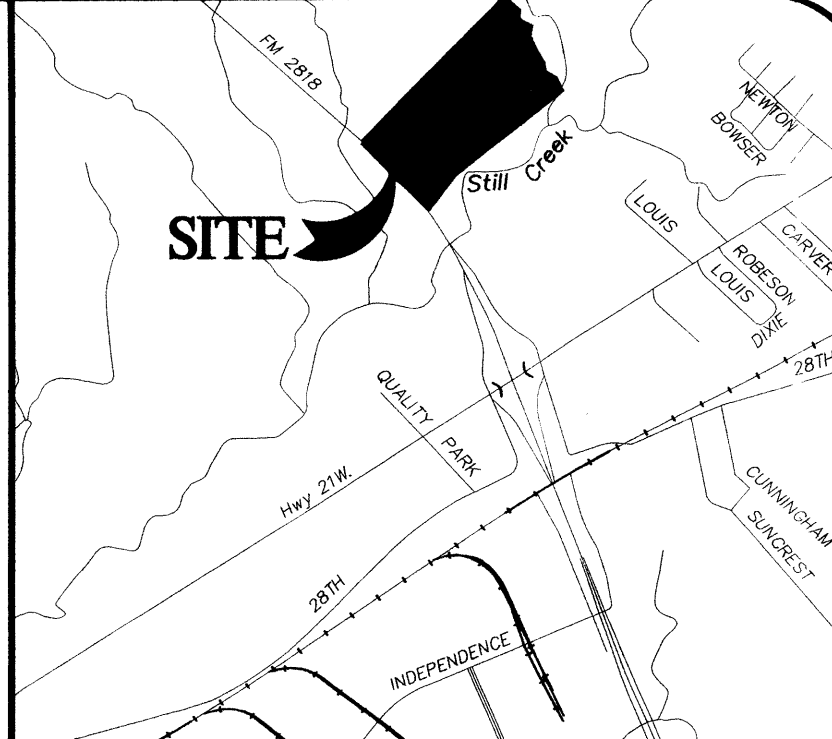


RANDALL D. BRITTEN ET UX
204.87 ACRES
VOL. 1305, PG. 131



LOCATION MAP

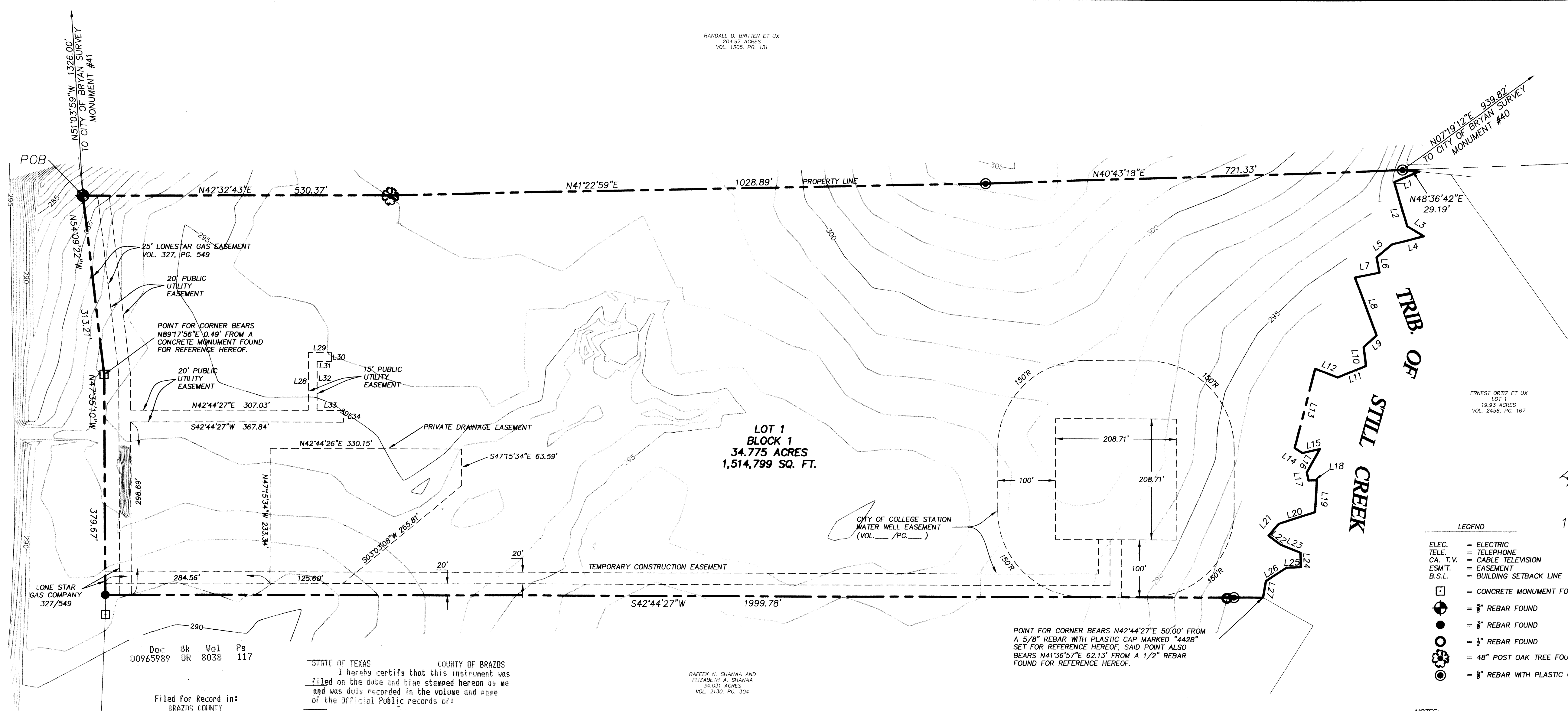
SCALE 1"=2000'

LINE TABLE with columns for LINE, BEARING, and DISTANCE. Lists 14 lines with their respective bearings and distances.

LEGEND defining symbols for ELEC. (Electric), TELE. (Telephone), CA. T.V. (Cable Television), ESM/T (Easement), B.S.L. (Building Setback Line), CONCRETE MONUMENT FOUND, 1/2" REBAR FOUND, 3/8" REBAR FOUND, 1/2" REBAR FOUND, 48" POST OAK TREE FOUND, and 1/2" REBAR WITH PLASTIC CAP MARKED "4428" SET.

1" = 100'

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



Doc Bk Vol Ps
00965989 DR 8038 117
Filed for Record in:
BRAZOS COUNTY
On: Jun 14, 2007 at 10:21A
As a
Plats
Document Number: 00965989
Amount \$8.00
Receipt Number - 318132
By:
Cathy Barcelona

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.
Jun 14, 2007
HONORABLE KAREN MCGREEN, COUNTY CLERK
BRAZOS COUNTY

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

STATE OF TEXAS
COUNTY OF BRAZOS

LAND DESCRIPTION
BEING a 34.775 acre tract, a part of the S.F. Austin Survey, Abstract 62, Brazos County, Texas, being a part of a called 34.77 acre tract described in a Deed of Trust between Bryan Iron & Metal Ltd. D/B/A Texas Commercial Waste and Timothy N. Bryan, Trustee by instrument recorded in volume 7685, page 100 of the Official Records of Brazos County, Texas. Said 34.775 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch rebar found in the Northeast margin of FM Highway 2818, the Southeast line of the Hazeliah Jones Survey, Abstract 145, the Northwest line of said Austin Survey, for the South corner of a 204.87 acre tract conveyed to Randall D. Britten et ux by deed recorded in volume 1305, page 131, the West corner of said 34.77 Bryan tract and the West corner hereof, said 5/8 inch rebar found bears South 54 deg. 06 min. 08 sec. East 390.18 feet from a concrete monument found for reference hereof;

THENCE with the Southeast line of said Jones Survey, the Southeast line of the James Webb Survey, Abstract 242, the Southeast line of said 204.87 acre Britten tract, the Northwest line of said Austin Survey, the Northwest line of said 34.77 Bryan tract as follows:
North 42 deg. 32 min. 43 sec. East 530.37 feet to a 48 inch post oak tree;
North 41 deg. 22 min. 59 sec. East 1028.89 feet to a 5/8 inch rebar with plastic cap marked "4428" set;
North 40 deg. 43 min. 18 sec. East 221.33 feet to a 5/8 inch rebar with plastic cap marked "4428" set for an angle corner hereof;

THENCE continuing with the Southeast line of said 204.87 acre Britten tract, the Northwest line of said 34.77 Bryan tract, North 48 deg. 36 min. 42 sec. East 29.19 feet to a point in the approximate centerline of Still Creek, for a West corner of a 19.93 acre Lot 1 conveyed to Ernest Ortiz et ux by deed recorded in volume 2456, page 167, the North corner of said 34.77 Bryan tract and the North corner hereof;

THENCE with the Southwest lines of said 19.93 acre Ortiz tract, the Northeast lines of said 34.77 Bryan tract, with the approximate centerline of Still Creek with its meanders as follows:
South 20 deg. 30 min. 10 sec. West 46.77 feet to a point;
South 18 deg. 21 min. 28 sec. East 81.61 feet to a point;
North 74 deg. 22 min. 09 sec. East 33.67 feet to a point;
South 28 deg. 36 min. 39 sec. West 56.65 feet to a point;
South 02 deg. 58 min. 27 sec. West 34.68 feet to a point;
South 58 deg. 24 min. 20 sec. East 27.10 feet to a point;
South 31 deg. 30 min. 23 sec. West 43.53 feet to a point;
South 67 deg. 51 min. 59 sec. East 107.33 feet to a point;
South 09 deg. 08 min. 42 sec. West 30.21 feet to a point;
South 54 deg. 50 min. 49 sec. East 32.70 feet to a point;
South 20 deg. 25 min. 05 sec. West 53.06 feet to a point;
South 64 deg. 19 min. 50 sec. West 41.64 feet to a point;
South 32 deg. 39 min. 05 sec. East 141.20 feet to a point;
North 74 deg. 56 min. 29 sec. East 15.72 feet to a point;
North 29 deg. 54 min. 28 sec. East 31.18 feet to a point;
South 18 deg. 03 min. 38 sec. East 46.80 feet to a point;
South 60 deg. 52 min. 43 sec. East 14.46 feet to a point;
North 39 deg. 37 min. 27 sec. East 14.48 feet to a point;
South 43 deg. 48 min. 34 sec. East 54.95 feet to a point;
South 24 deg. 34 min. 51 sec. West 66.07 feet to a point;
South 06 deg. 38 min. 27 sec. East 27.37 feet to a point;
North 79 deg. 18 min. 53 sec. East 26.29 feet to a point;
North 64 deg. 33 min. 00 sec. East 37.00 feet to a point;
South 49 deg. 05 min. 08 sec. East 25.14 feet to a point;
South 40 deg. 36 min. 37 sec. West 25.07 feet to a point;
South 09 deg. 08 min. 42 sec. West 42.72 feet to a point;
South 37 deg. 13 min. 42 sec. East 29.24 feet to a point for an angle corner of a 34.031 acre tract conveyed to Rafeek N. Shanaa and Elizabeth A. Shanaa by deed recorded in volume 2130, page 304, a South corner of said 19.93 acre Ortiz tract, the East corner of said 34.77 Bryan tract and the East corner hereof, said point bears North 42 deg. 44 min. 27 sec. East 50.00 feet from a 5/8 inch rebar with plastic cap marked "4428" set for reference hereof, said point also bears North 41 deg. 36 min. 57 sec. East 62.13 feet from a 1/2 inch rebar found for reference hereof;

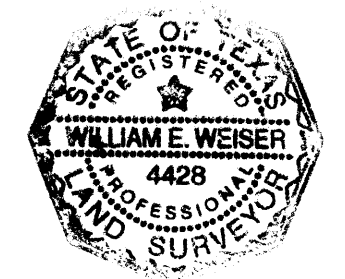
THENCE with the Northwest line of said 34.031 acre Shanaa tract, the Southeast line of said 34.77 Bryan tract, South 42 deg. 44 min. 27 sec. West 1999.78 feet to a 3/8 inch rebar found in the Northeast margin of FM Highway 2818, for the West corner of said 34.031 acre Shanaa tract, the South corner of said 34.77 Bryan tract and the South corner hereof, said 3/8 inch rebar found bears North 47 deg. 32 min. 08 sec. West 33.46 feet from a concrete monument found for reference hereof;

THENCE with the Northeast margin of FM Highway 2818, the Southwest line of said 34.77 Bryan tract as follows:
North 47 deg. 35 min. 10 sec. West 379.67 feet to a point for an angle corner hereof, said point bears North 89 deg. 17 min. 56 sec. East 0.49 feet from a damaged concrete monument found for reference hereof;
North 54 deg. 09 min. 22 sec. West 313.21 feet to the PLACE OF BEGINNING and containing 34.775 acres of land.

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.

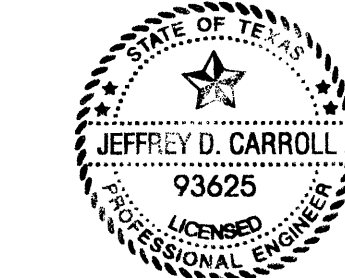
WILLIAM E. WEISER
PROFESSIONAL LAND SURVEYOR NUMBER 4428



CERTIFICATION OF THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS
I, Jeffrey D. Carroll, REGISTERED PROFESSIONAL ENGINEER NO. 93625 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.

JEFFREY D. CARROLL
REGISTERED PROFESSIONAL ENGINEER



APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Art Hughes, 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 13th DAY OF December, 2005, AND SAME WAS DULY APPROVED ON THE 13th DAY OF April, 2007, BY SAID COMMISSION.

ART HUGHES
CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, 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 13th DAY OF April, 2007.

KEVIN RUSSELL
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, 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 20th DAY OF April, 2007.

LINDA HUFF
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE), Melvin Lipsitz, 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.

MELVIN LIPSITZ
OWNER

STATE OF TEXAS
COUNTY OF MCLENNAN

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Melvin Lipsitz, 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 13 DAY OF April, A.D. 2007.

BERNICE R. PERRY
NOTARY PUBLIC, MCLENNAN COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McGreen, 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 14 DAY OF JUNE, 2007, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 8038, PAGE 117.

KAREN MCGREEN
COUNTY CLERK, BRAZOS COUNTY, TEXAS

By: Susie L. Cohen
Deputy Clerk

FINAL PLAT
TEXAS COMMERCIAL SUBDIVISION
LOT 1
BLOCK 1
34.775 ACRES
SF AUSTIN SURVEY A-62
VOL. 7685, PG. 100
BRYAN, BRAZOS COUNTY, TEXAS

OWNER:
BRYAN IRON AND METAL, LTD.
D/B/A TEXAS COMMERCIAL WASTE
P.O. BOX 645
BRYAN, TEXAS 77805
PHONE: (979) 775-7190

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

CIVIL ENGINEERS
LAND PLANNERS
CONSULTANTS

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