



LEGAL DESCRIPTION:
 0.92 ACRE (TRACT I) AND 1.50 ACRES (TRACT II) IN STEPHEN F. AUSTIN LEAGUES 9 & 10, ABSTRACT NOS. 62 & 63, BRYAN, BRAZOS COUNTY, TEXAS AS DESCRIBED IN VOLUME 3719, PAGE 266 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SURVEYED:
 NOVEMBER 7, 2005 BY
 JOHN E. PLEDGER, III,
 RPLS NO. 2183
 1500 S. DAY ST.
 BRENNAM, TEXAS 77833

ZONED:
 I - INDUSTRIAL

METES AND BOUNDS:
 ALL THAT CERTAIN TRACT OR PARCEL OF LAND, lying and being situated in both the Stephen F. Austin League No. 9, A-62 and the Stephen F. Austin League No. 10, A-63, Bryan, Brazos County, Texas and being all of the land described as Tracts I and II in a deed to Weatherford Door Co., Inc and Ronald W. Weatherford recorded in Volume 3719, Page 266 of the Official Public Records of Brazos County, Texas (D.P.R.B.C.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the southwest line of Business S.H. 6 (N. Texas Ave.) for the east corner of this tract, also being the east corner of the said Tract II, also being the north corner of the Ignacio M. Mosqueda 1.40-acre tract as recorded in Volume 3436, Page 237 (D.P.R.B.C.)

THENCE along the southeast line of this tract S 43°40'00" W, 304.70 feet to a 1/2" iron rod set for the south corner of this tract, also being the west corner of the said Mosqueda tract, also lying in the northeast line of the Southern Pacific Railroad;

THENCE along the northeast line of the said railroad N 50°30'00" W, 220.00 feet to a 1/2" iron rod set at the west corner of the said Tract II and the south corner of the said Tract I;

THENCE continuing along the northeast line of the said railroad N 50°30'00" W, 130.81 feet to a 1/2" iron rod set for the west corner of this tract, also being the west corner of the said Tract I, also being the south corner of the H. & A. Construction Co. 5.436-acre Tract One as recorded in Volume 805, Page 708 of the Deed Records of Brazos County, Texas;

THENCE along the northwest line of this tract N 39°30'56" E, 313.83 feet to a 1/2" iron rod set for the north corner of this tract, also being the north corner of the said Tract I, also being the east corner of the said H. & A. Construction Co. 5.436-acre tract, also lying in the southwest line of Business 6, a found 1/2" iron rod bears S 50°29'04" E, 0.81 feet;

THENCE along the southwest line of Business 6 S 48°57'58" E, 130.56 feet to a 1/2" iron rod found at the east corner of the said Tract I and the north corner of the said Tract II;

THENCE continuing along the southwest line of Business 6 S 48°21'00" E, 171.62 feet to a 1/2" iron rod set for an angle point in the northeast line of this tract;

THENCE continuing along the southwest line of Business 6 S 50°30'00" E, 70.84 feet to the PLACE OF BEGINNING containing 2.562 acres.

NOTES:
 THERE EXISTS AN UNLOCATABLE 10' RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN ACROSS BOTH TRACTS RECORDED IN VOLUME 100, PAGE 234 (D.P.R.B.C.) FOR PUBLIC UTILITIES.

THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YR FLOOD PLAIN BASED ON FEMA COMMUNITY PANEL NO. 480082 0004 B DATED MAY 19, 1981.

EXISTING BUILDINGS ENCRDACH SIDE LOT BUILDING SETBACKS AS OUTLINED IN THE SITE DEVELOPMENT REVIEW ORDINANCE, ARTICLE IV, DIVISION 1, SECTION 20-56.

WEATHERFORD ADDITION FINAL PLAT LOT 1, BLOCK 1 2.562 ACRES

MARCH 1, 2006

PROPERTY OWNER: WEATHERFORD DOOR CO., INC. & RONALD W. WEATHERFORD
 2700 N. TEXAS AVE.
 BRYAN, TEXAS 77803

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Karen McQueen, Chairman of the Planning and 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 29 day of August, 2006 and same was duly approved on the 29 day of August, 2006 by said Commission.

Karen McQueen
 Chairman, Planning & Zoning Commission
 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 29 day of August, 2006.

Karen McQueen
 City Engineer, Bryan, Texas

CERTIFICATION OF OWNERSHIP AND DEDICATION

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I (We), Raney Weatherford, the owner(s) and developer(s) of the land shown on this plat, being Tracts I and II as conveyed to me (us, it) in the Official Public Records of Brazos County in Volume 3719, Page 266, 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 hereon for the purposes identified.

Raney Weatherford
 Owner(s)

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I, Karen McQueen, 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 29 day of September, 2006, in the Official Public Records of Brazos County, Texas in Volume 3719, Page 266.

WITNESS my hand and official seal, at my office in Bryan, Texas.

Karen McQueen
 County Clerk
 Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I, John E. Pledger, III, Registered Professional Land Surveyor No. 2183 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.

John E. Pledger III
 Registered Professional Land Surveyor

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 28 day of August, 2006.

Kevin Russell
 City Planner, Bryan, Texas

Given under my hand and seal of office this 18 day of August, 2006

Marie M. Garcia
 Notary Public, State of Texas
 My Commission Expires
 FEBRUARY 12, 2008

Marie M. Garcia
 Notary Public, Brazos County, Texas



Pledger Kalkomey, Inc.
 Consulting Engineers

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