

N 21' 11' 59" W 50.03 S 68' 48' 27" W

MORTON, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 7645, Page 119, 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.

STATE OF TEXAS COUNTY OF Bratos

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

Given under my hand and seal of office this 14 day of October

Ana Katrleen Sunder

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, <u>BRAD_KERR</u>, Registered Professional Land Surveyor No. <u>4502</u>, 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.





ANNA KATHLEEN SANDERS
Notary Public, State of Texas
My Commission Expires

My Commission Expires

JULY 01, 2012

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 28th, day of 25th, 20 08.

APPROVAL OF THE PLANNING & ZONNING COMMISSION

, John R Clark ..., 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 & Zoning Commission of the City of Bryan on the Eday of Sancry. 2008 and same was duly approved on the

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS

Karen Mª Quaen ____, County Clerk, in and for said county, certificates of authentication was filed

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 9, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND CALLED 6.767 ACRES AS DESCRIBED BY A DEED TO RICKY J. PALASOTA AND WIFE, ELAINE PALASOTA, RECORDED IN VOLUME 1336, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE EAST LINE OF FM 2818 (HARVEY MITCHELL PARKWAY - VARIABLE WIDTH R.O.W.) MARKING THE SOUTH CORNER OF SAID 6.767 ACRE TRACT AND A WEST CORNER OF THE REMAINDER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO L.C. CUNNINGHAM RECORDED IN VOLUME 280, PAGE 284 OF THE DEED. RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 21E 19' 03" W ALONG THE EAST LINE OF FM 2818 FOR A DISTANCE OF 76.36 FEET TO A POINT MARKING THE SOUTH CORNER OF A CALLED 30 FOOT BY 50 FOOT LEASE TRACT TO LONE STAR GAS COMPANY AS REFLECTED IN VOLUME 1336, PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS,

THENCE: ALONG THE COMMON LINE OF SAID 6.767 ACRE TRACT AND SAID LEASE TRACT FOR THE FOLLOWING CALLS:

N 69E 05' 12" E FOR A DISTANCE OF 30.00 FEET TO A POINT;

N 21E 11' 28" W FOR A DISTANCE OF 50.06 FEET TO A POINT;

THE NORTH CORNER OF SAID 6.767 ACRE TRACT;

IS 68E 46' 27" WIFOR A DISTANCE OF 30.17 FEET TO A POINT ON THE FAST LINE OF FM 2818;

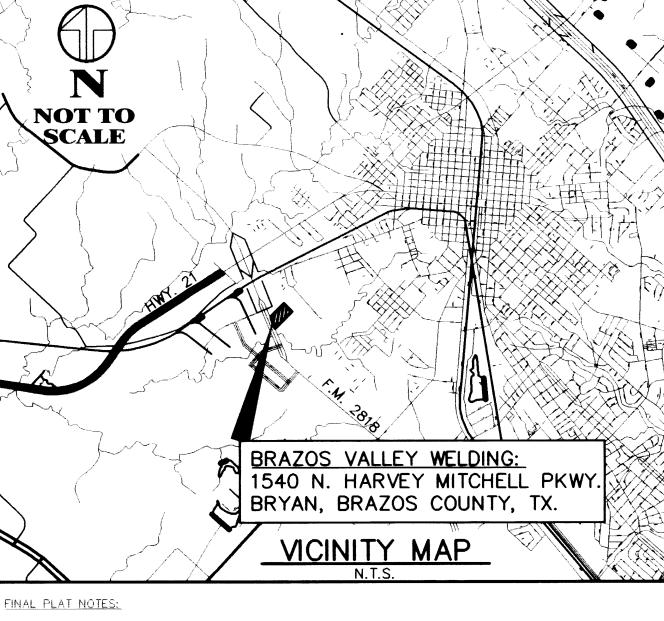
THENCE: N 21E 09' 36" W ALONG THE EAST LINE OF FM 2818 FOR A DISTANCE OF 182.33 FEET TO A 34 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE; THENCE: N OSE 23' 14" W CONTINUING ALONG THE EAST LINE OF FM 2818 FOR A DISTANCE OF 125.72 FEET TO A 1 INCH.

IRON PIPE FOUND MARKING THE WEST CORNER OF SAID 6.767 ACRE TRACT AND THE SOUTH CORNER OF AMTEX SUBDIVISION

ACCORDING TO THE PLAT RECORDED IN VOLUME 495, PAGE 449 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS: THENCE: N 43E 35' 01" E ALONG THE COMMON LINE OF SAID 6.767 ACRE TRACT AND AMTEX SUBDIVISION FOR A DISTANCE OF 630.02 FEET TO A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF NOWSCO SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 470. PAGE 871 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING

THENCE: S 46E 24' 38" E ALONG THE COMMON LINE OF SAID 6.767 ACRE TRACT AND NOWSCO SUBDIVISION FOR A DISTANCE OF 410.01 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE FAST CORNER OF SAID 6.767 ACRE TRACT AND AN INTERIOR CORNER OF SAID CUNNINGHAM TRACT;

THENCE: S 46E 01' 14" W ALONG THE COMMON LINE OF SAID 6.767 ACRE TRACT AND SAID CUNNINGHAM TRACT FOR A DISTANCE OF 844.55 FEET TO THE <u>POINT OF BEGINNING</u> CONTAINING 6.767 ACRES OF LAND AS SURVEYED ON THE GROUND SEPTEMBER 2006. THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF SAID 6.767 ACRE



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

THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM OMMUNITY PANEL NO. 480410 01290, JULY 2, 1992.

BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.. BASIS OF BEARING: NORTH ORIENTATION IS BASED ON HONORING THE DEED CALL BEARING FOR THE

SOUTHEAST PROPERTY LINE, AS RECORDED IN VOLUME 1336, PAGE 39 (O/D.R.B.C.T.).

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

THE TRACT OF LAND IS CURRENTLY VACANT AND UNDEVELOPED. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONNING AT THE TIME OF DEVELOPMENT.

Filed for Record ins BRAZOS COUNTY On: Oct 29,2008 at 11:074 Å5 8 Plats

Opcument Number: 01013323

STATE OF TEXAS COUNTY OF BRAZOS I hereby certify that this instrument was Tiled on the date and time stamped hereon by me and was duls recorded in the valume and pase

ceipt Number - 353078

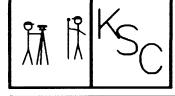
<u>of the Official Public records of E</u> · BRAZOS COUNTY

<u>— as stamped hereon by we.</u> Oct 29:2008

> HONORABLE KAREN MCQUEEN, COUNTY CLERK BRAZOS COUNTY

FINAL PLAT **BRAZOS VALLEY** WELDING LOT 1, BLOCK ONE

CALLED 6.767 ACRE TRACT (VOLUME 1336, PAGE 39) STEPHEN F. AUSTIN LEAGUE #9, A-62 BRYAN, BRAZOS COUNTY, TEXAS SURVEYED: NOVEMBER 21, 2007



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



PROPERTY OWNER BRAZOS VALLEY WELDING SUPPLY c/o RICKY MORTON 415 SOUTH FRAZIER CONROE, TX 77301 OFF: (936) 539-3124 FAX: (936) 539-3167

1391 SEAMIST LANE <77845> POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com

OFFICE - (979) 690-0329 FAX - (979) 690-0329

FILENAME: 0329FP1A | SCALE: 1" = 40" SUBMITTAL DATE: JANUARY 2, 2008 DRAWN BY: A.J.B. CHECKED BY: BRAD KERR FIELD BOOK: N/A PAGES: N/A

RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO. 223 - 0329

Karen Mc Queen
County Clerk, Brazos County, Texas

By: Subie L Cohen
Deputy Clerk