

CERTIFICATE OF OWNERSHIP AND DEDICATION

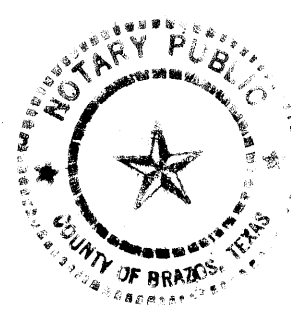
I, Pat D. Cooper, Owner and Developer of the land shown on this plat, and designated herein as the ASHFORD HILLS SUBDIVISION PHASE I to the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Pat D. Cooper
 Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Pat D. Cooper, 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 13th day of April, 1979.



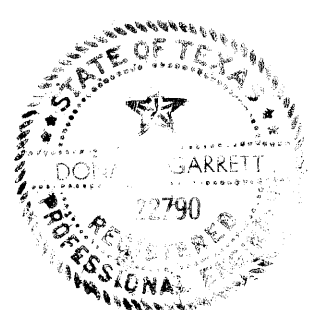
Donna Garrett
 Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Professional Engineer, No. 22790, 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.

Donald D. Garrett
 Registered Professional Engineer

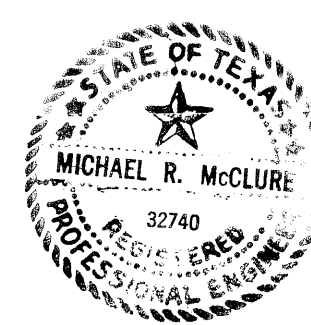


CERTIFICATION BY THE ENGINEER

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer, No. 32740, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure
 Registered Professional Engineer



APPROVAL OF THE PLANNING COMMISSION

I, D.D. Williams, 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, Texas, on the 7 day of April, 1979, and same was duly approved on the 14 day of April, 1979, by said Commission.

D.D. Williams
 Chairman, City Planning Commission
 Bryan, Texas

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.

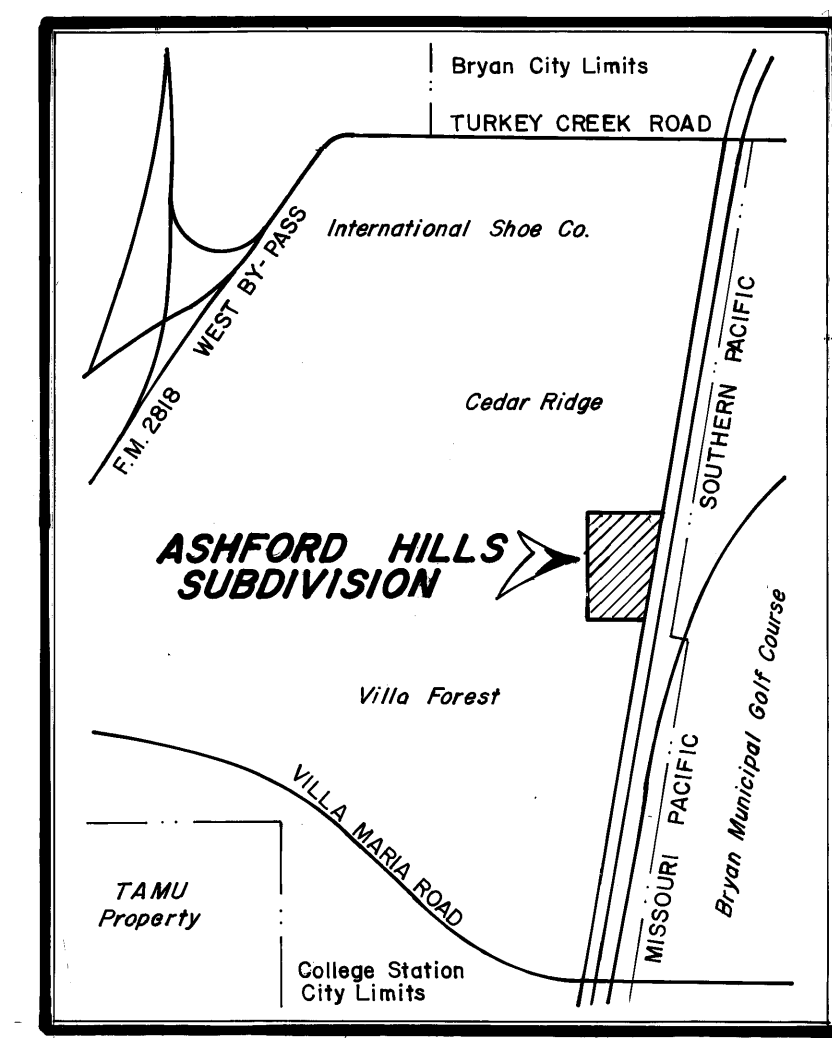
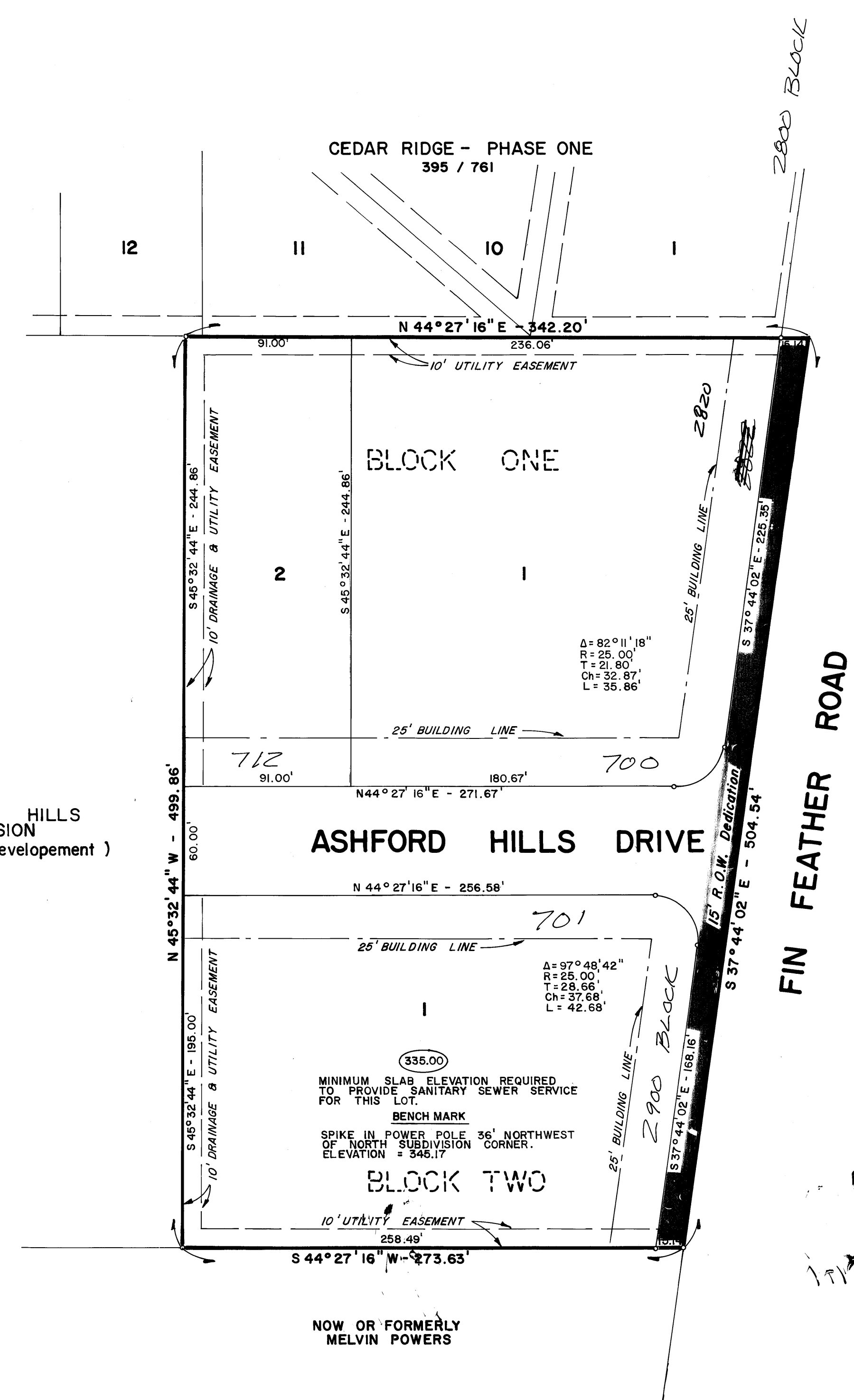
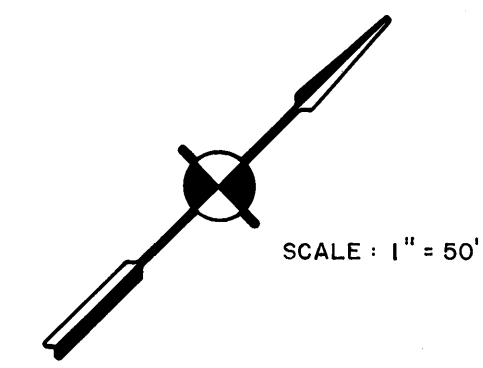
Hubert Nelson
 City Planner, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Frank Beriscki, County Clerk, in and for the said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 2nd day of May, 1979, in the Deed Records of Brazos County, Texas Volume, 432, Page 823.

Frank Beriscki
 County Clerk, Brazos County, Texas



GENERAL NOTES

1. Minimum sideyard setback is five (5) feet.
2. Iron rods are set at all lot corners.
3. All lot lines intersect R.O.W. at 90° unless otherwise notes.

FINAL PLAT

ASHFORD HILLS SUBDIVISION

Phase One

3.533 ACRE TRACT

ZENO PHILLIPS LEAGUE

ABSTRACT 45

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'

APRIL, 1979

OWNER & DEVELOPER
 PATRICK D. COOPER
 707 TEXAS AVENUE
 COLLEGE STATION, TEXAS

ENGINEER & SURVEYOR
 GARRETT-McCLURE ENGINEERING
 P.O. BOX 4063
 1520 CAVITT AVENUE
 BRYAN, TEXAS

161267

0.3100