

FINAL PLAT
SCALE: 1" = 50'

APPROVAL OF THE CITY ENGINEER
I, Bruce Karr, P.E., 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.
Bruce Karr
Bruce Karr, P.E. - City Engineer
City of Bryan, Texas

CERTIFICATE OF CITY PLANNER
I, the undersigned, City Planner 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.
Russ Stroman
City Planner, City of Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION
I, ART KING, 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 12TH day of JANUARY, 1991, and same was duly approved on the 7TH day of FEBRUARY, 1991.
Art King
Chairman, Bryan Planning Commission
City of Bryan, Texas

CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS
I, B. J. Kling, Registered Professional Engineer No. 24705 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.
B. J. Kling
B. J. Kling, P.E. No. 24705

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.
S. M. Kling
S. M. Kling, R.P.L.S. No. 2003

CERTIFICATE OF COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, Mary Ward, 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 21 day of March, 1991, in the Official Records of Brazos County, Texas, in Volume 1244, Page 1619.
Witness my hand and official seal, at my office in Bryan, Texas.
Mary Ward
Mary Ward, County Clerk, Brazos County
By: Karen McJueer

Field notes of a 2.20 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Brazos County, Texas, and being part of the 41.7459 acre tract described in the deed to national Feeds of Washington, Incorporated, from F. W. Bert Wheeler, Trustee, as recorded in Volume 427, Page 293, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod set in the southeast line of the beforementioned 41.7459 acre tract, located S 44° 44' 14" W 1511.84 feet from the 1/2" iron rod found marking the east corner of the said 41.7459 acre tract, same being the south corner of Lot 10, Block 2, Allen Ridge Phase I, according to the plat recorded in Volume 673, page 293, of the Official Records of Brazos County, Texas;

THENCE S 44° 44' 14" W along the southeast line of the beforementioned 41.7459 acre tract, same being the northwest line of Willow Estates, Phase I, according to the plat recorded in Volume 404, Page 797, of the Deed Records of Brazos County, Texas, for a distance of 191.18 feet to a 1/2" iron rod set at the south corner of the said 41.7459 acre tract, same being in the northeast right-of-way line of Farm-to-Market Road No. 158;

THENCE along the northeast right-of-way line of the beforementioned Farm-to-Market Road No. 158 as follows:

- N 44° 43' 21" W 303.53 feet to a 1/2" iron rod set,
- S 45° 16' 39" W 10.00 feet to a 1/2" iron rod set,
- N 44° 43' 21" W 194.88 feet to a 1/2" iron rod set,

THENCE N 44° 36' 13" E 195.32 feet to a 1/2" iron rod set in the southwest line of Lot 8, Block 3, Allen Ridge, Phase I, the west corner of Lot 5, Block 4, bears N 45° 23' 47" W 290.10 feet;

THENCE S 45° 23' 47" E along the southwest line of the beforementioned Allen Ridge Phase I, for a distance of 498.93 feet to the PLACE OF BEGINNING, containing 2.20 acres of land, more or less.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS
I, Hank McQuaide, President of Brazosland Properties, Inc. of Bryan, Owner and Developer of the land shown on this plat, being part of the 41.746 acre tract - Volume 427, Page 293 of the Deed Records of Brazos County, Texas, and designated herein as Allen Ridge Subdivision, Phase II, 2.20 acres, 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.
Hank McQuaide
Hank McQuaide, President
Brazosland Properties, Inc.

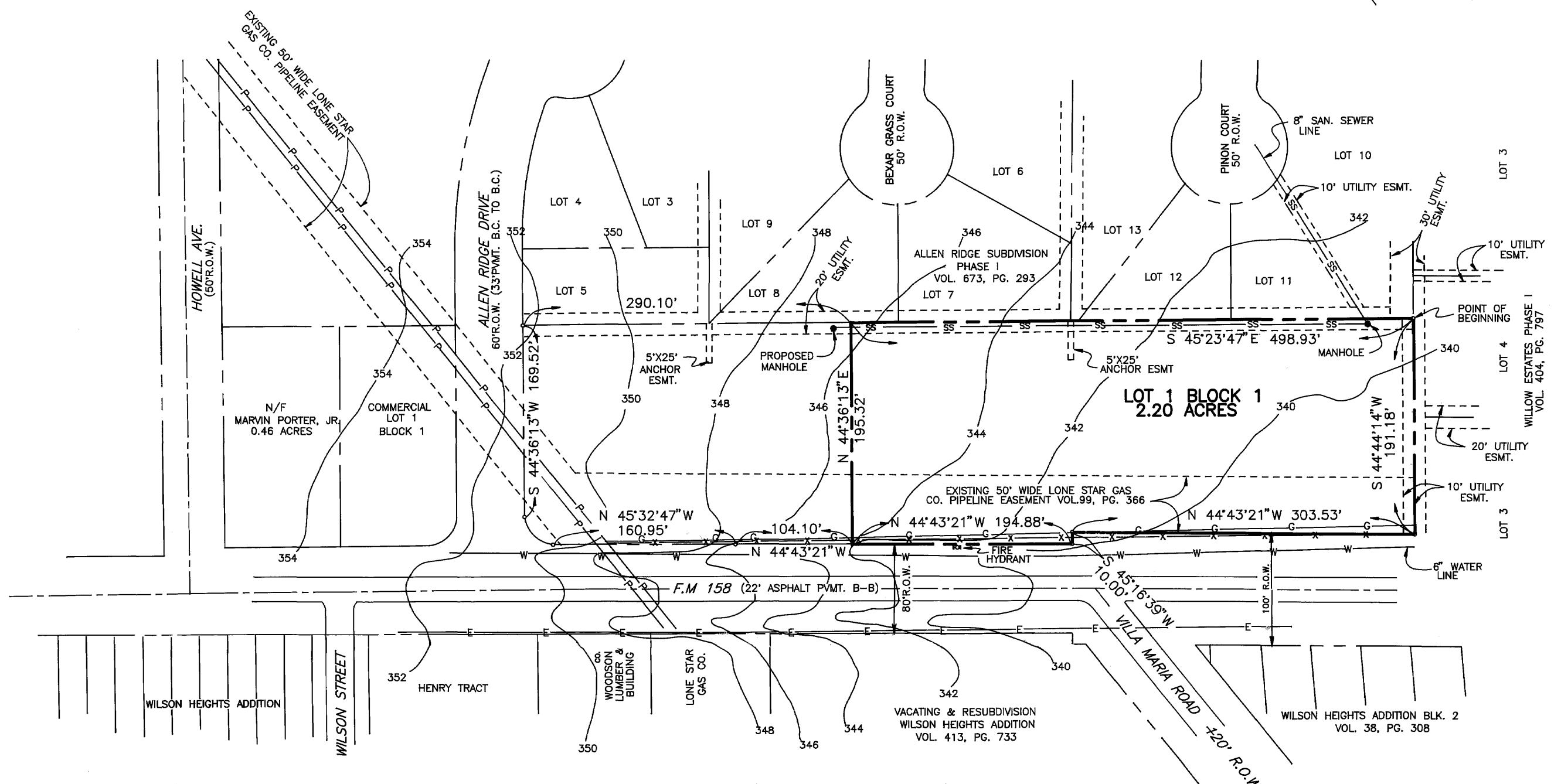
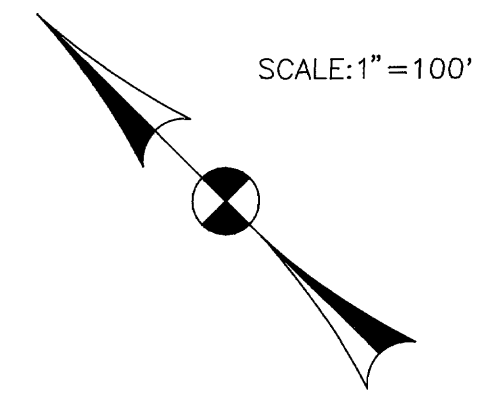
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Hank McQuaide, President of Brazosland Properties, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.
Given under my hand and seal this 10TH day of January, 1991.

KRISTEN J. LUEDKE
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-12-93
Kristen J. Luedke
Notary Public in and for the State of Texas
Printed Name: KRISTEN J. LUEDKE
My Commission Expires: 8-12-93

- GENERAL NOTES:
- 1) There shall be a 5 foot minimum setback on all side and rear lot lines.
 - 2) The origin of the bearings of this plat is the record bearing of N 45° 23' 47" W, as shown on the southwest line of Block 3, Allen Ridge, Phase I, according to the plat recorded in Volume 673, Page 293.
 - 3) This subdivision consists of one lot containing 2.20 acres.
 - 4) 1/2" iron rods set at all corners unless otherwise noted.
 - 5) At the time of site development, a sidewalk will be constructed to conform with Section 15.A and section 16.L of the Subdivision Development Ordinance No. 616.
 - 6) The original easement in this vicinity was described by the release recorded in Volume 99, Page 366 of the Release Records of Brazos County. The revised description of the Lone Star Gas Easement shown hereon is created by separate easement instrument, (not presently filed of record), between Lone Star Gas Co. and Brazosland Properties, and no further dedication of same is expressed or implied by this plat.

FINAL PLAT
ALLEN RIDGE SUBDIVISION
PHASE II 2.20 ACRES
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 50' JANUARY, 1991
PREPARED BY:
KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212

on land base to 2/23/92



PRE-PLATTED CONDITION
SCALE: 1" = 100'

FILED
31 MAR 21 PM 3:12
Brazos County Clerk
461665