

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, CLIFF MILLER, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

CLIFF MILLER, DIRECTOR OF PLANNING
CITY OF BRYAN, TEXAS

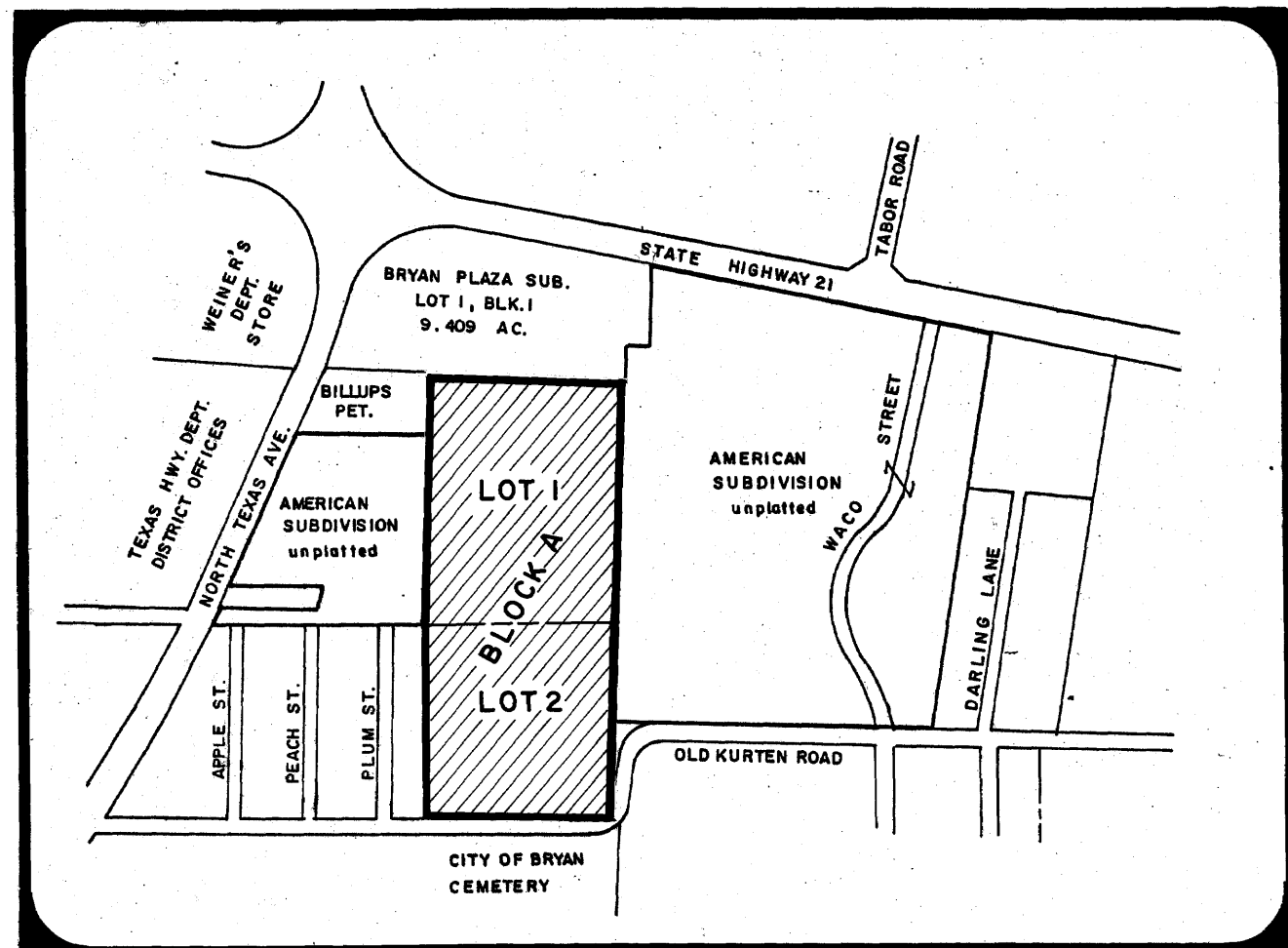
H. E. B. CORP.
(WEINERS)

GENERAL NOTES:
1.) IRON RODS FOUND OR SET AT ALL PROPERTY CORNERS.
2.) STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE.

APPROVAL OF THE PLANNING COMMISSION

I, G. KENNY MARSHALL JR., 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 20th DAY OF October, 1988, AND SAME WAS DULY APPROVED ON THE 11th DAY OF November, 1988.

Cliff Miller
CHAIRMAN OF THE CITY PLANNING COMMISSION
CITY OF BRYAN, TEXAS



VICINITY MAP - Not to Scale

18.427 ACRE TRACT

FIELD NOTES OF AN 18.427 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE S. F. AUSTIN SURVEY, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS, AND BEING A PART OF THE TRACT OF LAND DESCRIBED BY DEED TO EARL GRAHAM POST NO. 159, AMERICAN LEGION, IN VOLUME 117, PAGE 118, AND BEING A PART OF THE 3.0 ACRE TRACT OF LAND AS CONVEYED TO EARL GRAHAM POST NO. 159, AMERICAN LEGION, IN VOLUME 100, PAGE 206, AND ALSO BEING A PART OF THE 12.34 ACRE TRACT OF LAND, AS DESCRIBED BY DEED TO EARL GRAHAM POST NO. 159, AMERICAN LEGION, IN VOLUME 117, PAGE 583, AND BEING ALL OF THE CALLED 8.213 ACRE TRACT AS DESCRIBED BY DEED TO THE CITY OF BRYAN IN VOLUME 143, PAGE 297, ALL DEEDS BEING RECORDED IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID 18.427 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET MARKING A MIDDLE WEST CORNER OF THE ABOVEMENTIONED TRACT, AS DESCRIBED IN VOLUME 117, PAGE 118, SAME BEING THE NORTH CORNER OF THE 2.0 ACRE TRACT, AS DESCRIBED BY DEED TO BILLUPS WESTERN PETROLEUM CO., IN VOLUME 115, PAGE 563, AND ALSO BEING LOCATED IN THE SOUTHWEST LINE OF THE BRYAN PLAZA SUBDIVISION, THE FINAL PLAT OF SAME BEING RECORDED IN VOLUME 729, PAGE 179, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID BEGINNING POINT BEING THE WEST CORNER OF THIS 18.427 ACRE DESCRIPTION;

THENCE N 42° 25' 27" E ALONG THE NORTHWEST LINE OF THE AMERICAN LEGION TRACT AND THE SOUTHWEST LINE OF THE BRYAN PLAZA SUBDIVISION, FOR A DISTANCE OF 573.32 FEET TO A 3/8" IRON ROD FOUND MARKING THE EAST CORNER OF THE SAID BRYAN PLAZA SUBDIVISION FOR THE NORTH CORNER OF THIS 18.427 ACRE DESCRIPTION;

THENCE S 47° 12' 38" E ACROSS THE ABOVEMENTIONED 5.0 ACRE TRACT AND THE 11.56 ACRE TRACT, FOR A DISTANCE OF 727.80 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF THE ABOVEMENTIONED 8.213 ACRE TRACT;

THENCE S 47° 48' 53" E ALONG THE NORTHEAST LINE OF THE SAID 8.213 ACRE TRACT, AT A DISTANCE OF 382.45 FEET, PASS THE SOUTH CORNER OF THE SAID 8.213 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 616.80 FEET TO THE EAST CORNER OF THE SAID 8.213 ACRE TRACT;

THENCE S 48° 48' 18" W ALONG THE SOUTHWEST LINE OF THE SAID 8.213 ACRE TRACT, SAME BEING THE NORTHWEST MARGIN OF OLD KURTEN ROAD, FOR A DISTANCE OF 605.99 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTH CORNER OF THE SAID 8.213 ACRE TRACT, SAME BEING THE EAST CORNER OF THE ETTLE ADDITION, THE FINAL PLAT OF SAME BEING RECORDED IN VOLUME 38, PAGE 554, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE N 48° 11' 42" W ALONG THE COMMON LINE BETWEEN THE ETTLE ADDITION AND THE SAID 8.214 ACRE TRACT, FOR A DISTANCE OF 616.78 FEET TO THE WEST CORNER OF THE SAID 8.213 ACRE TRACT, SAID POINT BEING LOCATED IN THE SOUTHWEST LINE OF THE BEFOREMENTIONED AMERICAN LEGION TRACT, AS DESCRIBED IN VOLUME 117, PAGE 118, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE N 41° 48' 18" E ALONG THE SOUTHWEST LINE OF THE SAID AMERICAN LEGION TRACT, SAME BEING THE NORTHWEST LINE OF THE SAID 8.213 ACRE TRACT, FOR A DISTANCE OF 6.49 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE N 43° 41' 48" W ACROSS THE SAID AMERICAN LEGION TRACT, FOR A DISTANCE OF 528.79 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF THE BEFOREMENTIONED BILLUPS WESTERN PETROLEUM CO. 2.0 ACRE TRACT;

THENCE N 47° 23' 34" W ALONG THE NORTHEAST LINE OF THE SAID 2.0 ACRE TRACT, FOR A DISTANCE OF 209.85 FEET TO THE PLACE OF BEGINNING, CONTAINING 18.427 ACRES OF LAND, MORE OR LESS.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, GEORGE KRISTYNIK, COMMANDER OF THE AMERICAN LEGION POST NO. 159, OWNERS AND DEVELOPERS, OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND (BEING PART OF THE TRACT OF LAND) AS CONVEYED TO US, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 117, PAGE 118, VOLUME 100, PAGE 206, VOLUME 117, PAGE 583, AND DESIGNATED HEREIN AS THE AMERICAN 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

George Kristynik
COMMANDER GEORGE KRISTYNIK

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED, ON THIS DAY PERSONALLY APPEARED MR. GEORGE KRISTYNIK, 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF October, 1988.

Kristen D. Suedek
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES - 8-12-89

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, BRYAN, TEXAS

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, T. DAVID CHINN, REGISTERED PROFESSIONAL ENGINEER NO. 57630 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

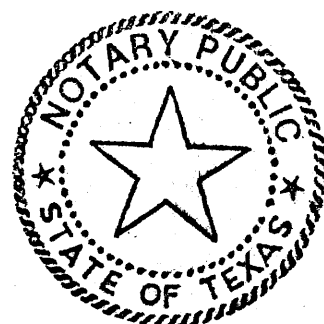
T. David Chinn
T. DAVID CHINN, P.E. NO. 57630

CERTIFICATE OF SURVEYOR

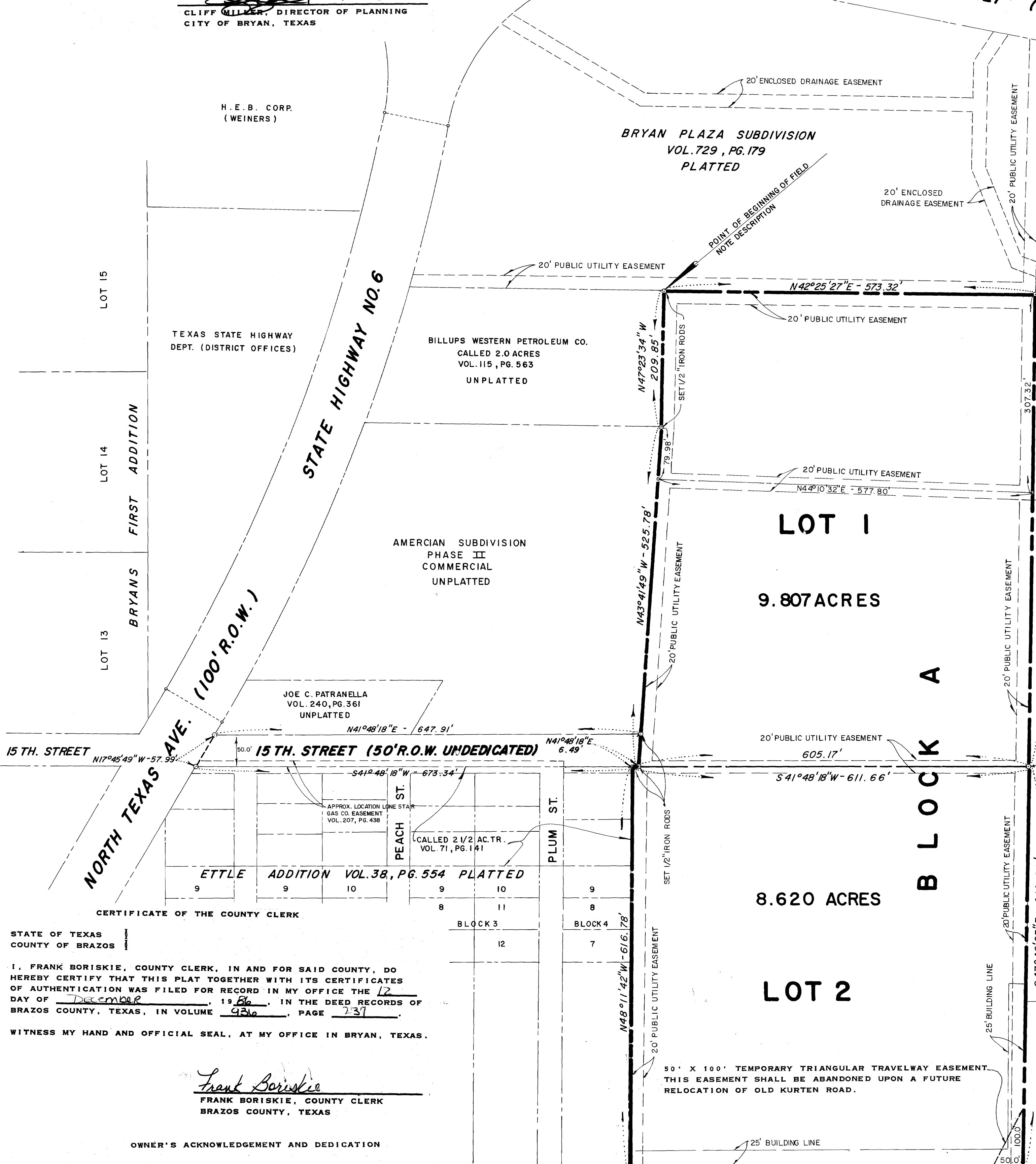
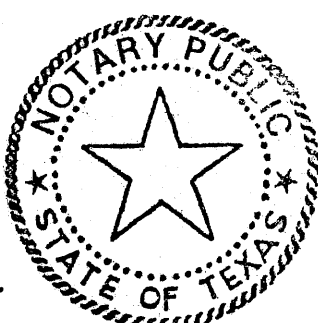
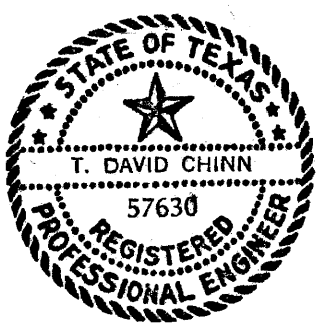
STATE OF TEXAS
COUNTY OF BRAZOS

I, S.M. KLING, REGISTERED PUBLIC 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.S. NO. 2003



FILED
NOV 12 1988
COUNTY CLERK
BRAZOS COUNTY, TEXAS
Kelly Suedek
376800



CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, FRANK BORISKIE, 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 12 DAY OF December, 1988, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 936, PAGE 737.
WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

Frank Boriskie
FRANK BORISKIE, COUNTY CLERK
BRAZOS COUNTY, TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

THE CITY OF BRYAN, TEXAS, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 99, PAGE 72, AND DESIGNATED HEREIN AS THE AMERICAN 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Marvin Tate
OWNER, CITY OF BRYAN, TEXAS
MAYOR, MARVIN TATE

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED, ON THIS DAY PERSONALLY APPEARED C. KENNARD, 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 PURPOSE AND CONSIDERATION THEREIN STATED.

C. Kennard
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 11-19-88

on balance up 2600

FINAL PLAT
of
American Subdivision
Phase I
18.427 ACRE TRACT
S. F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=100'
NOVEMBER, 1986
Owned & Developed By:
AMERICAN LEGION POST NO. 159
P.O. BOX 326
BRYAN, TEXAS 77806
PH. (409) 846-2632
CITY OF BRYAN
P.O. BOX 1000
BRYAN, TEXAS 77805
PH. (409) 779-5622

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AVENUE + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212