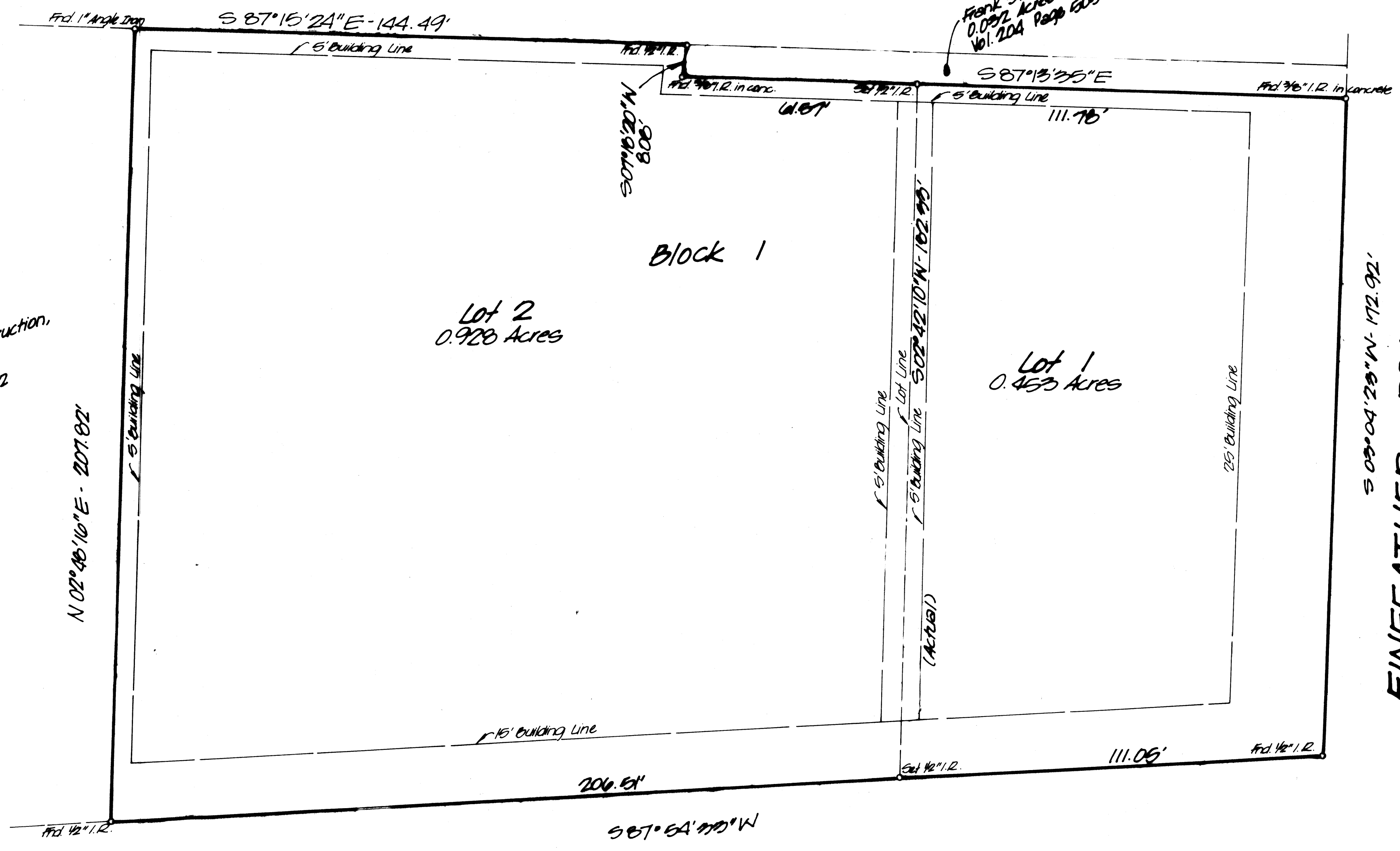


on base  
UD 9/10/92

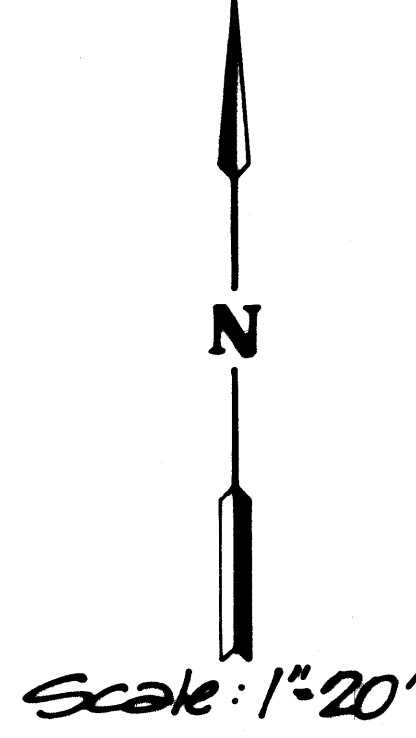
Frank Shirley  
0.514 Acres  
Vol. 120 Page 101, 106

Frank Shirley  
0.052 Acres  
Vol. 204 Page 605

Palomares Construction,  
Inc.  
0.556 Acres  
Vol. 608 Page 412



Project Location



**GENERAL NOTES:**

1. Basis of bearings is the north right-of-way line of Eden Lane.
  2. This property is not in a flood hazard area as established by the Federal Emergency Management Agency.
- Community Panel 488888 0141 C, Effective Date: July 2, 1992.

**Field Notes**  
1.381 Acres

Being all of that certain tract or parcel of land being and being situated in Bryan, Brazos County, Texas and being all of that 6.48 acre tract of land conveyed to Bayer Construction Company by The Church Of God Of The United Assembly, Inc., recorded in Volume 684 page 817, Book Records of Brazos County, Texas and all of that 0.81 acre tract of land conveyed to Bayer Construction Company, Inc. by Spence Lumber Co. and the adjoining 25.00 feet of street right-of-way and being more particularly described as follows:

**RECOMMEND:** at a 1/2" iron rod found at the southeast corner of said 6.48 acre tract, same being at the intersection of the north right-of-way line of Finfeather Road and the north right-of-way line of Eden Lane.

**THENCE:** S 89°45'25" W - 217.88 feet along said Eden Lane line to a 1/2" iron rod found at the east southerly common corner of this tract and the Palomares Construction, Inc. 4.88 acre tract (200-0402);

**THENCE:** S 7°45'12" E - 207.88 feet along the common line between this tract and said Palomares Construction, Inc. tract to a 1/2" iron rod found at the east southerly common corner of said tract; same being in the south line of the Frank Shirley 0.514 acre tract (120-101, 106);

**THENCE:** S 89°18'24" E - 146.49 feet along the common line between this tract and said Shirley 0.514 acre tract to a 1/2" iron rod found at the east southerly common corner of this tract and the Frank Shirley 0.514 acre tract (200-0402);

**THENCE:** S 7°18'25" W - 8.89 feet along the common line between said Shirley 0.514 acre tract and this tract to a 3/4" iron rod in concrete found for a common corner of said tract;

**THENCE:** S 87°17'35" E - 173.45 feet containing along said common line to a 3/4" iron rod in concrete found for the most southerly common corner of said tract; same being in said Palomares Road line;

**THENCE:** S 2°42'25" W - 178.88 feet along said Palomares Road line to the PLACE OF BEGINNING, and containing 1.381 acres of land, more or less.

**EDEN LANE**  
(21.7' Asphalt, 50' R.O.W.)

**FINFEATHER ROAD**  
(45.2' Asphalt, 100' R.O.W.)

**FINAL PLAT**  
OF  
**LOTS 1 AND 2, BLOCK 1**  
**BAYER SUBDIVISION**  
**1.381 ACRES**  
**ZENO PHILLIPS LEAGUE, A - 45**  
**BRYAN, BRAZOS COUNTY, TEXAS**  
SCALE: 1" = 20'      **FEBRUARY 1996**

603085  
FILED  
96 APR 16 AM 10:47  
Brazos County Clerk  
Capital Area

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (We, The), William K. Bayer, owner(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Official Records of Brazos County in Volume 608 Page 412, and designated herein as the Block 1 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 purpose and consideration therein expressed.

William K. Bayer  
Owner

**CERTIFICATION OF THE CITY PLANNER**

I, the undersigned, City Planner of the City of Bryan, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan, and the standards and specifications set forth in this ordinance.

Mark L. Smith  
City Planner, Bryan, Texas

**APPROVAL OF PLANNING & ZONING COMMISSION**

Richard E. Jones Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 21st day of MARCH, 1996, and same was duly approved on the 21st day of MARCH, 1996 by said commission.

Richard E. Jones  
Chairman of the Planning & Zoning Commission  
Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision is in compliance with the appropriate codes and ordinances of the City of Bryan.

Cheryl J. Jones  
City Engineer, Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared William K. Bayer, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 5th day of March, 1996.

Donald D. Garrett  
Notary Public, State of Texas

**CERTIFICATE OF SURVEYOR**

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 and that the metes and bounds described hereon substantially describe a closed geometric form.

Donald D. Garrett  
Donald D. Garrett, R.P.L.S. No. 2972

**CERTIFICATE OF THE ENGINEER**

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett  
Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 17th day of March, 1996, in the Deed/Official Records of Brazos County, Texas, in Volume 654, Page 522.

Mary Ann Ward by Darlene Johnson, Deputy Clerk  
County Clerk  
Brazos County, Texas

**OWNER/DEVELOPER:**  
Bayer Construction Inc.  
1312 Finfeather Road  
Bryan, TX 77803  
(409) 775-7752

**GARRETT ENGINEERING**  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 100  
Bryan, Texas 77803  
Phone: 409 / 846 - 2888

