

APPROVAL OF THE PLANNING COMMISSION:

I **FRANK MURPHY (BY ROGER JACKSON)**, 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 1<sup>ST</sup> day of APRIL, 19 82 and same was duly approved on the 15<sup>TH</sup> day of APRIL, 19 82 by said Commission.

*Roger W. Jackson* (VICE CHAIRMAN, ACTING FOR CHAIRMAN)  
Chairman, City Planning Commission  
Bryan, Texas

FIELD NOTES

Being all that certain tract or parcel of land, lying and being situated in the S.F. Austin LEAGUE in Bryan, Brazos County, Texas, and being more particularly described as follows:

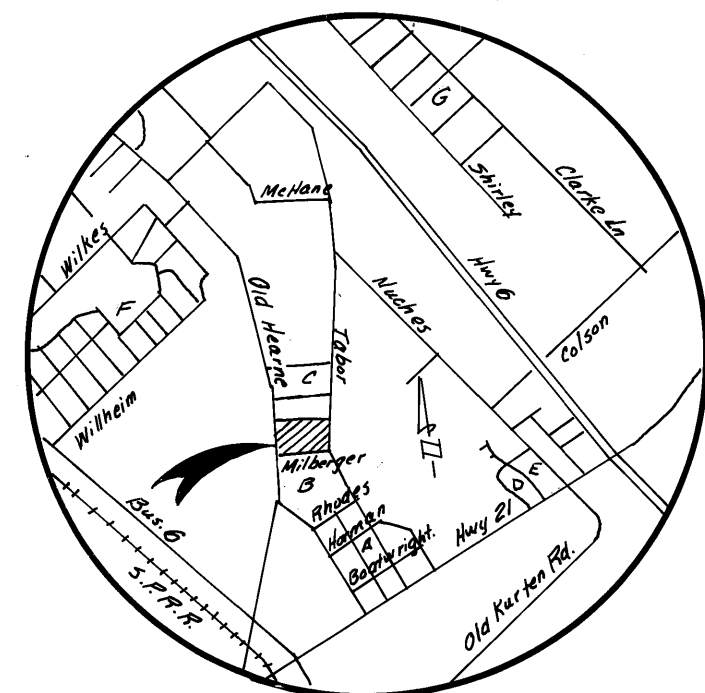
BEGINNING: at the intersection of the West right-of-way line of F.M. 974 and the North right-of-way line of Milberger Street;

THENCE: S 89°12'10" W - 321.79 feet and S 89°12'10" W - 321.41 feet along said Milberger Street line to an iron rod for corner in the East right-of-way line of Old Hearne Road;

THENCE: N 5°45'32" W - 433.20 feet along said Old Hearne Rd line to an iron rod for corner;

THENCE: N 82°45'22" E - 340.93 feet and N 89°12'10" E - 321.50 feet to an iron rod for corner in said FM, 974 line;

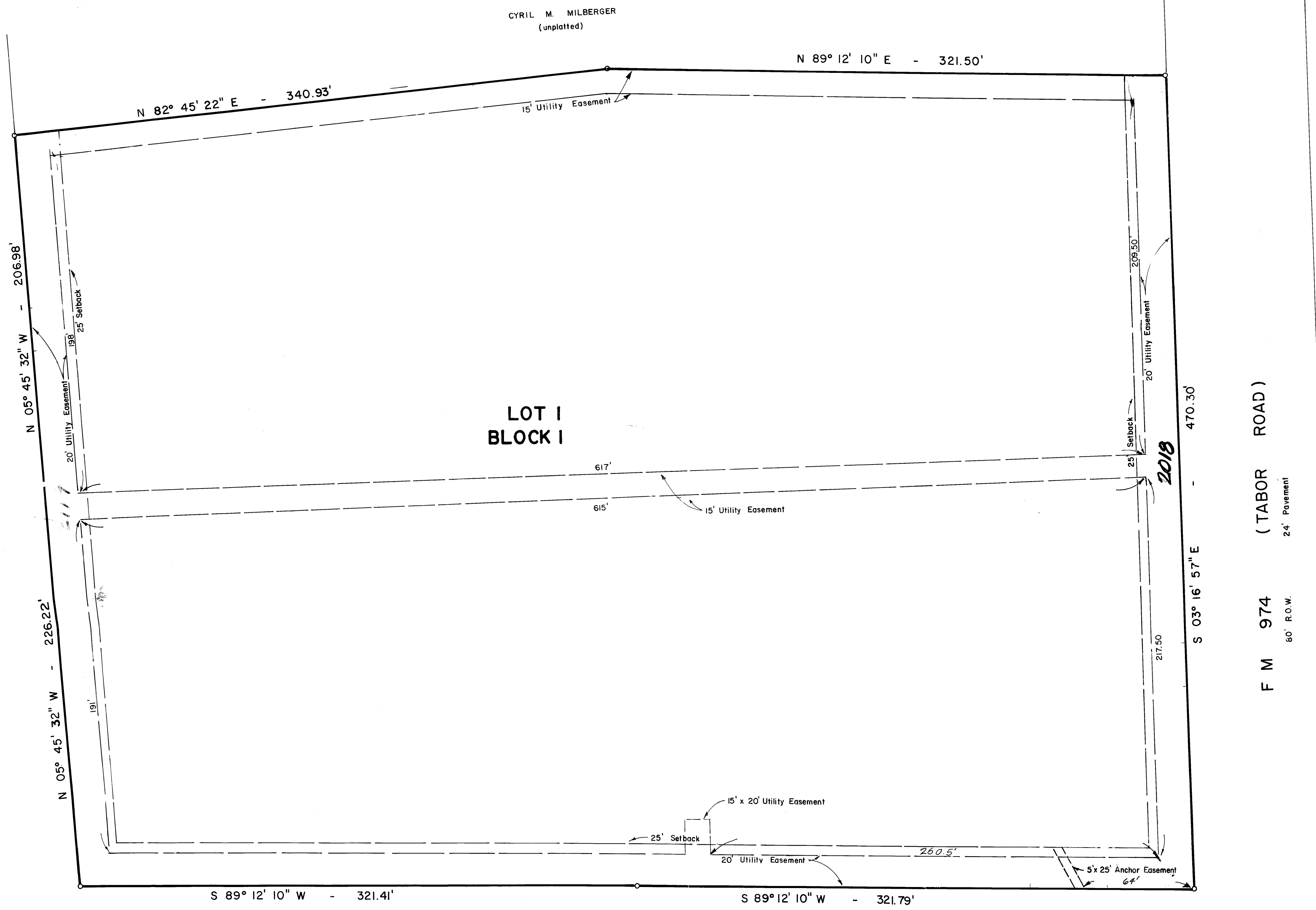
THENCE: S 3°17'00" E - 470.42 feet along said FM, 974 line to the PLACE OF BEGINNING and containing 6.899 acres of land, more or less, according to a survey made under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972 in March, 1982.



- A Chatham Northview
- B Texas Highway Dept.
- C Bonano Subdivision
- D Bill Morille Subdivision
- E Durwood Subdivision
- F Lynndale Acres
- G Lone Oak Acres

LOCATION MAP  
not to scale

entered on Immobile site from 1982



JOE LEONARD  
(unplatted)

ELLA MAE THOMAS  
(unplatted)

CYRIL M. MILBERGER  
(unplatted)

MRS. T. L. SMITH  
(unplatted)

F. J. MILBERGER  
(unplatted)

MILBERGER STREET  
80' R.O.W. 24' Pavement

TEXAS HIGHWAY DEPARTMENT  
(unplatted)

F M 974  
60' R.O.W.  
(TABOR ROAD)  
24' Pavement

239345  
4-11 P  
*Cheryl Thomas*

Note: 5' sideyard setback

A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Professional Engineer No. 22790 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

*Donald D. Garrett*  
Registered Professional Engineer

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor, No. 2972 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.

*Donald D. Garrett*  
Registered Public Surveyor

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Frank Borsick, 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 10 day of Sep., 1982, in the Deed Records of Brazos County, Texas, in Volume 540, Page 349.

*Frank Borsick*  
County Clerk  
By Jo Keller, Deputy  
Brazos County, Texas

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

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, TOAD BROS., owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed of Trust Records of Brazos County in Volume 290, page 428, and designated herein as the AARDVARK SUBDIVISION in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

*[Signature]*  
Owner  
*[Signature]*  
Lienholder Approval

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority on this day personally appeared Ray Dalton, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

GIVEN under my hand and seal on this 10<sup>th</sup> day of April, 1982.

*Donald D. Garrett*  
Notary Public, Brazos County, Texas

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 the standards and specifications set forth in this Ordinance.

*[Signature]*  
Director of Planning  
Bryan, Texas

**FINAL PLAT**

**AARDVARK SUBDIVISION**  
6.899 ACRE TRACT  
S.F. AUSTIN LEAGUE, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

Scale: 1" = 40'      March 1982

Owner & Developer TOAD BROS. RT. 5, Box 1498 College Station, Texas 77840	Engineer & Surveyor GARRETT ENGINEERING P.O. Box 4063 Bryan, Texas 77805
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