

VICINITY MAP  
not to scale

PROPERTY LINE CURVE DATA	
(A) $\Delta = 05^{\circ}06'24''$ R = 2914.79' A = 259.79' T = 129.98' CHD = 259.70'	(B) $\Delta = 89^{\circ}56'00''$ R = 299.56' A = 470.18' T = 299.20' CHD = 423.38'

N/F DAVID PATE 4.42 ACRES

N/F GLYNN L. THOMAS UNPLATTED

N/F E. A. GERKE 4.75 AC. UNPLATTED

SCALE: 1" = 40'

N/F AMERICAN LEGION, INC.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

State of Texas  
County of Brazos

I, John C. Culpepper, Jr., 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 649, Page 232, and designated herein as the Bryan Plaza Subdivision 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 considerations therein expressed.

*John C. Culpepper, Jr.*  
John C. Culpepper, Jr.

State of Texas  
County of Brazos

Before me, the undersigned, on this day personally appeared John C. Culpepper, 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 this 18 day of July, 1984.

*Adrian Miller*  
Notary Public, State of Texas

LOT I, BLOCK I  
9.409 ACRE TR.

City of Bryan  
Variable Width Drainage Easement  
Recorded in Volume 216, Page 205  
Shall Be Abandoned With The Filing and  
Recording of This Final Plat.

GENERAL NOTES:

- 1.) Land Use is Commercial.
- 2.) 70' Wide Open Channel Drainage Easement Shall Be Abandoned Upon The Completion And Acceptance Of Storm Sewer Facilities Built To The City Of Bryan Construction Standards.

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, Clifford G. 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.

*Clifford G. Miller*  
Clifford G. Miller, Director of Planning  
City of Bryan, Texas

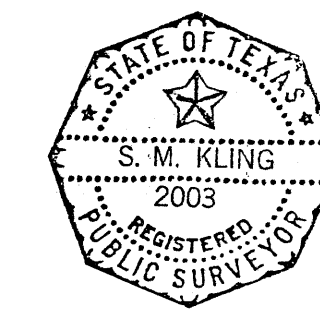
EARL GRAHAM POST NO.159  
AMERICAN LEGION INC.  
VOL. 117, PG. 118  
13.79 ACRES  
UNPLATTED

CERTIFICATE OF SURVEYOR

State of Texas  
County of Brazos

I, S. M. Kling, Registered Public Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property, and that property markers and monuments were placed under my supervision on the ground.

*S. M. Kling*  
S. M. Kling, R.P.S. No. 2003

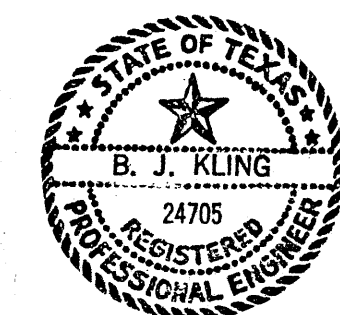


CERTIFICATE OF ENGINEER

State of Texas  
County of Brazos

I, B. J. Kling, Registered Professional Engineer, No. 24705, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

*B. J. Kling*  
B. J. Kling, P.E. No. 24705



APPROVAL OF THE PLANNING COMMISSION

I, HANK MCQUAIDE, 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 21 day of JUNE, 1984, and same was duly approved on the 19th day of JULY, 1984.

*Hank McQuaide*  
Chairman, City Planning Commission  
City of Bryan, Texas

CERTIFICATE OF 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 19 day of August, 1984, in the Deed Records of Brazos County, Texas, in Volume 729, Page 179.

Witness my hand and official Seal, at my office in Bryan, Texas.

*Frank Boriskie*  
Frank Boriskie, County Clerk  
Brazos County, Texas

Field notes of a 9.409 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Brazos County, Texas, and being the called 9.412 acre tract described in the deed from F. W. Bert Wheeler to John C. Culpepper, Jr., recorded in Volume 649, Page 232, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 3/8" iron rod found at the fence corner marking the east corner of the beforementioned 9.412 acre tract;

THENCE S 42° 25' 27" W along the southeast line of the beforementioned 9.412 acre tract, adjacent to a fence line, for a distance of 962.56 feet to a 1/2" iron rod in the northeast right-of-way line of State Highway No. 6, same being in a curve concave to the southwest, having a radius of 2914.79 feet;

THENCE northwesterly along the northeast right-of-way line of the beforementioned State Highway No. 6 for an arc length of 259.79 feet to the 1/2" iron rod marking the point of reverse curve, concave to the southeast, having a radius of 299.55 feet, the chord along State Highway No. 6 bears N 34° 39' 29" W 259.70 feet;

THENCE northerly along the state right-of-way connection between State Highway No. 6 and State Highway No. 21, for an arc length of 470.18 feet to a 1/2" iron rod found marking the end of this curve, said iron rod being in the southeast right-of-way line of State Highway No. 21, the chord bears N 07° 47' 21" E 423.38 feet;

THENCE N 52° 45' 21" E along the southeast right-of-way line of the beforementioned State Highway No. 21 for a distance of 573.35 feet to a 1/2" iron rod found marking the north corner of the beforementioned 9.412 acre tract;

THENCE along the northeast line of the beforementioned 9.412 acre tract, adjacent to a chain-link fence and a barbed wire fence as follows:

S 45° 51' 28" E 300.07 feet to a 1/2" iron rod found,  
S 48° 16' 09" E 90.99 feet to the PLACE OF BEGINNING, contain-  
ing 9.409 acres of land, more or less.

on balance as shown

FINAL PLAT  
of  
BRYAN PLAZA SUBDIVISION

LOT I, BLOCK I ~ 9.409 ACRE TRACT  
STEPHEN F. AUSTIN SURVEY, A-63  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1" = 40' JUNE, 1984

OWNED AND DEVELOPED BY:  
JOHN C. CULPEPPER, JR.  
1700 SOUTH KYLE  
COLLEGE STATION, TEXAS  
PREPARED BY:  
KLING ENGINEERING & SURVEYING  
1806 WILDE OAK CIRCLE + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212