and  
 Tributaries, December, 1975.

A Certificate of Approval as follows:  
 "This subdivision plat was duly approved by the Com-  
 missioners' Court of Brazos County, Texas, as the  
 Final Plat of such subdivision on the 24th day of  
MAY, 1982.  
 Signed this the 31st day of January, 1983  
*R. J. Jackson*  
 County Judge  
 Brazos County

**FIELD NOTES**  
 Being all that certain tract or parcel of land lying and  
 being situated in the S. F. AUSTIN LEAGUE NO. 9 in Brazos  
 County, Texas, and being all of that tract 31.437 acre  
 tract of land conveyed to Texas Industrial Builders by  
 Walter A. Riddle, Trustee by deed recorded in Volume 501  
 Page 33 of the Deed Records of Brazos County, Texas and  
 being more particularly described by metes and bounds as  
 follows:  
 BEGINNING: at an iron rod found at a fence corner marking  
 the most easterly corner of said 31.437 acre tract, said  
 iron rod also being in the northwest right-of-way of State  
 Highway No. 21, said corner also being the south corner of  
 the Tommy Smith 2.90 acre tract;  
 THENCE: along the beforementioned northwest right-of-way  
 line of State Highway No. 21 as follows:  
 S 60° 31' 57" W - 1284.16 feet to a found concrete  
 right-of-way marker; and S 60° 29' 08" W - 808.26  
 feet to an iron rod set for corner;  
 THENCE: N 40° 13' 07" W - 756.18 feet to an iron rod for  
 corner;  
 THENCE: N 60° 29' 08" E - 987.77 feet to an iron rod for  
 corner;  
 THENCE: S 41° 14' 14" E - 99.65 feet to an iron rod for  
 corner;  
 THENCE: N 60° 29' 08" E - 800.00 feet to an iron rod for  
 corner; said iron rod also being in the southwest line of  
 the City of Bryan Sewage Treatment Plant 7.66 acre tract;  
 THENCE: S 41° 14' 14" E - 273.51 feet along said City of  
 Bryan tract to an iron rod found at a fence corner for  
 corner; said iron rod also marking the south corner of the  
 City of Bryan tracts;  
 THENCE: N 44° 39' 19" E - 184.74 feet and N 45° 04' 18" E -  
 67.32 feet to a fence corner; said corner also being the  
 most northeasterly corner of the said 31.437 acre tract and  
 the west corner of the Tommy Smith 2.90 acre tract;  
 THENCE: S 45° 20' 00" E - 464.58 feet along an old fence  
 to the PLACE OF BEGINNING and containing 31.437 acres of  
 land, more or less, according to a survey made under the  
 supervision of Michael R. McClure, Registered Public  
 Surveyor, No. 2859 in April, 1982.

**BENCH MARK**  
 U.S.C. & G.S. Disk Stamped "T-900 1944"  
 Approx. 205' W. of Gravel Road Entrance to  
 Texas A & M Turf Farm.  
 El. = 275.209

CERTIFICATION BY THE COUNTY CLERK:  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Frank Boruskie 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 10th day of February,  
 1983, in the Deed Records of Brazos County in Volume 564 Page 215.

*Frank Boruskie by Cheryl Thompson*  
 County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING COMMISSION:  
 I, ROGER JACKSON, Chairman for the City  
 Planning Commission of the City of Bryan, State of Texas, hereby certify  
 that the attached plat was duly filed for approval with the City Planning  
 Commission of the City of Bryan on the 15th day of APRIL,  
 1982 and same was duly approved on the 6th day of MAY,  
 1982 by said Commission.

*Roger Jackson*  
 Chairman, City Planning Commission  
 Bryan, Texas

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, (W. T. W.) FRANK THURMOND, PRES. BRYAN CONSTE. CO, HAS TEXAS INDUS. BLDG.  
 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, us) in the  
 Deed Records of Brazos County in Volume 504 Page 33, and  
 designated herein as the WEST LOOP INDUSTRIAL PARK PHASE ONE  
 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.

*Frank Thurmond*  
 Owner  
*J. S. Linder*  
*John R. Rouse*  
 Lienholder Approval

CERTIFICATION BY THE DIRECTOR OF PLANNING  
 I, the undersigned, Director of Planning 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.

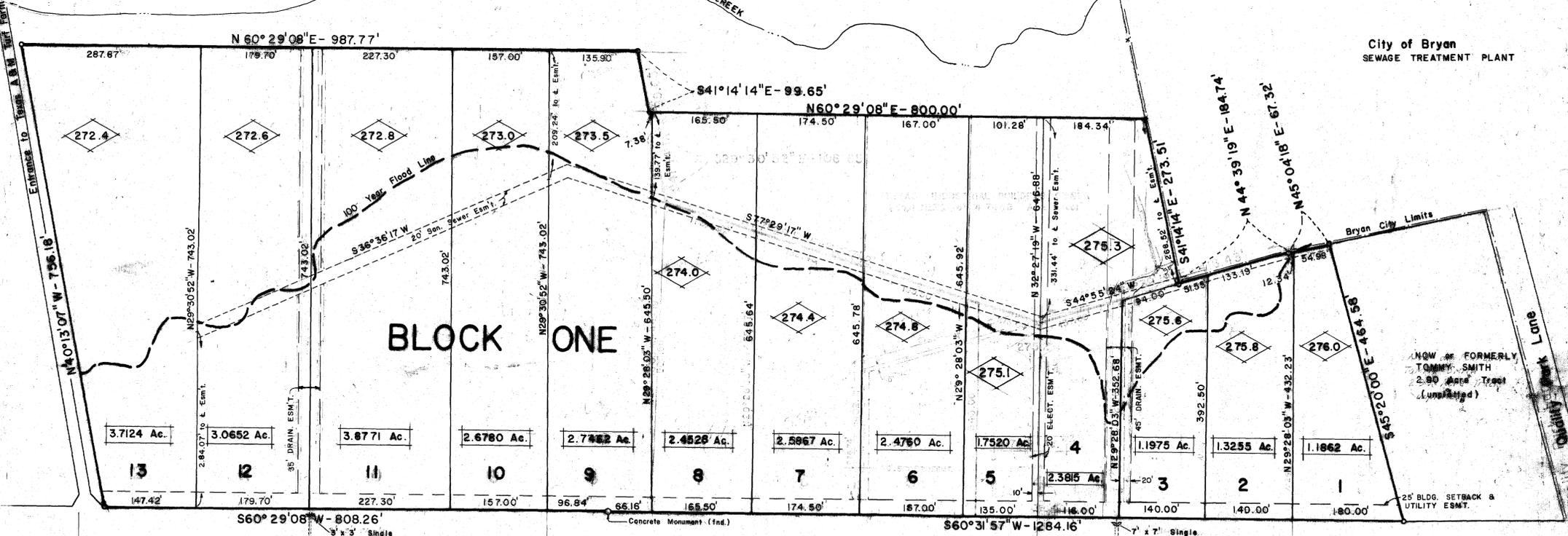
*Cliff Miller*  
 Director of Planning  
 Bryan, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared  
Frank Thurmond, 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 and consideration therein stated.  
 Given under my hand and seal of office this 3rd day of May,  
 1982.

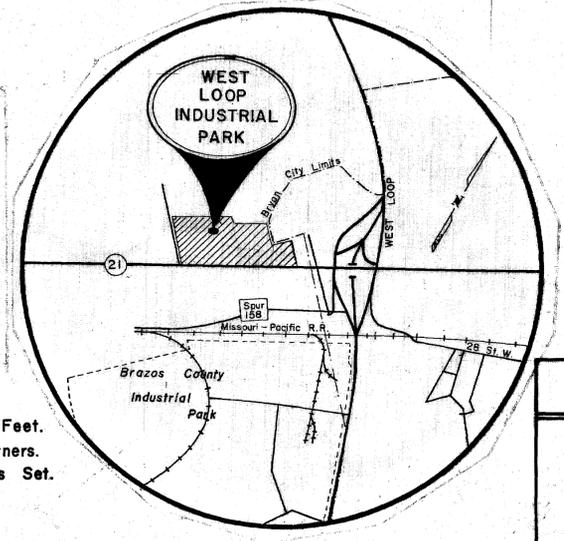
*Carmae Albritton*  
 Notary Public in and for Brazos  
 County, Texas

**GENERAL NOTES:**  
 1. Min. Side Yard Setback Five (5) Feet.  
 2. Iron Rods Are Set At All Lot Corners.  
 3. —○— Indicates Concrete Monuments Set.

A Certificate of Mortgage, if any, as follows:  
 "The undersigned, holder of a deed of trust lien  
 or other encumbrance against the property subdivided  
 herein hereby joins in the dedication of all streets,  
 alleys, parks, and utility easements to the public,  
 as set forth in the Owner's Certificate hereon.  
 Dated this 3rd day of MAY, 1982.  
*First Bank & Trust, Bryan, Texas*  
 Mortgagee



State Highway No. 21  
 (140' R.O.W. — 60' Pavement)



LOCATION MAP  
 N.T.S.

253297

**FILED**  
 FEB 1 1983  
 COUNTY CLERK, BRAZOS COUNTY, TEXAS

**31.4373 Acres**  
 NOTE: UTILITIES EXTENDED TO THIS DEVELOP-  
 MENT BY THE CITY OF BRYAN SHALL BE  
 SUBJECT TO THE UTILITIES EXTENSION  
 POLICY OF THE CITY AS ADOPTED ON  
 JANUARY 11, 1982 AND ANY AMENDMENTS  
 THERETO.

LAND USE: Light Industry

**FINAL PLAT**

**WEST LOOP INDUSTRIAL PARK  
 PHASE ONE**

S.F. AUSTIN LEAGUE NO. 9  
 BRAZOS COUNTY, TEXAS  
 JANUARY 1983

OWNER & DEVELOPER:  
 BRYAN CONSTRUCTION CO., INC.  
 TEXAS INDUSTRIAL BUILDERS  
 1722 BRANSON/ SWEET RD.  
 BRYAN, TEXAS 77801  
 PREPARED BY:  
 MCCLURE ENGINEERS INC.  
 1722 BRANSON/ SWEET RD.  
 BRYAN, TEXAS 77801