

ORIGINAL PLAT

APPROVAL OF THE PLANNING COMMISSION

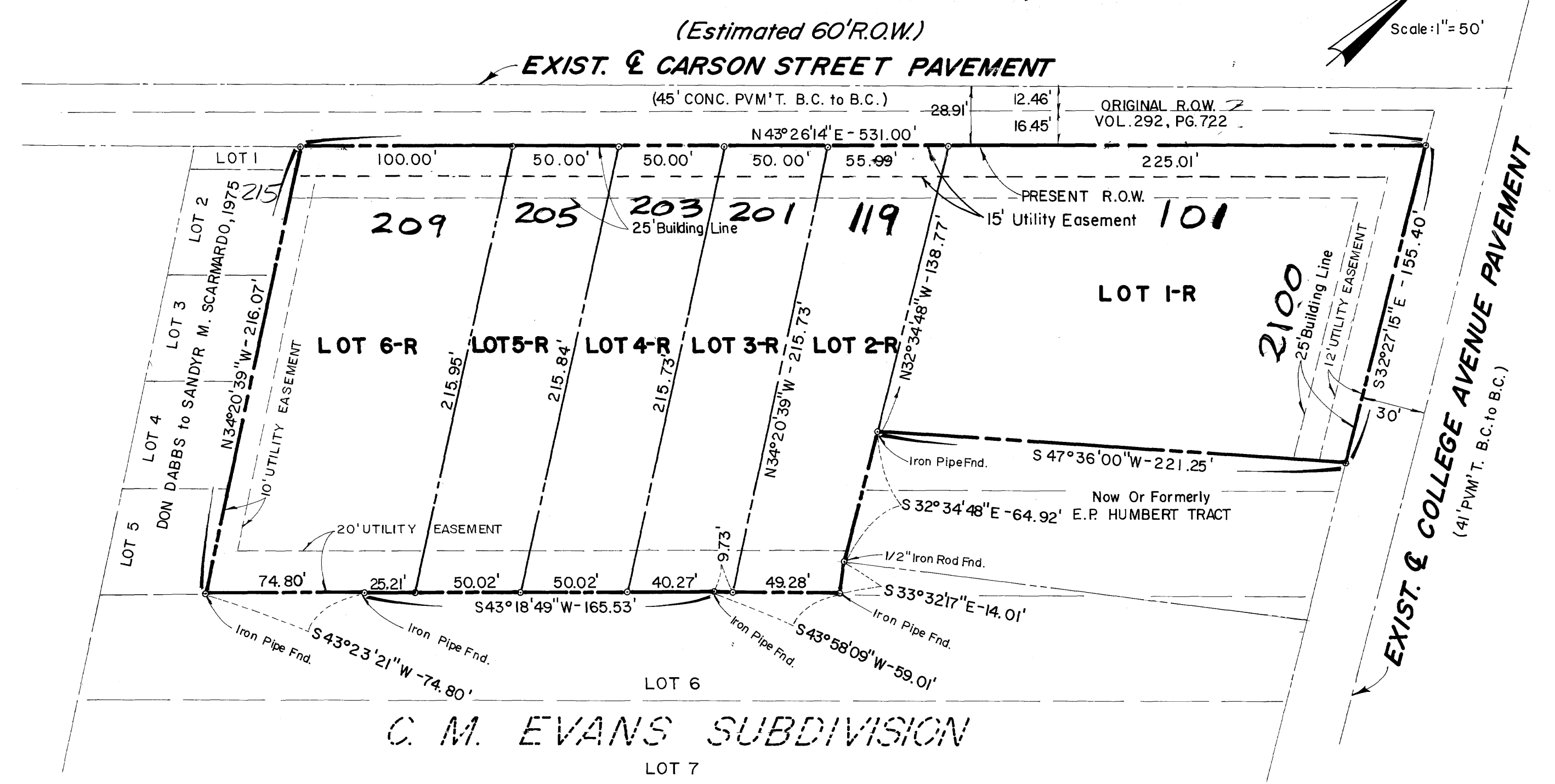
I, FRANK MURPHY, CHAIRMAN OF THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 10TH DAY OF MARCH, 1982, AND SAME WAS DULY APPROVED ON THE 1ST DAY OF APRIL, 1982, BY SAID COMMISSION.

Frank Murphy
CHAIRMAN, CITY PLANNING COMMISSION
CITY OF BRYAN, TEXAS

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning of the City of Bryan, 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.

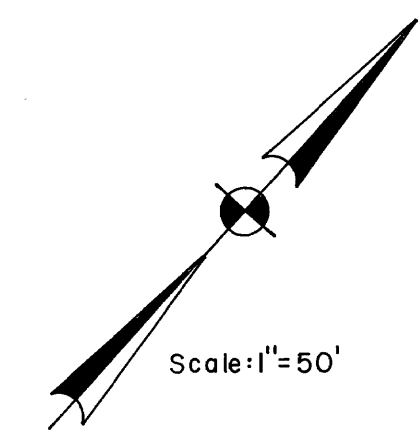
Helen Wilson 4-14-82
DIRECTOR OF PLANNING
CITY OF BRYAN, TEXAS



REVISED PLAT

Note: There is a minimum 5' setback line on all side and back lot lines.

PROPOSED LAND USE TO BE COMMERCIAL FOR LOTS 1-R TO 6-R



CERTIFICATE OF ENGINEER

STATE OF TEXAS I
COUNTY OF BRAZOS I

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, REGISTERED PROFESSIONAL ENGINEER

CERTIFICATE OF SURVEYOR

STATE OF TEXAS I
COUNTY OF BRAZOS I

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, REGISTERED PUBLIC SURVEYOR

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS I
COUNTY OF BRAZOS I

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 24 DAY OF April, 1982, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 517, PAGE 715.

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

Frank Boriskie
COUNTY CLERK, BRAZOS COUNTY, TEXAS
Maryann Ward

2.202 Acre Tract, Part of Lots 1, 2, 3, 4 and 5
C. M. Evans Addition
Zeno Phillips Survey, A-45
Bryan, Brazos County, Texas

Field notes of a 2.202 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Brazos County, Texas, being part of Lots 1, 2, 3, 4 and 5, of the C. M. Evans Addition to the City of Bryan, also being part of the land described in the following deeds: Volume 144, Page 427, Volume 151, Page 23, and Volume 312, Page 330, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the iron pipe found marking the south corner of the tract of land described in the abovementioned deed recorded in Volume 312, Page 330;

THENCE N 34° 20' 39" W for a distance of 216.07 feet and corner in the proposed southeast right-of-way line of Carson Street;

THENCE N 43° 26' 14" E along said line, at 75.00 feet, pass the south corner of the 7,501 square foot tract described in Volume 292, Page 724, of the Deed Records of Brazos County, Texas, continue as the present southeast right-of-way line of Carson Street for a total distance of 531.00 feet and corner at the intersection with the southwest right-of-way line of College Avenue;

THENCE S 32° 27' 15" E along said southwest right-of-way line of College Avenue for a distance of 155.4 feet and corner;

THENCE S 47° 36' 00" W for a distance of 221.25 feet to an iron pipe found for corner marking an interior corner of the beforementioned tract described in Volume 144, Page 427;

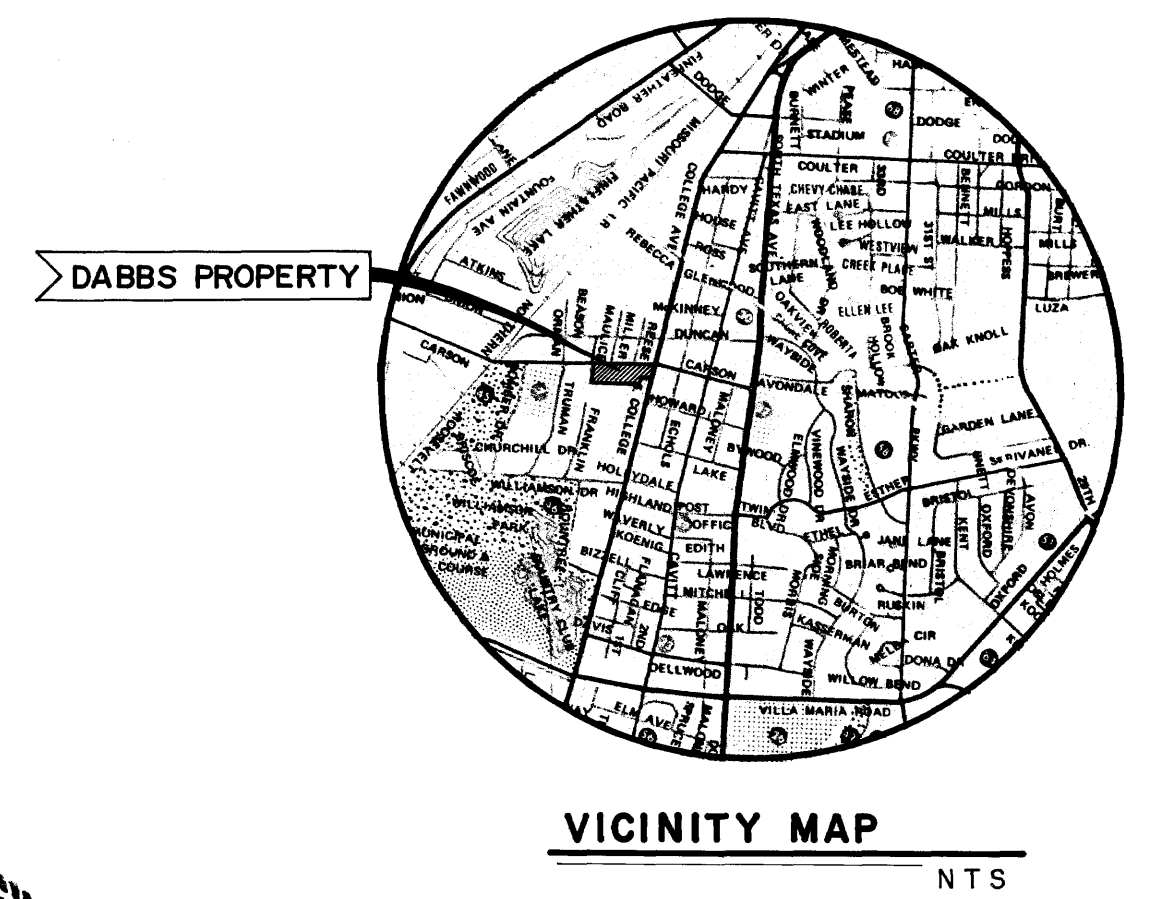
THENCE S 32° 34' 48" E for a distance of 64.92 feet to a 1/2" iron rod found;

THENCE S 33° 32' 17" E for a distance of 14.01 feet to an iron pipe found for corner;

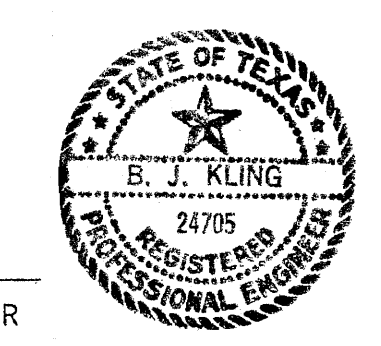
THENCE S 43° 58' 09" W for a distance of 59.01 feet to an iron pipe found marking the east corner of "Second Tract" described in the beforementioned Volume 151, Page 23;

THENCE S 43° 18' 49" W for a distance of 165.53 feet to an iron rod found marking the south corner of said tract;

THENCE S 43° 23' 21" W for a distance of 74.8 feet, to the PLACE OF BEGINNING.



VICINITY MAP
NTS



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS I
COUNTY OF BRAZOS I

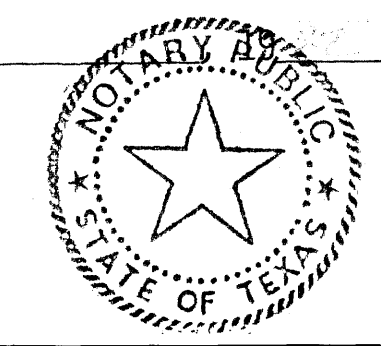
I, Don D. Dabbs, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 316, PAGE 9, AND DESIGNATED HEREIN AS PART OF LOTS 1, 2, 3, 4 & 5, OF THE C. M. EVANS SUBDIVISION IN THE CITY OF BRYAN, TEXAS, AND WHOSE 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Don D. Dabbs
DON D. DABBS, OWNER

STATE OF TEXAS I
COUNTY OF BRAZOS I

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DON D. DABBS, 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 24 DAY OF April



NOTARY PUBLIC IN BRAZOS COUNTY, TEXAS

REPLAT
of
Part of LOTS 1, 2, 3, 4 & 5
C. M. EVANS SUBDIVISION
ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

OWNED & DEVELOPED BY:
MR. DON DABBS
BRYAN, TEXAS

SCALE: 1" = 50' MARCH, 1982

PREPARED BY:
KLING ENGINEERING & SURVEYING
1806 WILDE OAK CIRCLE - P.O. BOX 4234 - BRYAN, TEXAS - PH. 713/846-6212

on land base and 1/4/82