

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

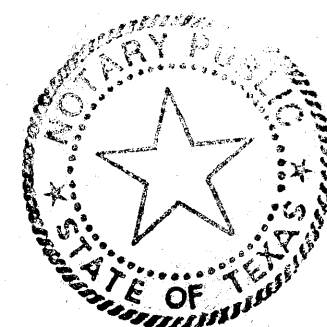
I, (We, The), JOHN BELTRAND, owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 184, Page 1, and designated herein as LOT 1, BLOCK 1 in the City of Bryan, Texas, 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 purposes and consideration therein expressed.

John M. Beltrand
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John M. Beltrand, 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 13th day of June, 1985.

Adrian Martinez
Notary Public in and for Brazos County, Texas
Commission Expires: 3-12-86
ADRIAN MARTINEZ



CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 _____, 1985, in the Deed Records of Brazos County in Volume _____, Page _____.

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 standards and specifications set forth in this Ordinance.

[Signature]
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, G. KENNY L. 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 14th day of JUNE, 1985 and same was duly approved on the 20th day of JUNE, 1985 by said commission.

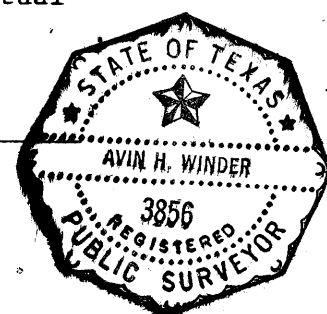
[Signature]
Chairman, City Planning Commission
Bryan, Texas

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.

[Signature]
Avin H. Winder
Registered Public Surveyor, No. 3856

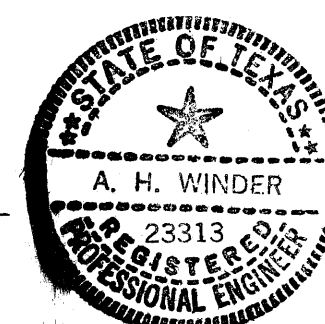


CERTIFICATE BY THE ENGINEER

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.

[Signature]
Avin H. Winder
Registered Professional Engineer, No. 23313

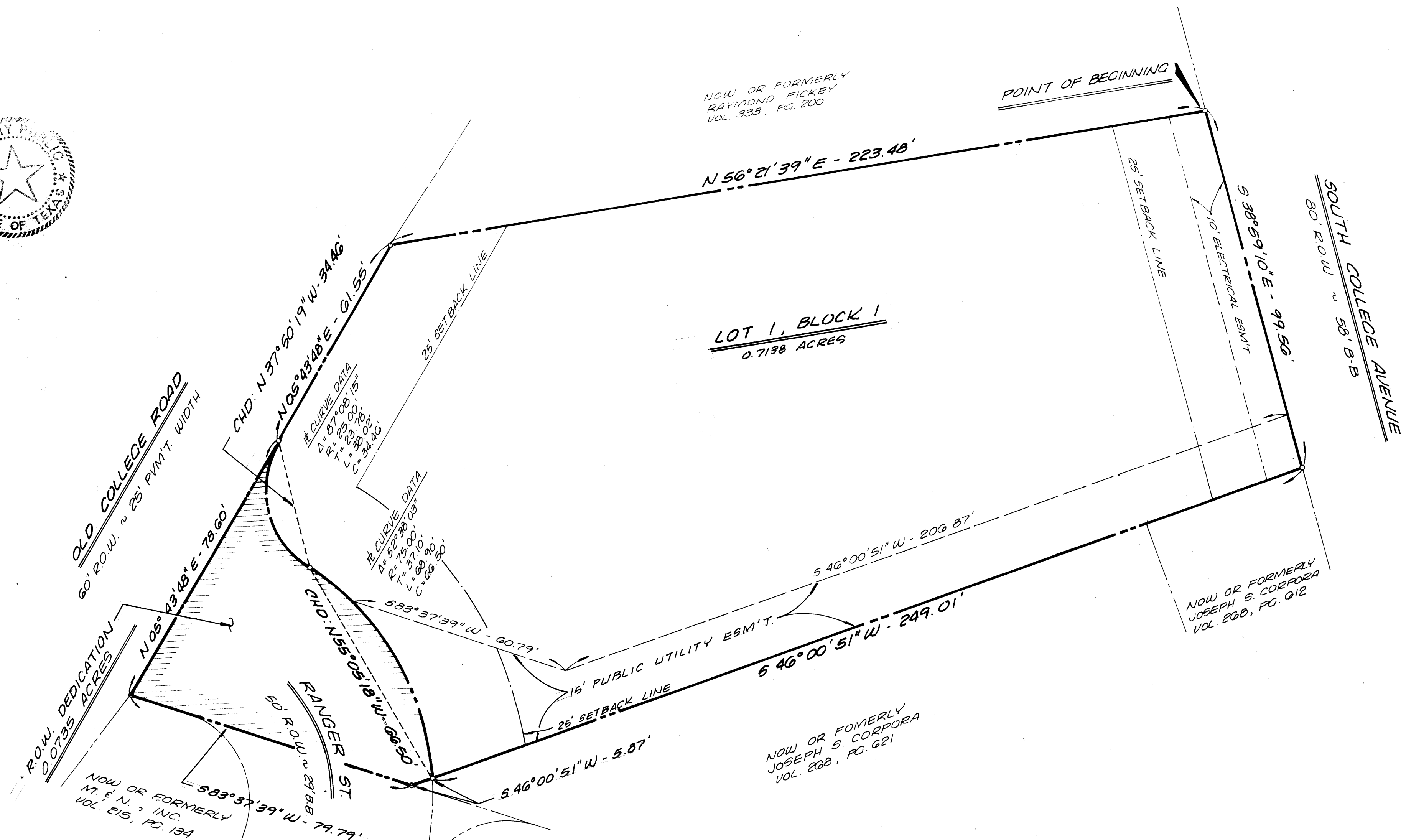
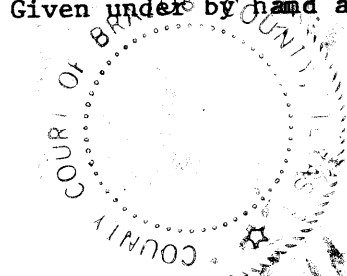


STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared [Signature], 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 25th day of June, 1985.

[Signature]
Notary Public in and for Brazos County, Texas
Commission Expires: _____



LEGAL DESCRIPTION
of
Lot 1, Block 1
BELTRAND SUBDIVISION
a 0.7138 Ac. Tract of Land
J.E. Scott League A-50
Bryan, Brazos County, Texas

BEING a 0.7138 acre tract or parcel of land situated in the J. E. Scott League, Abstract 50, Bryan, Brazos County, Texas and being a portion of that tract of land conveyed to Joe A. Ferreri by deed recorded in Volume 188, Page 259 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at an iron rod marking the intersection of the west Right-of-Way line of South College Avenue and the east Right-of-Way line of Old College Road, said point also being the apex of a triangle shaped tract conveyed to Eddy Refining Company by Joe Ferreri by deed recorded in Volume 194, Page 657 of the Deed Records of Brazos County;

THENCE S 36°11' 15" E along the west Right-of-Way line of South College Avenue for a distance of 116.81, said line also being the east line of a 0.2570 acre tract conveyed to Donald G. Ganter, recorded in Volume 387, Page 543, Deed Records of Brazos County;

THENCE S 36°33' 15" E along the west Right-of-Way line of South College Avenue, passing the southeast corner of the above mentioned 0.2570 acre tract at a distance of 131.30 feet, for a total distance of 204.10 feet, said line also being the east line of a 0.1919 acre tract of land conveyed to Donald B. Ganter, recorded in Volume 384, Page 209, Deed Records of Brazos County;

THENCE S 38°02' 15" E along the west Right-of-Way line of South College Avenue and the east line of the above mentioned 0.1919 acre tract, passing the Southeast corner of the 0.1919 acre tract at 2.65 feet, said point also being the northeast corner of a 0.857 acre tract of land conveyed to Raymond Fickey, recorded in Volume 333, Page 200, Deed Records of Brazos County, for a total distance of 225.83 feet to an iron rod set for the PLACE OF BEGINNING, said point also being the southeast corner of the above mentioned Fickey 0.857 acre tract;

THENCE S 38° 59' 10" E along the west Right-of-Way line of South College Avenue for a distance of 99.56 feet to an iron rod set for corner, said point also being the northeast corner of a 3,303 square foot tract of land conveyed to Joseph S. Corpora, recorded in Volume 268, Page 612, Deed Records of Brazos County;

THENCE S 46°00' 51" W, passing the northwest corner of the above mentioned 3,303 square foot tract of land at a distance of 44.76 feet, said point also being the northmost corner of a 22,099 square foot tract of land conveyed to Joseph S. Corpora, recorded in Volume 268, Page 621, Deed Records of Brazos County, continuing along the northwest line of the above mentioned 22,099 square foot tract for a total distance of 249.01 feet to an iron rod set for corner, said point also being a point on a curve to the left having a radius of 75.00 feet and a central angle of 52° 38' 03";

THENCE along said curve to the left for an arc distance of 68.90 feet, a chord bearing of N 55° 05' 18" W for a distance of 66.50 feet to an iron rod set, said point being the Point of Curve of a curve to the right having a radius of 25.00 feet and a central angle of 87° 08' 15";

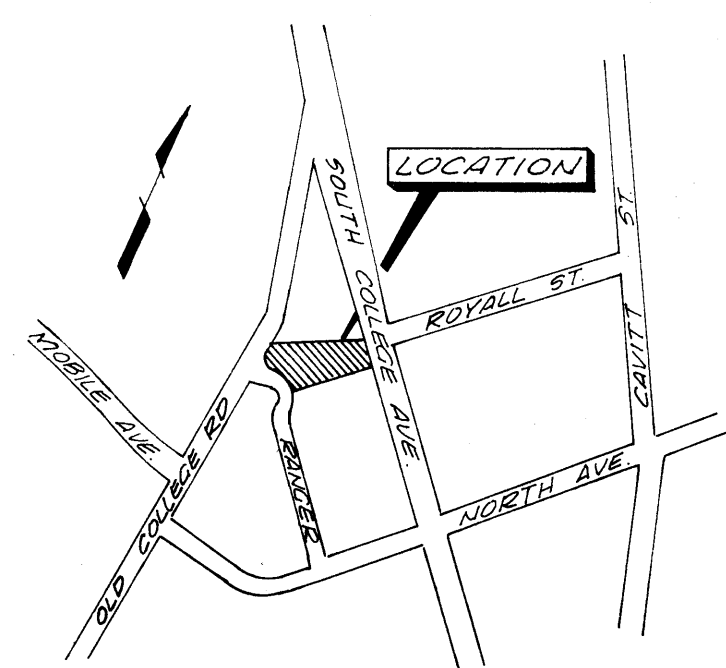
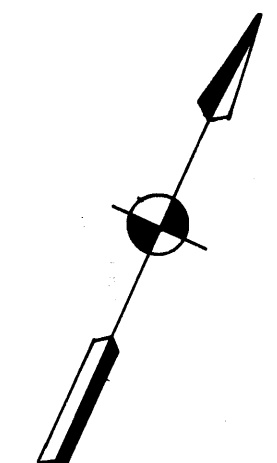
THENCE along said curve to the right for an arc distance of 38.02 feet, a chord bearing of N 37°50' 19" W for a distance of 34.46 feet to an iron rod set for the Point of Tangent of this curve in the east Right-Of-Way line of Old College Road and also a radius point for Ranger Drive and Old College Road Intersection;

THENCE N 05° 43' 48" E along the east Right-of-Way line of Old College Road for a distance of 61.55 feet to an iron rod set for corner, said point being the most southwesterly corner of the above mentioned Fickey 0.857 acre tract;

THENCE N 56° 21' 39" E along the south boundary line of the Fickey 0.857 acre tract, same line also being the north boundary line of this 0.7138 acre tract of land for a distance of 223.48 feet to the PLACE OF BEGINNING, containing 0.7138 acres of land, more or less.

Prepared from an actual survey made on the ground under my supervision in May, 1985.

SCALE: 1" = 20'



VICINITY MAP
SCALE: 1" = 200'

GENERAL NOTES

- 1. THERE IS A 5' SETBACK LINE ON ALL INTERIOR LOT LINES.
- 2. LAND USE IS COMMERCIAL

FINAL PLAT
OF
**LOT 1, BLOCK 1
BELTRAND SUBDIVISION**

J.E. SCOTT LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS

OWNER / DEVELOPER
JOHN BELTRAND
RT 4 - 24 GREEN TREE CR.
COLLEGE STATION, TX 77840

WINDER AND ASSOCIATES ENGINEERS INC.
1700 KYLE SOUTH SUITE 130 COLLEGE STATION, TX. 693-4785
FINAL PLAT - LOT 1, BLOCK 1 BELTRAND SUBDIVISION BRYAN, BRAZOS CO., TEXAS
SCALE: 1" = 20' DATE: MAY, 1985 W B A JOB NO. 184-013 SHEET: 1

FILED
JUN 25 PM 3:44

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