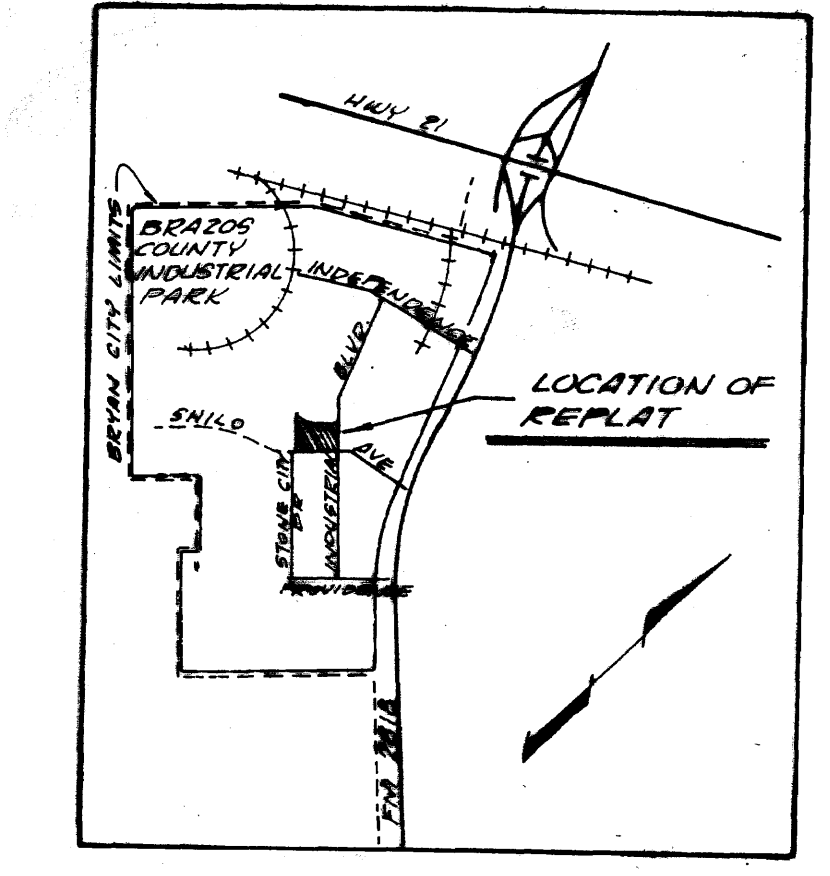
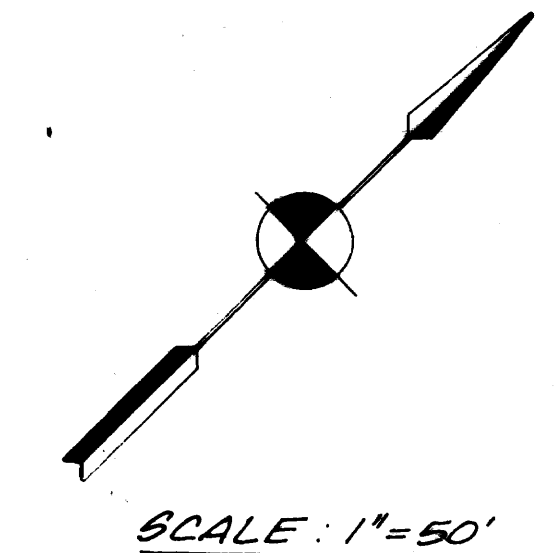


NOTE: SECTION 14 J OF THE SUBDIVISION CONTROL ORDINANCE WILL BE MET AT THE TIME THE SITE PLAN IS PRESENTED FOR APPROVAL.

FILED
1986 AUG 28 AM 11:15
COUNTY CLERK
JAMES McCREARY
369794



STATE OF TEXAS : **VICINITY MAP**
COUNTY OF BRAZOS :
SCALE: 1"=2000'
Before me, the undersigned authority, on this day personally appeared Kenneth L. Kleckley, 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 7th day of August, 1986.

Clara Winder
Notary Public
State of Texas
Commission Expires: 5-31-89

STATE OF TEXAS :
COUNTY OF BRAZOS :
Before me, the undersigned authority, on this day personally appeared Bonnie Weber / David Weber, known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 7th day of August, 1986.

Clara Winder
Notary Public
State of Texas
Commission Expires: 5-31-89

ORIGINAL PLAT

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 standards and specifications set forth in this Ordinance.

[Signature]
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION
I, I. G. Kenny Mallard, Jr., Chairman of 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 28th day of AUGUST, 1986, and same was duly approved on the 28th day of AUGUST, 1986, by said commission.

[Signature]
Chairman
City Planning Commission
Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK
I, Frank Boriskie, County Clerk in and for Brazos County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 28th day of AUGUST, 1986, in the Deed Records of Brazos County in Volume 212, Page 527.

[Signature]
County Clerk
Brazos County, Texas

CERTIFICATE BY THE SURVEYOR
STATE OF TEXAS :
COUNTY OF BRAZOS :
I, Avin H. Winder, Registered Public Surveyor No. 3856 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.

[Signature]
A. H. (Holland) Winder
R. P. S. No. 3856

CERTIFICATE BY THE ENGINEER
STATE OF TEXAS :
COUNTY OF BRAZOS :
I, Avin H. Winder, Registered Professional Engineer No. 23313 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

[Signature]
A. H. (Holland) Winder
P. E. No. 23313

LEGAL DESCRIPTION OF LOT 4, BLOCK 4, BRAZOS COUNTY INDUSTRIAL PARK, PHASE III (3.9366 ACRES) STEPHEN F. AUSTIN LEAGUE No. 9 BRAZOS COUNTY, TEXAS
BEING all of Lot 4, Block 4, Brazos County Industrial Park, Phase III according to the plat recorded in Volume 500, Page 917 Deed Records of Brazos County and further being a 3.9366 acre tract or parcel of land lying and being situated in the Stephen F. Austin League No. 9, Brazos County, Texas and being a portion of the tract of land conveyed from Quality Park, Inc. to National Convenience Stores Incorporated by deed dated March 31, 1969 as recorded in Volume 277, Page 456 Deed Records of Brazos County and a portion of the tract of land conveyed to the Brazos County Industrial Foundation by National Convenience Stores Incorporated by deed dated July 31, 1969 as recorded in Volume 280, Page 141 Deed Records of Brazos County and also being all of a 2.8108 acre tract of land conveyed to W.P. Scamardo by the Brazos County Industrial Foundation Inc. by deed dated July 8, 1976 as recorded in Volume 355, Page 483 Deed Records of Brazos County being the same tract of land conveyed to Brazos Valley Machine Works, Inc. by W.P. Scamardo by deed dated November 3, 1981 as recorded in Volume 493, Page 857 Deed Records of Brazos County and all of a 1.128 acre tract conveyed to Brazos Valley Machine Works, Inc. by Brazos County Industrial Foundation, Inc. by deed dated April 7, 1982 as recorded in Volume 516, Page 248 Deed Records of Brazos County. Said Lot 4, Block 4 being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the southwest right-of-way line of Industrial Boulevard with the northwest right-of-way line of Shiloh Avenue as shown on the plat of the Brazos County Industrial Park, Phase III, recorded in Volume 500, Page 917 Deed Records of Brazos County;
THENCE S 44° 45' 52" W along the northwest right-of-way line of Shiloh Avenue crossing an iron rod set at 415.54 feet marking the northeast right-of-way line of a 100 foot wide power line easement, continuing for a total distance of 465.62 feet to an iron rod found for the southwest corner of this 3.9366 acre tract, said point marks the centerline of the above mentioned 100 foot wide power line easement;
THENCE N 48° 18' 52" W along the centerline of the 100 foot wide power line easement for a distance of 130.39 feet to an iron rod set for the northwest corner of this 3.9366 acre tract, said corner marks the intersection of the centerline of the power line easement with the centerline of a 100 foot wide drainage easement of Cottonwood Creek;
THENCE S 82° 07' 04" E along the centerline of the 100 foot drainage easement for a distance of 130.39 feet to a point, for corner marking the southwest corner of a 3.9366 acre tract of land conveyed to the City of Bryan by the Brazos County Industrial Foundation Inc., as recorded in Volume 448, Page 128 Deed Records of Brazos County, said point also being the Point of Curvature of a curve to the left, having a central angle of 53° 07' 04" and a radius of 200.95 feet;
THENCE along said curve to the left marking the southeast property line of the above referenced City of Bryan 3.9366 acre tract and the northwest property line this 3.9366 acre tract, an arc distance of 185.47 feet, the chord bears N 71° 19' 24" E a distance of 178.90 feet, to the point of tangency of said curve, the curve also being the centerline of the 100 Foot wide drainage easement;

REVISED PLAT

JOINT OWNERS ACKNOWLEDGEMENT AND DEDICATION
STATE OF TEXAS :
COUNTY OF BRAZOS :

We, Kenneth L. Kleckley, and Brazos Valley Machine Works, Inc., owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Vol. 227, Page 222, and Vol. 500, Page 917, and designated herein as Lot 4A, Block 4, Brazos County Industrial Park, Phase III, and Lot 4, Block 4, Brazos County Industrial Park Phase III, respectively, in the City of Bryan, Texas and whose names are 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 purposes and considerations therein expressed.

[Signature]
Kenneth L. Kleckley
Owner
[Signature]
Bonnie Weber - Co. Owner
Brazos Valley Machine Works, Inc.
[Signature]
David A. Weber - Pres./Co. Owner
Brazos Valley Machine Works, Inc.

Legal Description Continued
THENCE N 44° 45' 52" E continuing along the centerline of the 100 foot wide drainage easement said centerline being the southeast property line of the City of Bryan 3.9366 acre tract and the northwest property line this 3.9366 acre tract for a distance of 237.25 feet to a point for corner in the southwest right-of-way line of Industrial Boulevard;
THENCE S 48° 18' 52" E along the southwest right-of-way line of Industrial Boulevard for a distance of 348.49 feet to the PLACE OF BEGINNING and containing 3.9366 acres of land, more or less.

Prepared from an actual survey made on the ground under my supervision in January, 1986.
[Signature]
A. H. (Holland) Winder, R. P. S. No. 3856

A REPLAT OF
LOT 4, BLOCK 4
BRAZOS CO. INDUSTRIAL PARK
PHASE III
VOL. 500, PG. 917
S. F. AUSTIN LEAGUE No. 9, A-62
BRAZOS COUNTY, TEXAS
LAND USE: COMMERCIAL
3.9366 ACRES

OWNER
KENNETH L. KLECKLEY
1640 SHILOH
BRYAN, TEXAS 77803
WINDER AND ASSOCIATES
ENGINEERS INC.
1700 KYLE SOUTH SUITE 130 COLLEGE STATION, TX. 683-6780
A REPLAT OF LOT 4, BLK. 4
BRAZOS CO. INDUSTRIAL PARK
BRAZOS COUNTY, TEXAS
SCALE: 1"=50'
DATE: JAN. 1986
W & A JOB NO. 185-D11
SHEET: 1/1