

VICINITY MAP
SCALE 2" = 1 MILE

FIELD NOTES OF A 13.5168 ACRE TRACT OF LAND OUT OF A 52 ACRE TRACT IN THE S.F. AUSTIN LEAGUE A-63, BRAZOS COUNTY, TEXAS

Being a 13.5168 acre tract of land out of a 52 acre tract in the S.F. Austin League #10 A-63 in Brazos County, Texas, said 52 acre tract is described in a deed from HOWARD HOEGEMEYER to BERT WHEELER, INC. dated September 19, 1974 and of record in Volume 332, Page 142 of the Brazos County Deed Records.

The bearings herein are related to the field notes in the above described deed.

Said 13.5168 acre tract is hereby described as follows:

COMMENCING at a 1/4" iron rod at fence corner at the most Western corner of said 52 acre tract, said corner being the Northeast right-of-way line of State Highway No. 6 East bypass, and being the South corner of a 10 acre tract described as Exhibit "A" in a deed to James O. Siegert, dated February 5, 1979 an of record in Volume 417, Page 628-630 of the deed records of said county.

THENCE South 44°20'51" East, along the common line of said 52 acre tract and State Highway No. 6 East bypass, A distance of 362.53 feet to a 5/8" iron rod set for the Western and BEGINNING corner of the 13.5168 acre tract herein described;

THENCE North 41°49'30" East, a distance of 1208.01 feet to a 5/8" iron rod set in the most Southern Northeast line of said 52 acre tract for the North corner of the tract herein described;

THENCE South 48°47'30" East, along fence line on said Northeast line of the 52 acre tract, a distance of 480.03 feet to a 5/8" iron rod set for the East corner of the tract herein described;

THENCE South 41°49'30" West, parallel to the Northwest line of this 13.5168 acre tract, at 574.0 feet pass over the most Eastern corner of a 6 foot high iron fence enclosing a petroleum well, and continuing along the same course a total distance of 1245.29 feet to a 5/8" iron rod set in the Southwest line of said 52 acre tract for the Southern corner of the tract herein described;

THENCE North 44°20'51" West, along fence line on the common line of said 52 acre tract and State Highway No. 6 East bypass, at 157 feet pass a corner post on an entrance drive, at 257 feet pass another corner post on said entrance drive, and in all a distance of 481.07 feet to the West and BEGINNING corner of the tract herein described and containing 13.5168 acre of land.

CERTIFICATION BY THE CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN, TEXAS.

[Signature]
CITY PLANNER, CITY OF BRYAN, TEXAS

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, *Frank Boristkie* 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 24 DAY OF February 1983, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 540, PAGE 891.
Frank Boristkie By *Cheryl Thompson*
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING COMMISSION

I, *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 27 DAY OF JANUARY, 1983, AND SAME WAS DULY APPROVED ON THE 28 DAY OF JANUARY, 1983, BY SAID COMMISSION.
Roger Jackson
CHAIRMAN, CITY PLANNING COMMISSION, CITY OF BRYAN, TEXAS

CERTIFICATION BY SURVEYOR

I, PAUL W. WISEMAN, REGISTERED PUBLIC SURVEYOR NO. 97, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN NOVEMBER, 1982.

Paul W. Wiseman
PAUL W. WISEMAN, R. P. S. NO. 97

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS THE 13 DAY OF December, 1982.

Sue Malone English
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATION BY ENGINEER

I, EDEL J. BURKHART, REGISTERED PROFESSIONAL ENGINEER NO. 7496, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

Edel J. Burkhart
EDEL J. BURKHART, R. P. E. NO. 7496

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS THE 5 DAY OF JANUARY, 1983.

Mary E. Colborn
NOTARY PUBLIC, STATE OF TEXAS

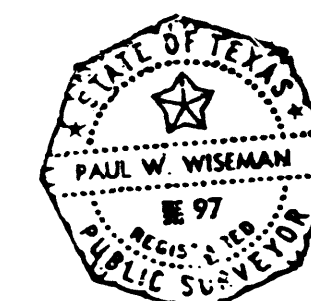
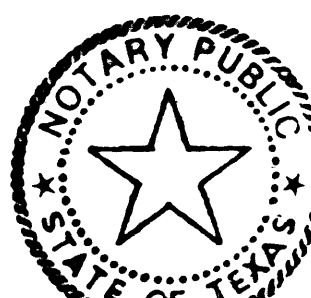
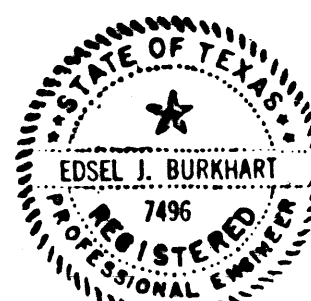
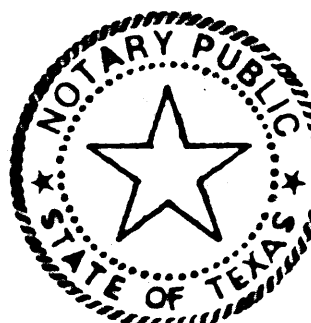
OWNERS ACKNOWLEDGEMENT AND DEDICATION

I, *Bert Wheeler's, Inc.*, Owner and Developer of the 13.5168 acres tract of land shown hereon and designated as the Andrus Subdivision said tract being part of the 52 acres tract described in Volume 332, Page 142 of the Deed Records of Brazos County, Texas, hereby dedicate to the use of the public forever all easements, right-of-way, public places shown hereon for the purpose and consideration herein expressed

BY: *Keith Churn Jr. V.P.*

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS THE 16 DAY OF December, 1982.

Joyce R. Funderburk
JOYCE R. FUNDERBURK
Notary Public, State of Texas
My Commission Expires 3-31-83



LAND USE - COMMERCIAL AND LIGHT INDUSTRIAL

FINAL PLAT

ANDRUS SUBDIVISION
13.5168 ACRES, TRACT II
S. F. AUSTIN LEAGUE, A - 63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 100' JOB NO. 382-127 JANUARY, 1983

Owned By:
BERT WHEELER'S, INC
HOUSTON, TEXAS

Prepared By:
SPENCER J. BUCHANAN AND ASSOCIATES, INC.
CONSULTING ENGINEERS BRYAN, TEXAS

FILED
AUG 10 1983
FEB 24 1983
FRANK BORISTKIE
COUNTY CLERK, BRAZOS COUNTY, TEXAS

0.2900

on base no stake

0.2900

A-502