

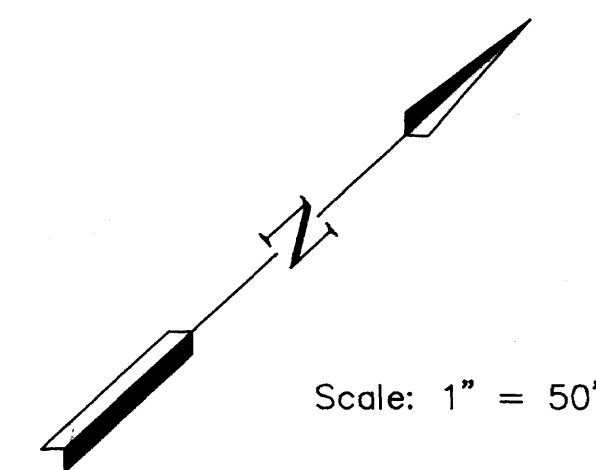
614679
FILED
96 SEP 20 AM 11:18
Brazos County Courthouse
Bryan, Texas
D. Garrett

General Notes:

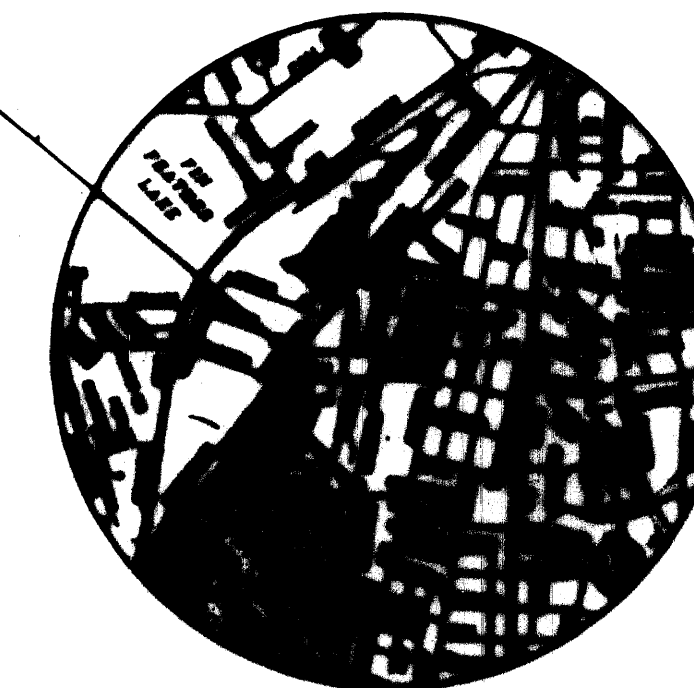
- All property corners are set 1/2" diameter iron rods unless otherwise noted.
- Any relocation of Telephone Facilities as a result of Replat will be at the expense of the Owner/Developer.

Basis of Bearing:

North Orientation is based on magnetic North as taken along Duncan Street Right-of-Way.

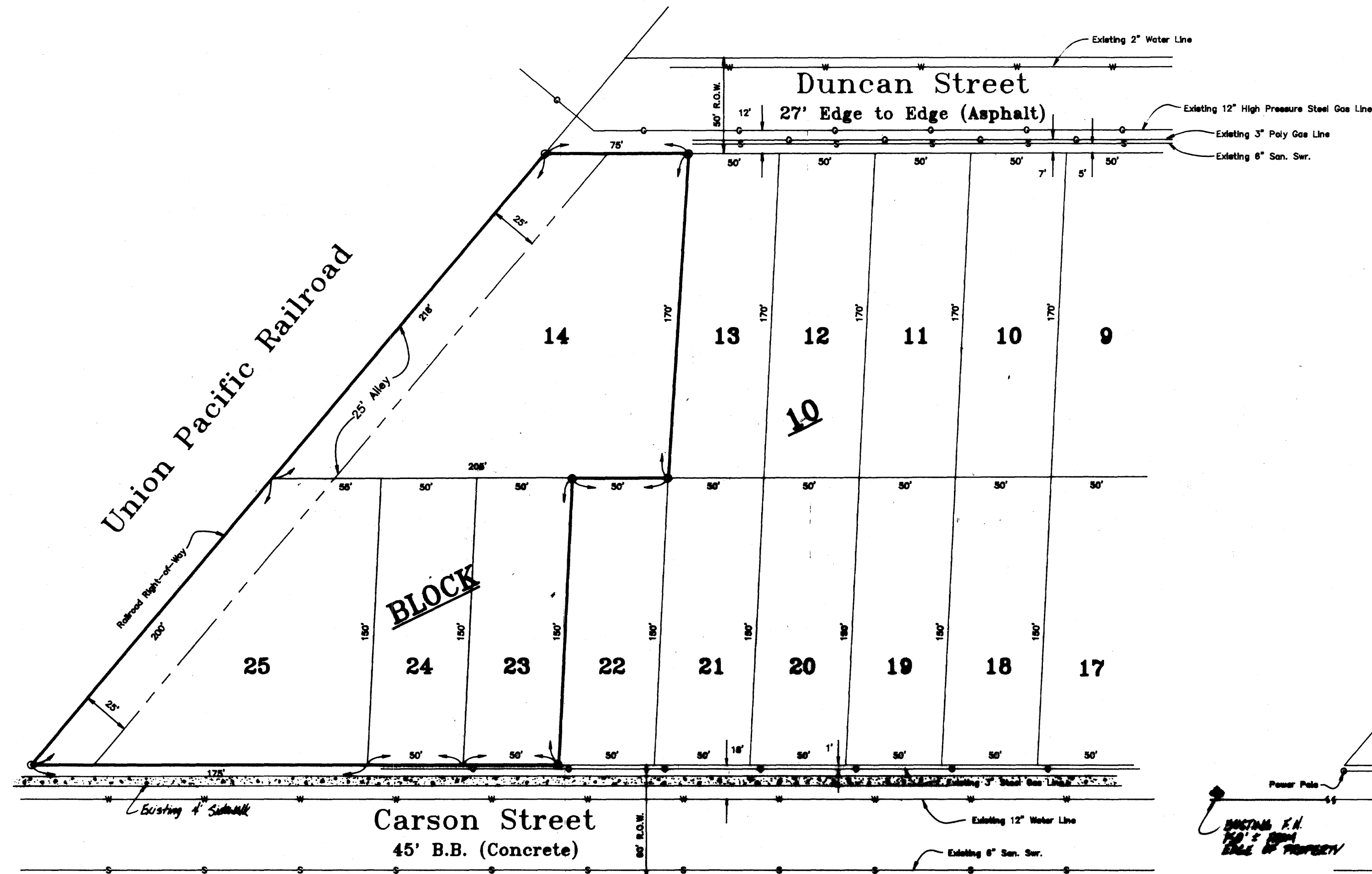


PROJECT LOCATION

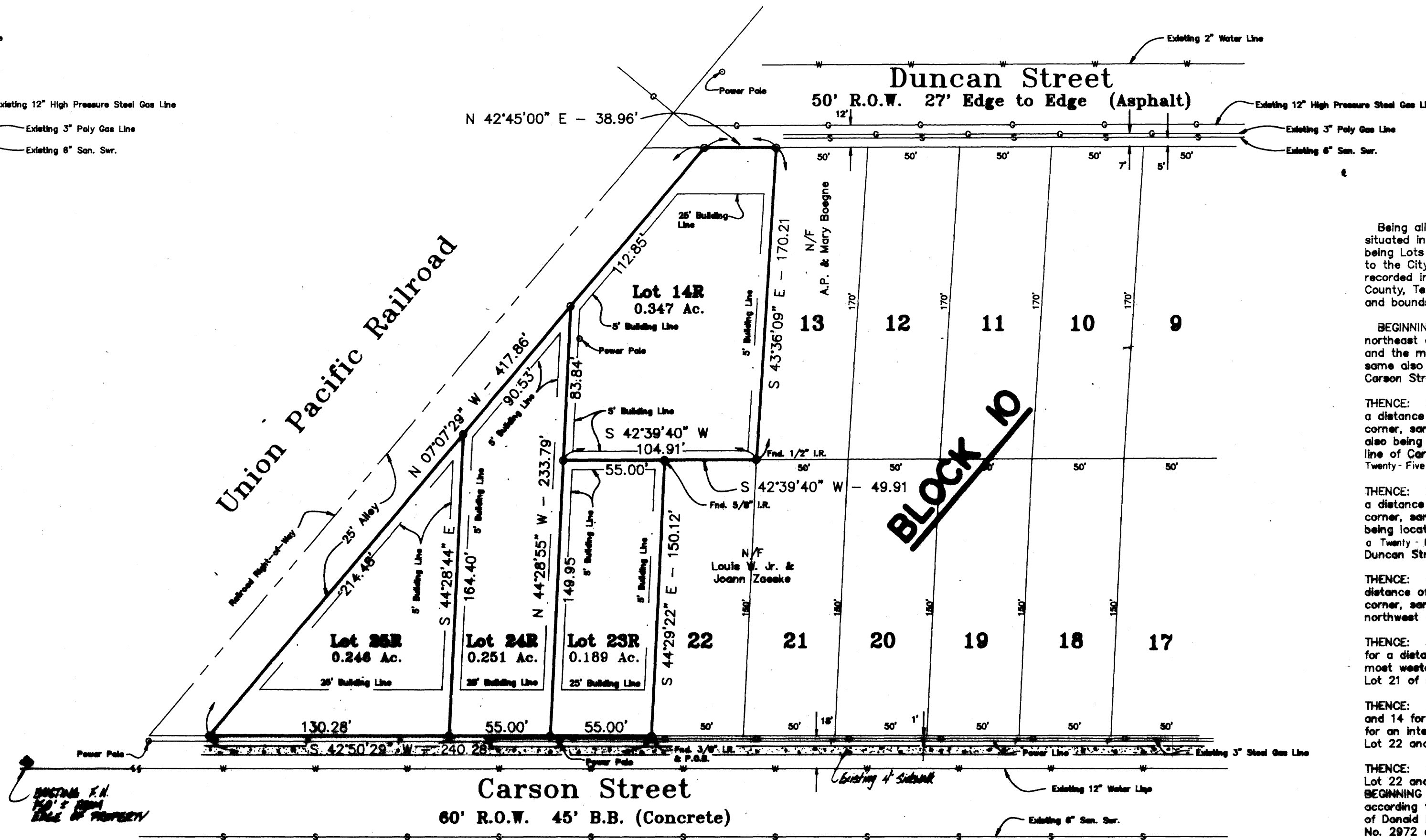


VICINITY MAP

n.t.s.



Original Plat Scale: 1" = 50'



Replat Scale: 1" = 50'

FIELD NOTES FOR A REPLAT OF LOTS 14, 23, 24, & 25 - BLOCK 10 BEASON ADDITION

Being all that certain lot, tract or parcel of land, lying and being situated in the STEPHEN F. AUSTIN LEAGUE, Abstract No. 63 and being Lots 14 and Lots 23, 24, and 25, Block 10 of BEASON ADDITION to the City of Bryan, Brazos County, Texas according to the Plat recorded in Volume 38, Page 628 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" Iron Rod Found for the most easterly northeast corner, same being the northeast corner of said Lot 23 and the most southerly corner of Lot 22 of said Beason Addition, same also being located on the northwest right-of-way line of Carson Street;

THENCE: S 42°50'29" W along said northwest right-of-way line for a distance of 240.28 feet to a 1/2" Iron Rod Set for the most southerly corner, same being the most southerly corner of said Lot 25, same also being located at the intersection of said northwest right-of-way line of Carson Street and the northeast right-of-way line of a Twenty-Five Foot Alley;

THENCE: N 07°07'29" W along said northeast right-of-way line for a distance of 417.86 feet to a 1/2" Iron Rod Set for the northeast corner, same being the northeast corner of said Lot 14, same also being located at the intersection of said northeast right-of-way line of Carson Street and the southeast right-of-way line of Duncan Street;

THENCE: N 42°45'00" E along said southeast right-of-way line for a distance of 38.96 feet to a 1/2" Iron Rod Set for the most northerly corner, same being the most northerly corner of said Lot 14 and the northeast corner of Lot 13 of said Beason Addition;

THENCE: S 43°36'09" E along the common line of said Lots 13 and 14 for a distance of 170.21 feet to a 1/2" Iron Rod Found (bent) for the most westerly northeast corner, same being the common corner of Lot 21 of said Beason Addition and said Lots 13, 14, and 22;

THENCE: S 42°39'40" W along the common line of said Lots 22 and 14 for a distance of 48.81 feet to a 5/8" Iron Rod Found (bent) for an interior corner, same being the northeast corner of said Lot 22 and the most northerly corner of said Lot 23;

THENCE: S 44°29'22" E along the common line between said Lot 22 and 23 for a distance of 150.12 feet to the PLACE OF BEGINNING and containing an area of 1.272 acres, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on July 18, 1993.

on two lines no Block

STATE OF TEXAS
COUNTY OF BRAZOS
I, Richard G. Bunk, Richard G. Bunk, County Engineer of the City of Bryan, Texas, hereby certify that the attached plat is in compliance with the appropriate codes and ordinances of 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.

Richard G. Bunk
Owner

CERTIFICATION OF THE CITY PLANNER
I, the undersigned, City Planner of the City of Bryan, Texas, 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 this ordinance.
Marie L. Smith
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
Richard PERKINS, 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 August, 1996, and same was duly approved on the 1st day of AUGUST, 1996, by said commission.
Richard Perkins
Chairman of the Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan, Texas.
Bunk
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Richard G. Bunk, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 21st day of August, 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 and that the metes and bounds describing the same are true and correct.
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 certificates of authentication was filed for record in my office the 14 day of September, 1996, in the Deed/Official Records of Brazos County, Texas, in Volume 4637, Page 237.

Mary Ann Ward
County Clerk
Brazos County, Texas

Habitat for Humanity International
Bryan/College Station Affiliate
"Building Homes, Building Hope"

GARRETT ENGINEERING
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Phone: 409 / 866 - 2666