



**FINAL PLAT NOTES:**

- (O.D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- THIS PLAT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON FEMA - FIRM COMMUNITY PANEL NO. 48041C 0129C, 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.).
- NEITHER PARKLAND DEDICATION NOR OVERSIC PARTICIPATION APPLIES TO THIS SUBDIVISION.
- 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 ZONING AT THE TIME OF DEVELOPMENT.

Filed for Record in  
BRAZOS COUNTY  
On Oct 29, 2008 at 11:07A  
As a  
Plat  
Document Number: 01013323  
Amount: \$8,000  
Receipt Number: 3943078  
By: Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
of the Official Public Records of:

BRAZOS COUNTY  
as stamped hereon by me.  
Oct 29, 2008  
HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

**LINE TABLE**

LINE LABEL	BEARING	LENGTH (FT)
L1	N 69° 05' 12" E	30.00
L2	N 21° 11' 59" W	50.03
L3	S 68° 48' 27" W	30.17

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF Brazos  
I, ROY 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.

Ray Morton  
Roy Morton, Owner

STATE OF TEXAS  
COUNTY OF Brazos  
Before me, the undersigned authority, on this day personally appeared Ray Morton, 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 purpose stated.  
Given under my hand and seal of office this 14 day of October, 2008.

Anna Kathleen Sanders  
Notary Public

**CERTIFICATION OF THE SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, BRAD KERR, Registered Professional Land Surveyor No. 4502, 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.

Brad Kerr  
BRAD KERR, RPLS No. 4502

**APPROVAL OF THE CITY PLANNER**

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 23rd day of October, 2008.

Keri Russell  
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 28th day of October, 2008.

W Paul Logan  
City Engineer, Bryan, Texas

**APPROVAL OF THE PLANNING & ZONING COMMISSION**

I, 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 14th day of January, 2009 and same was duly approved on the 14th day of April, 2009 by said Commission.

J.R. Clark  
Chairman, Planning & Zoning Commission, Bryan, Texas

**CERTIFICATION OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat, together with its certificate of authentication, was filed for record in my office the 29th day of October, 2008, in the Official Records of Brazos County, Texas, in Volume 8851, Page 92.

Karen McQueen  
County Clerk, Brazos County, Texas  
By: Susie L. Cohen  
Deputy Clerk

METES AND BOUNDS DESCRIPTION OF A 6.767 ACRE TRACT STEPHEN F. AUSTIN LEAGUE #9, A-4 BRYAN, BRAZOS COUNTY, TEXAS.

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 4 WEST CORNER OF THE REMAINDER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO I.C. CUNNINGHAM RECORDED IN VOLUME 280, PAGE 284 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: N 21° 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 69° 05' 12" E FOR A DISTANCE OF 30.00 FEET TO A POINT;  
N 21° 11' 59" W FOR A DISTANCE OF 50.06 FEET TO A POINT;

S 68° 48' 27" W FOR A DISTANCE OF 30.17 FEET TO A POINT ON THE EAST LINE OF FM 2818;  
THENCE: N 21° 09' 36" W ALONG THE EAST LINE OF FM 2818 FOR A DISTANCE OF 182.33 FEET TO A 1/4 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE.

THENCE: N 05° 23' 14" W CONTINUING ALONG THE EAST LINE OF FM 2818 FOR A DISTANCE OF 125.72 FEET TO A 1/4 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 149 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 43° 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 THE NORTH CORNER OF SAID 6.767 ACRE TRACT;

THENCE: S 46° 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 EAST CORNER OF SAID 6.767 ACRE TRACT AND AN INTERIOR CORNER OF SAID CUNNINGHAM TRACT;

THENCE: S 46° 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 POINT OF BEGINNING 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 TRACT, 1336, 39.

**FINAL PLAT OF BRAZOS VALLEY WELDING LOT 1, BLOCK ONE A CALLED 6.767 ACRE TRACT (VOLUME 1336, PAGE 39) STEPHEN F. AUSTIN LEAGUE #9, A-4 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

**RME Consulting Engineers**

1391 SEAMIST LANE - 77845-  
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PROPERTY OWNER  
BRAZOS VALLEY WELDING SUPPLY  
c/o RICKY MORTON  
415 SOUTH FRAZIER  
CONROE, TX 77301  
OFF: (936) 539-3124  
FAX: (936) 539-3167

FILENAME: 0329EP1A 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