

ORIGINAL PLAT

REVISED PLAT



LEGAL DESCRIPTION FOR PART OF LOTS 1, 2, 3 Block 44, Original Townsite, Bryan, Brazos, Texas December, 1982

Being all that certain tract or parcel of land lying and being situated in the Stephen F. Austin League No. 9, Bryan, Brazos, Texas, and being the north one-half of Lots 1, 2 and the north one-half of the west one-half of Lot 3, Block 44, City of Bryan Original Townsite, and being more particularly described by metes and bounds as follows:

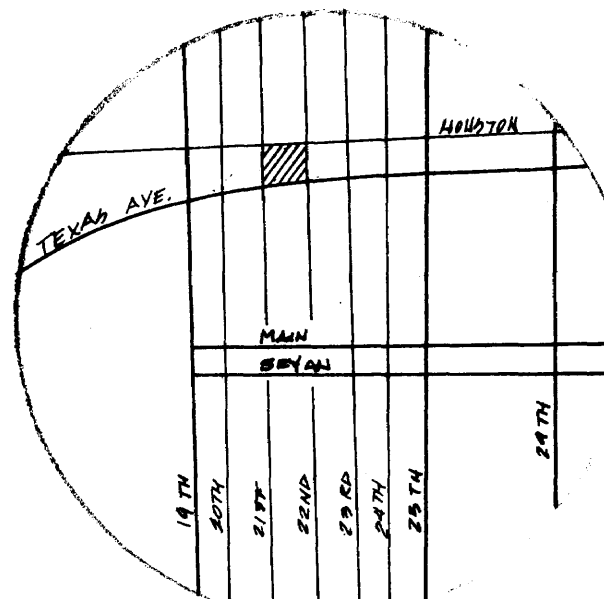
BEGINNING at a point in the East right-of-way line of Texas Avenue, said point located 57.5 feet north from the intersection of the North right-of-way line of East Twenty Second Street and East right-of-way line of Texas Avenue;

THENCE continue in a Northerly direction along the East right-of-way line of Texas Avenue for a distance of 57.5 feet and Corner;

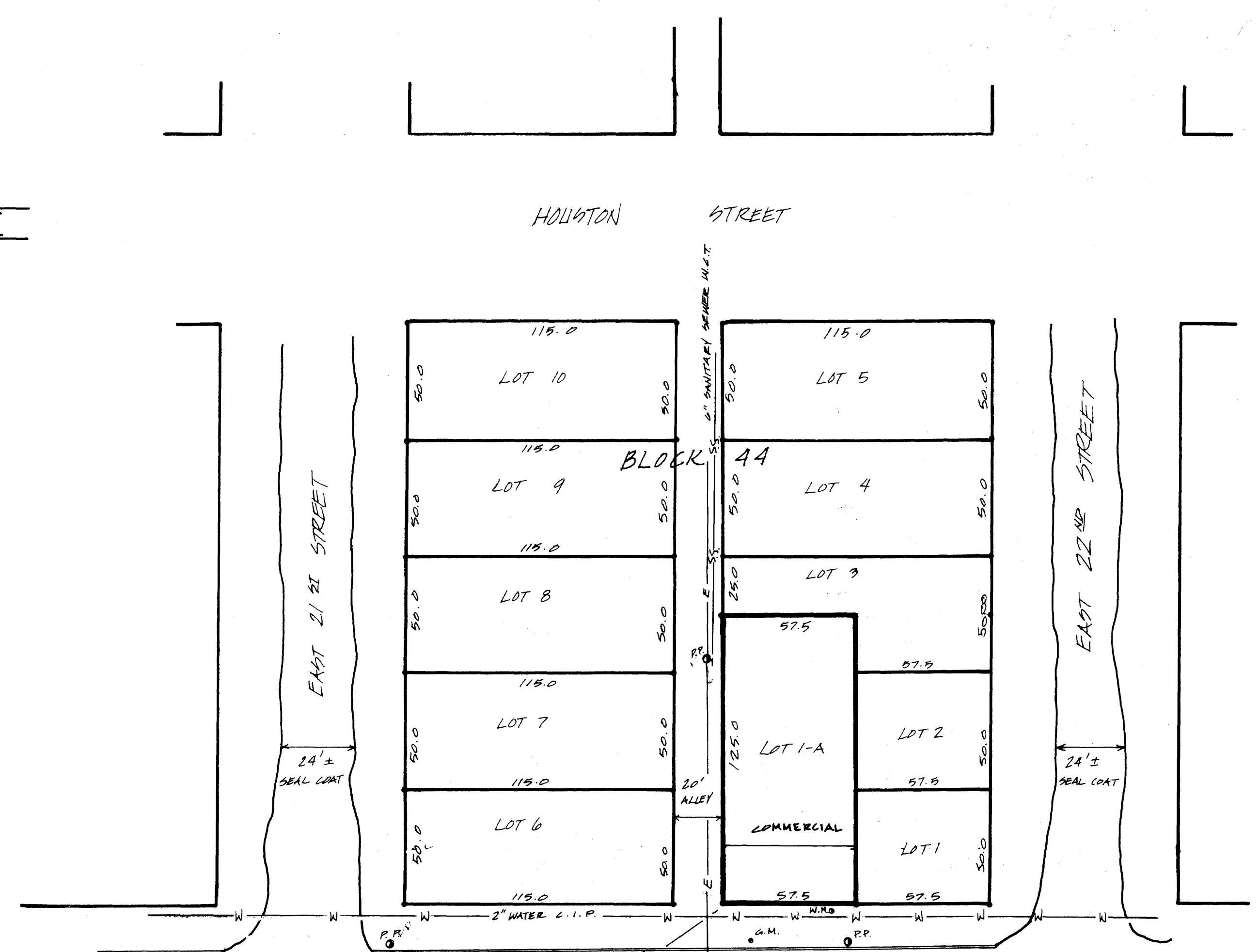
THENCE in an Easterly direction at a right angle to the East right-of-way line of Texas Avenue across Lots 1, 2, Block 44 and into Lot 3, Block 44, a distance of 25.0 feet, for a total distance of 125.0 feet and Corner;

THENCE in a Southerly direction, parallel to the East right-of-way line of Texas Avenue for a distance of 57.5 feet and Corner;

THENCE in a Westerly direction through Lot 3, Block 44 and across Lots 2 and 1, Block 44, for a distance of 125.0 feet to the PLACE OF BEGINNING and containing 0.16 acres of land, more or less.



LOCATION MAP N.T.S.



TEXAS AVENUE 100' R.O.W. (64' bc-bc PUNT-WIDTH)

TEXAS AVENUE 100' R.O.W. (64' bc-bc PUNT-WIDTH)

CERTIFICATION BY 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 22 day of June 1982 in the Deed Records of Brazos County in Volume 682 Page 311.

Frank Boriskie
Frank Boriskie
County Clerk, Brazos County, Texas
by *Karen Mueller* Deputy

CERTIFICATION BY THE CITY PLANNER

I, Cliff Miller, Director of Planning of the City of Bryan, hereby certify that the plat conforms to the City master plan, zoning plan, land use plan, and the standards and specifications set forth in the ordinance.

Cliff Miller
Cliff Miller
Director of Planning

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 6th day of January 1982 and same was duly approved on the 20th day of January 1982 by said Commission.

Roger W. Jackson
Roger W. Jackson
Chairman, City Planning Commission
Bryan, Texas

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, *(44, 116)* Arthur Harrison owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of 162.0) as conveyed to me (44, 11) in the Deed Records of Brazos County in Volume Page and designated herein as part of Lots 1, 2, 3, Blk 44, P.S. in the City of Bryan, Texas, and these are 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.

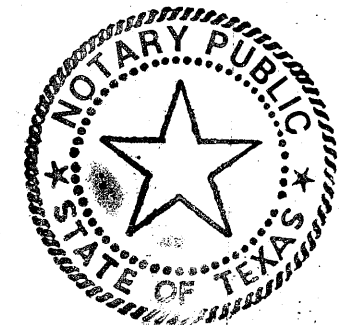
Arthur Harrison
Arthur Harrison
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *ARTHUR HARRISON*, 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 of office this 29th day of December 1982.

Clara Shunder
Clara Shunder
Notary Public in and for Brazos County, Texas

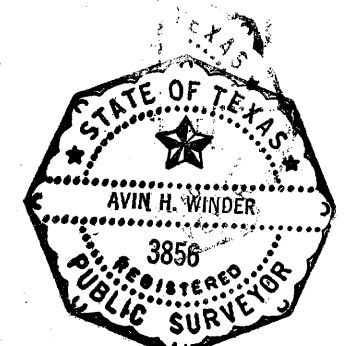


CERTIFICATE BY THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Avin H. Winder, Registered Public Surveyor No. 3856 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.

Avin H. Winder
Avin H. Winder
Registered Public Surveyor No. 3856

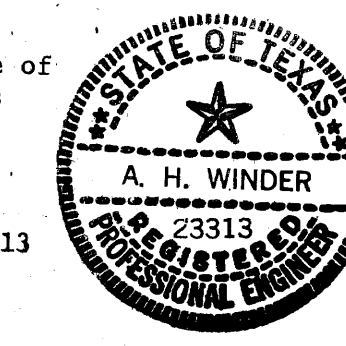


CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, Avin H. Winder, Registered Professional Engineer No. 23313 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Avin H. Winder
Avin H. Winder
Registered Professional Engineer No. 23313



STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority on this day personally appeared Avin H. Winder, 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 of office this 29th day of December, 1982

Clara Shunder
Clara Shunder
Notary Public in and for Brazos County, Texas



OWNER AND DEVELOPER:
ARTHUR HARRISON
ROUTE 4 BOX 1A
CALDWELL, TEXAS

REPLAT:

PART OF LOTS 1, 2, 3 - BLOCK 44
CITY OF BRYAN ORIGINAL TOWNSITE

STEPHEN F. AUSTIN - LEAGUE NO. 1
BRYAN TEXAS
SCALE: 1" = 40' JANUARY, 1983
(ONE COMMERCIAL LOT)

ENGINEERS AND SURVEYORS:
WINDER AND ASSOC. ENGINEERS INC.
SUITE 211
BRYAN, TEXAS

FILED
JUN 22 PM 12:45
Brazos County, Texas

NOTE: 5' BUILDING SET BACK LINE FROM ALL LOT LINES UNLESS OTHERWISE NOTED

on substance up 6/1/82