

INTERNATIONAL SHOE TRACT

N 44° 26' 43" E - 1085.11'

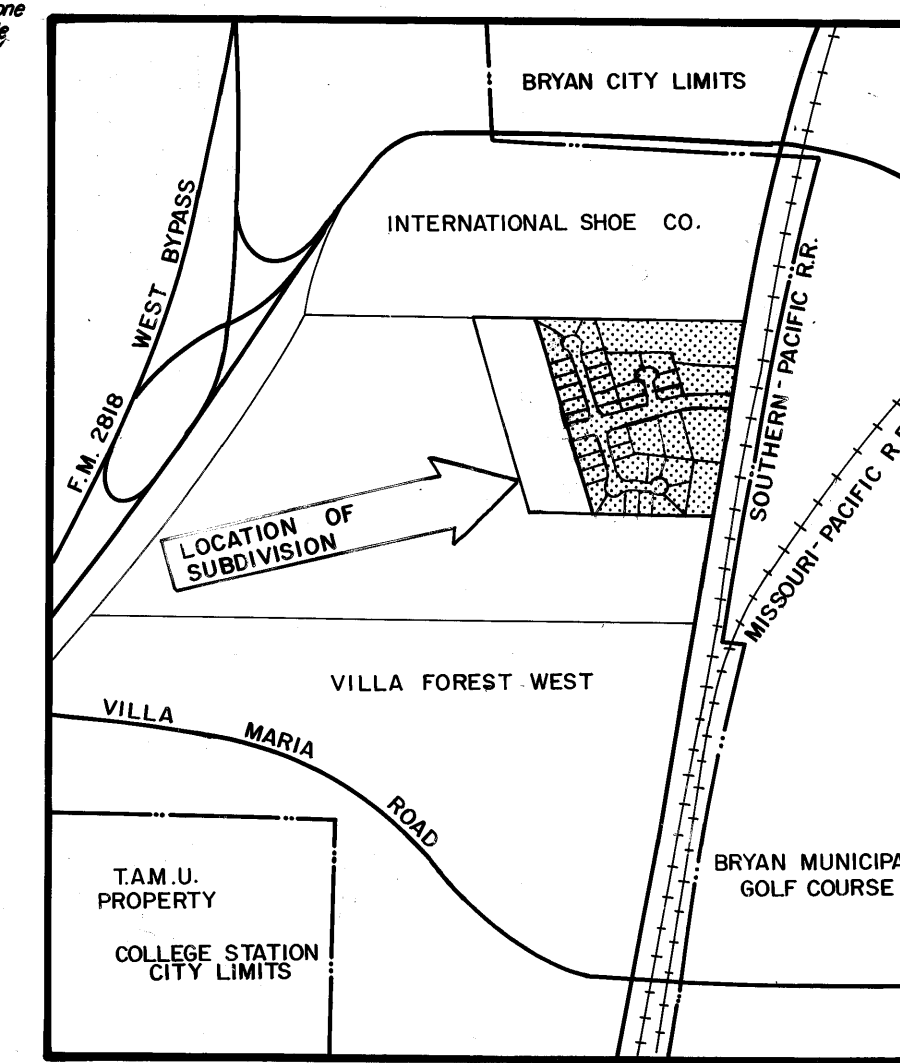
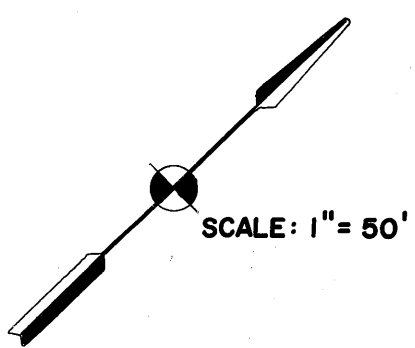
BLOCK ONE

BLOCK TWO

CIRCLE

N 44° 27' 16" E - 629.52'

NOW OR FORMERLY MIKE DAVIS



VICINITY MAP
SCALE: 1" = 1000'

R CURVE DATA				
CENTRAL L	RAD.	TAN.	CHORD	LENGTH
(A) 90° 00' 00"	25.00	25.00	35.36	39.27
(B) 48° 11' 23"	25.00	11.18	20.41	21.03
(C) 41° 24' 35"	50.00	18.90	35.36	36.14

C CURVE DATA				
CENTRAL L	RAD.	TAN.	CHORD	LENGTH
(D) 25° 30' 48"	564.04	127.70	249.07	251.16
(E) 72° 17' 56"	122.00	89.13	143.93	153.95

- GENERAL NOTES:
1. IRON RODS SET AT ALL LOT CORNERS, P.I.'S, P.H.C.'S, & P.H.T.'S.
 2. ALL DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
 3. —○— DENOTES RADIUS POINT.
 4. —○— DENOTES PERIMETER CORNER.
 5. —○— DENOTES P.H.C. OR P.H.T.
 6. —○— DENOTES P.H.C., P.H.T., AND RADIUS POINT.
 7. MINIMUM SIDEYARD SETBACK SHALL BE 5.0'

Plat recorded in Volume 395, Page 761
Recorded April 24, 1978

FINAL PLAT

CEDAR RIDGE PHASE ONE

19.649 ACRES
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'
DECEMBER 1977

PREPARED BY: JERRY BISHOP & ASSOCIATES, INC.
1804 WELSH STREET
COLLEGE STATION, TEXAS

CERTIFICATE OF OWNERSHIP AND DEVELOPER

I (we) PHILIP J. TREMONT
JAMES C. GILBERT

Owner(s) and Developer(s) of the land shown on this plat, and designated herein as the **CEDAR RIDGE PHASE ONE** to the City of Bryan, Texas, and whose name(s) is/are 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.

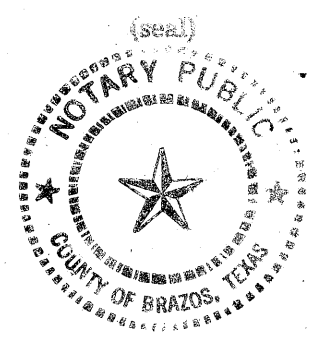
Philip J. Tremont
CONFIRM & ATTEST:

STATE OF TEXAS
COUNTY OF BRAZOS

Lienholder (First Bank & Trust)

Before me, the undersigned authority, on this day personally appeared _____ 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/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____ 19__.



Notary Public, Brazos County, Texas

CERTIFICATE BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ County Clerk, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the _____ day of _____ 19__ in the Deed Records of Brazos County, Volume _____ Page _____

Volume 395, Page 761
County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING COMMISSION:

P.D. WILLIAMS, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certifies that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the _____ day of _____ 19__ and same was duly approved on the _____ day of _____ 19__ by said Commission.

P.D. Williams
Chairman, City Planning Commission
Bryan, Texas

CERTIFICATE BY THE CITY PLANNER:

I, the undersigned, City Planner of the City of Bryan, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Bryan, Texas.

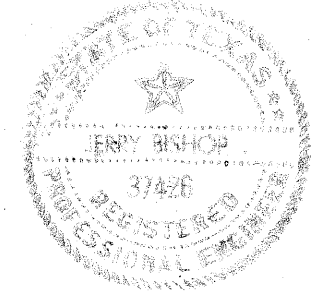
Hubert Nelson
City Planner
City of Bryan, Texas

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jerry Bishop, Registered Professional Engineer No. 37426 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.

Jerry Bishop
Registered Professional Engineer

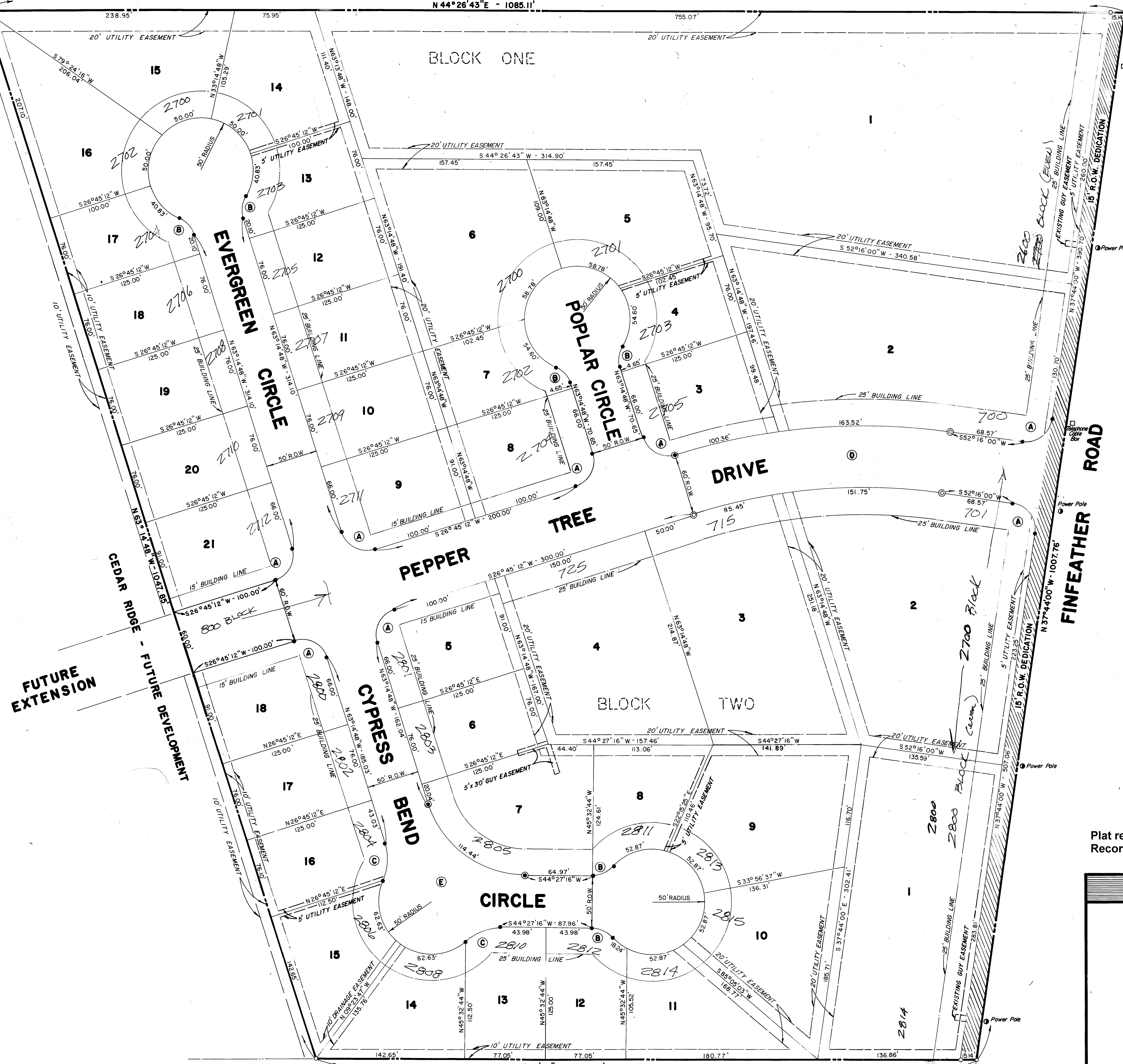


CERTIFICATION BY THE ENGINEER:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jerry Bishop, Registered Professional Engineer No. 37426 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Jerry Bishop
Registered Professional Engineer



on embass w/s