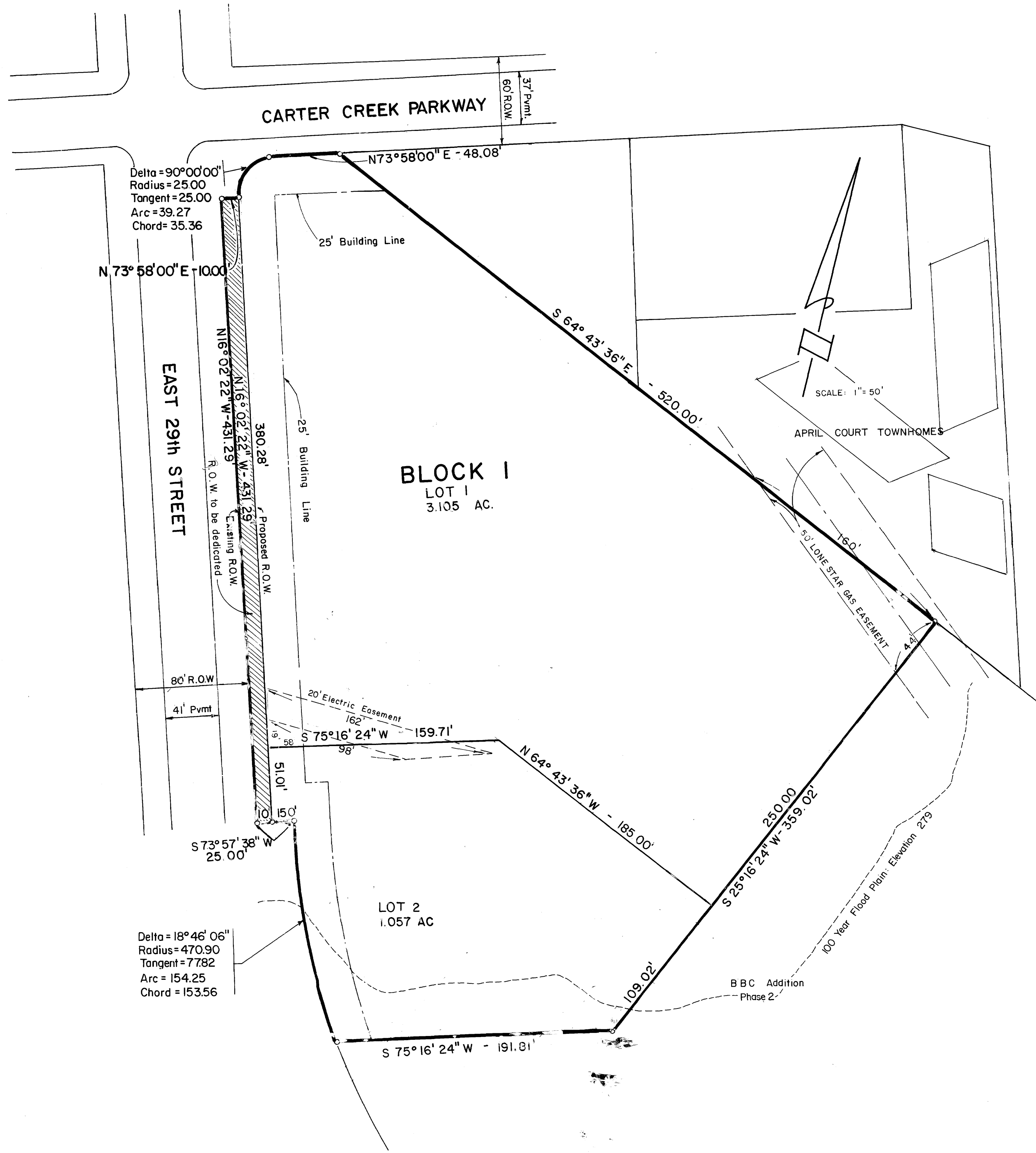


on base and of 1982



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, (we), Brazos Broadcasting Co., Owner(s) and Developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 176, Page 319, and designated herein as the BBC Addition, Subdivision 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.
Brazos Broadcasting Co.
John W. Allen Vice-Pres.
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared John W. Allen, 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 on this 5 day of May, 1982.
Norman L. Smith
 Notary Public, Brazos County, Texas

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 plan.
Donald D. Garrett
 Registered Professional Engineer

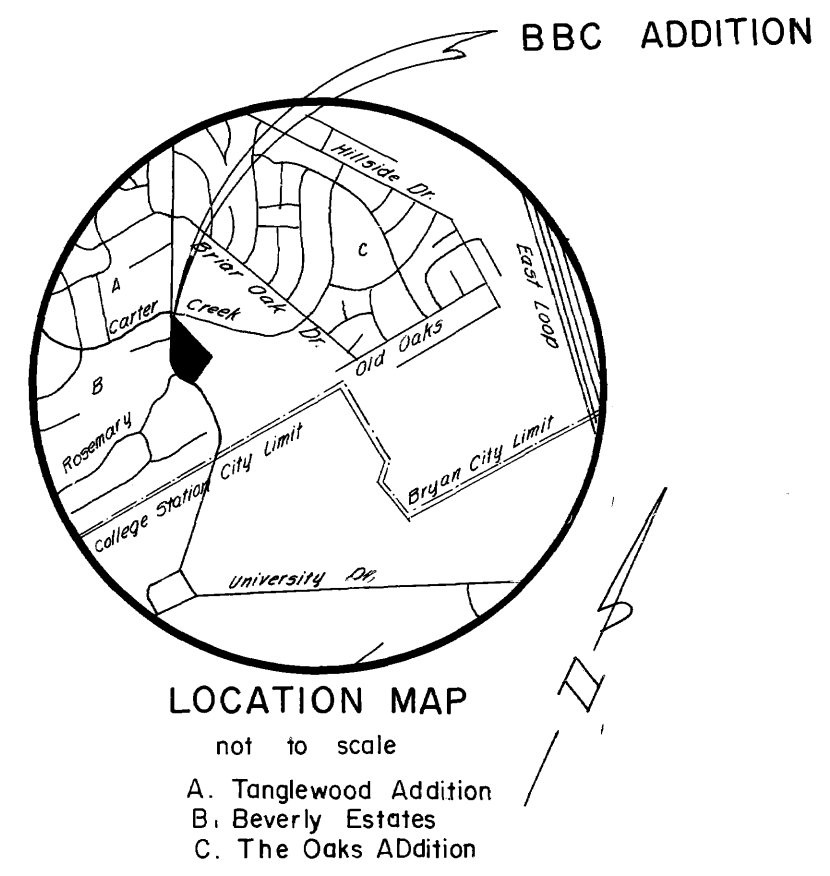
FIELD NOTES
 Being all that certain tract or parcel of land, lying and being situated in the RICHARD CARTER LEAGUE, Bryan, Brazos County, Texas, and being more particularly described as follows:
 BEGINNING: at an iron rod in the East right-of-way line of East 29th street;
 THENCE: N 16°02'22" W - 431.29 feet to an iron rod for corner;
 THENCE: N 73° 58'00"E - 10.00 feet to an iron rod for corner;
 THENCE: 39.27 feet along a curve to the right whose radius is 25.00 feet with a central angle of 90°00'00" and whose chord bears N 28°58'00" E - 35.36 feet to an iron rod in the south right-of-way line of Carter Creek Parkway;
 THENCE: N 73°58'00" E - 48.08 feet along said Carter Creek Parkway right-of-way line to an iron rod for corner also being the Northwest corner of W.H. and C.E. Orr 55.8 acre tract.
 THENCE: S 64°43'36" E - 520.00 feet to an iron rod for corner;
 THENCE: S 25°16'24" W - 359.02 feet to an iron rod for corner;
 THENCE: S 75°16'24" W - 191.81 feet to an iron rod in the East right-of-way line of East 29th Street for corner;
 THENCE: 154.25 feet along a curve to the right whose radius is 470.90 feet with a central angle of 18°46'06" and whose chord bears N 23°28'55" W - 153.56 feet to an iron rod for corner;
 THENCE: S 73°57'38" W - 25.00 feet to the PLACE OF BEGINNING and containing 4.263 acres of land, more or less.

CERTIFICATION OF THE 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 accurate survey of the property made under my supervision on the ground.
Donald D. Garrett
 Registered Public Surveyor

CERTIFICATION BY THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Cheryl Thompson, 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 11 day of March, 1982, in the Deed Records of Brazos County, Texas, Volume 369, Page 541.
Cheryl Thompson
 County Clerk, 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 the Ordinance.
Clas M. Lee
 Director of Planning, Bryan, 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 20th day of MAY, 1982 and same was duly approved on the 3rd day of JUNE, 1982 by said Commission.
Roger Jackson
 Chairman, City Planning Commission
 Bryan, Texas



NOTE: 5' BUILDING SETBACK ON SIDES AND REAR

2 COMMERCIAL LOTS

FINAL PLAT

BBC ADDITION
 PHASE ONE
 RICHARD CARTER LEAGUE
 BRYAN, BRAZOS COUNTY, TEXAS

Scale: 1" = 50' 4.263 Acres May 1982

Owner & Developer BRAZOS BROADCASTING CO. 4141 E. 29th St. Bryan, Texas 77805	Engineer & Surveyor GARRETT ENGINEERING 1520A Ogilvie Ave. Bryan, Texas 77805
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