

I, CLIFF MILLER, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

I, G. KENNY MALLARD, JR., 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 DAY OF AUGUST 19, 1985, AND SAME WAS DULY APPROVED ON THE 24th DAY OF AUGUST, 1985.

STATE OF TEXAS
COUNTY OF BRAZOS

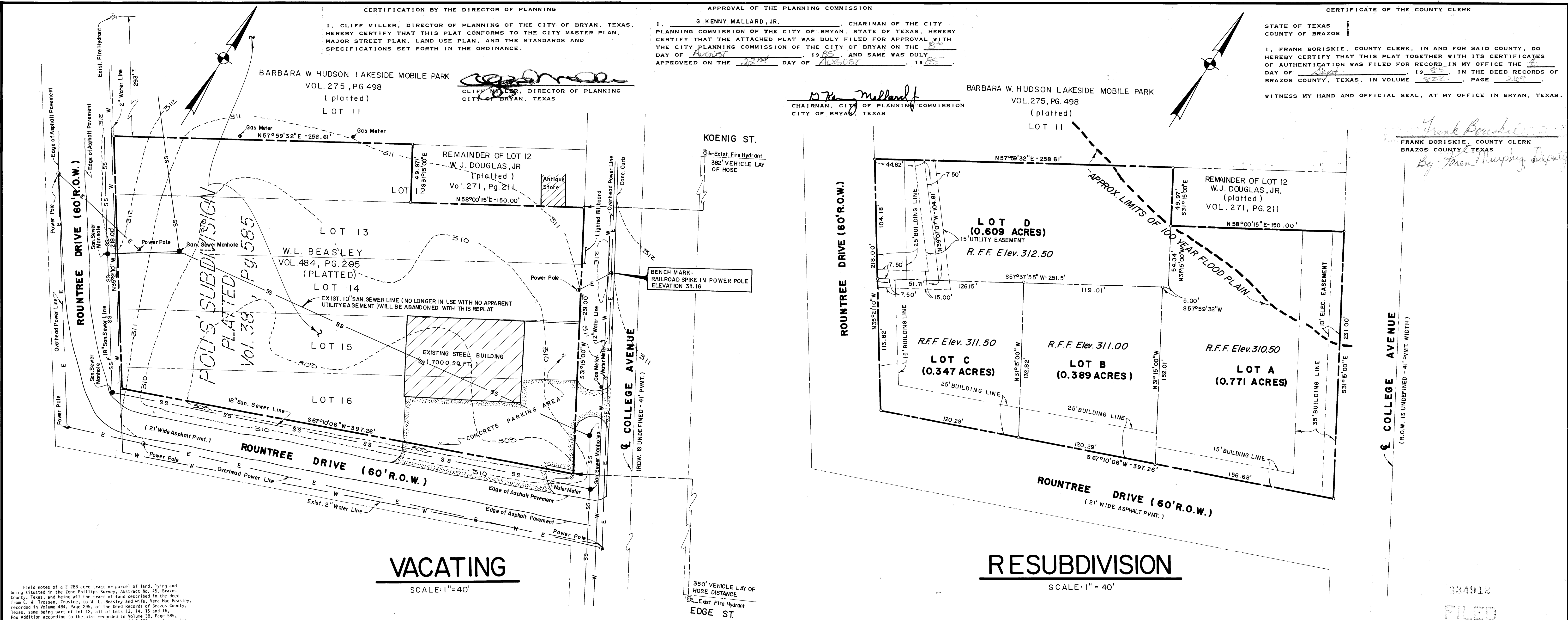
I, FRANK BORISKIE, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE DAY OF August 19, 1985, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 522, PAGE 2169.

WITNESS MY HAND AND OFFICIAL SEAL, AT MY OFFICE IN BRYAN, TEXAS.

CLIFF MILLER, DIRECTOR OF PLANNING
CITY OF BRYAN, TEXAS

G. KENNY MALLARD, JR.
CHAIRMAN, CITY OF PLANNING COMMISSION
CITY OF BRYAN, TEXAS

FRANK BORISKIE, COUNTY CLERK
BRAZOS COUNTY, TEXAS
By: Karen Murphy, Deputy



VACATING
SCALE: 1" = 40'

RESUBDIVISION
SCALE: 1" = 40'

Field notes of a 2.288 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Brazos County, Texas, and being all the tract of land described in the deed from C. W. Trosien, Trustee, to W. L. Beasley and wife, Vera Mae Beasley, recorded in Volume 484, Page 295, of the Deed Records of Brazos County, Texas, same being part of Lot 12, all of Lots 13, 14, 15 and 16, POU Addition according to the plat recorded in Volume 38, Page 585, of the Deed Records of Brazos County, Texas, said 2.288 acre tract also being comprised of all of the tract of land described in the deed to W. J. Douglas, Jr., recorded in Volume 271, Page 211, of the Deed Records of Brazos County, Texas, same being a part of Lot 12 of the said POU Addition, said 2.288 acre tract of land being more particularly described as follows:

BEING at the 3/8" iron rod found marking the south corner of the aforementioned Lot 16, same being in the right-of-way line of Rountree Drive at an ell corner;
THENCE N 35° 21' 10" W along the northeast right-of-way line of Rountree Drive for a distance of 218.00 feet to a 1/2" iron rod found marking the west corner of the aforementioned Lot 12;
THENCE N 57° 59' 32" E along the common line between Lots 11 and 12 at a distance of 258.61 feet pass a 1/2" iron rod found marking a common corner between the said Beasley tract and the said Douglas tract, continue on for a total distance of 408.61 feet to an iron rod found marking the common corner of Lot 12 and Lot 11 and being located in the southwest right-of-way line of College Avenue;
THENCE S 31° 15' 00" E along the southwest line of College Avenue at a distance of 50.00 feet pass an iron rod found marking the common corner of Lot 12 and Lot 13, continue on for a total distance of 281.00 feet to a 1/2" iron rod set at the east corner of the aforementioned Lot 16;
THENCE S 67° 10' 06" W along the northwest right-of-way line of the aforementioned Rountree Drive, same being the southeast line of the aforementioned Lot 16 for a distance of 397.26 feet to the PLACE OF BEGINNING, containing 2.288 acres of land, more or less.

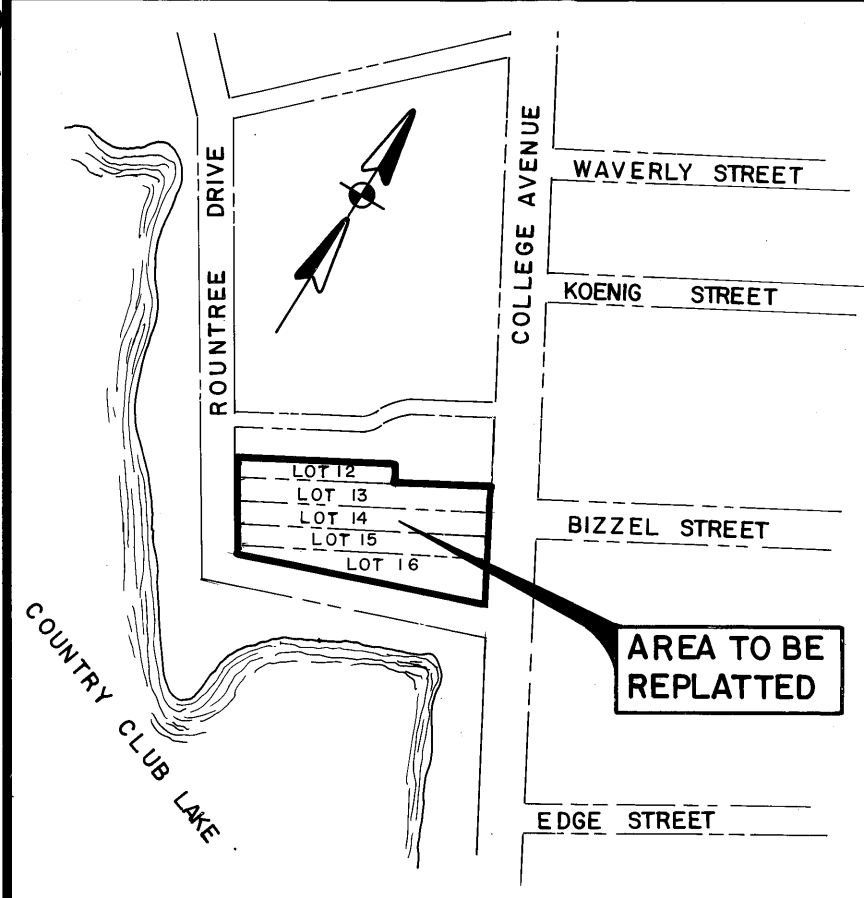
- NOTES:
- 1) 5' SIDE-YARD SETBACK AND 5' REAR-YARD SETBACK.
 - 2) LAND USE: COMMERCIAL
 - 3) STORM WATER DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION 14.J OF THE CITY OF BRYAN SUBDIVISION ORDINANCE. (TO BE MET AT TIME OF SITE REVIEW)
 - 4) IRON RODS MARK ALL PROPERTY CORNERS AS NOTED.
 - 5) ADJACENT TRACTS ARE UNPLATTED IN THEIR PRESENT CONFIGURATIONS.
 - 6) THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS SHOWN HEREIN ARE APPROXIMATE AND HAVE BEEN ESTIMATED ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP ON COMMUNITY PANEL NUMBER 480082 0009B, EFFECTIVE DATE MAY 19, 1981.
 - 7) R.F.F. ELEV. DENOTES REQUIRED FINISHED FLOOR ELEVATION.

OWNER'S ACKNOWLEDGMENT AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, W. J. DOUGLAS, JR., OWNER OF PART OF LOT 12, BLOCK 1, AND NOT A PART OF THIS REPLAT, AND BEING THAT TRACT OF LAND AS CONVEYED TO IT IN VOLUME 271, PAGE 211, OF THE BRAZOS COUNTY DEED RECORDS 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER'S ACKNOWLEDGMENT AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, W. L. BEASLEY, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 484, PAGE 295, AND DESIGNATED HEREIN AS THE REPLAT OF PART OF LOT 12, 295, AND ALL OF LOTS 13, 14, 15 AND 16, POU'S ADDITION, 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.

CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS
I, T. DAVID CHINN, REGISTERED PROFESSIONAL ENGINEER NO. 57630 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

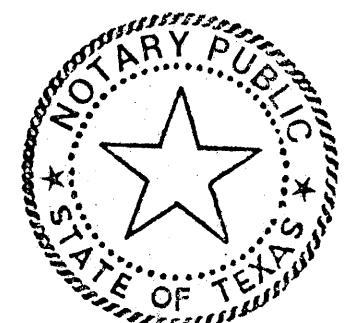
W. L. BEASLEY
STATE OF TEXAS
COUNTY OF BRAZOS



STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED, ON THIS DAY PERSONALLY APPEARED W. J. DOUGLAS, JR. 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 THE 29th DAY OF July, 1985.

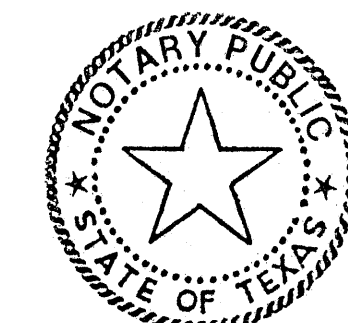
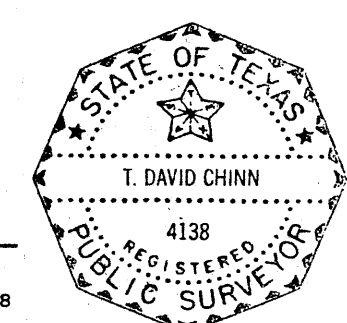
CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, T. DAVID CHINN, REGISTERED PUBLIC SURVEYOR NO. 4138, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, MADE UNDER MY SUPERVISION ON THE GROUND.

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED, ON THIS DAY PERSONALLY APPEARED W. L. BEASLEY, 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 THE 24th DAY OF July, 1985.



Janet Lee Richmond
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME OF NOTARY
MY COMMISSION EXPIRES: 11/12/85

T. David Chinn
REGISTERED PUBLIC SURVEYOR NO. 4138



Janet Lee Richmond
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME OF NOTARY
MY COMMISSION EXPIRES: 11/12/85

BEASLEY SUBDIVISION A RESUBDIVISION PLAT OF PART OF LOT 12, ALL OF LOTS 13, 14, 15 & 16 2.116 ACRES POU'S SUBDIVISION

VOLUME 38, PAGE 585
ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40'
JULY, 1985
Owned and Developed by:
W. L. BEASLEY
609 E. 32nd STREET
BRYAN, TEXAS 77803
PH. (409) 822-3876

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AVE + P.O. BOX 4234 + BRYAN, TEXAS 77802 + PH. 409/846-6212

334912
FILED
1055 SEP -4 AM 11:50
Frank Boriskie, County Clerk
Brazos County, Texas