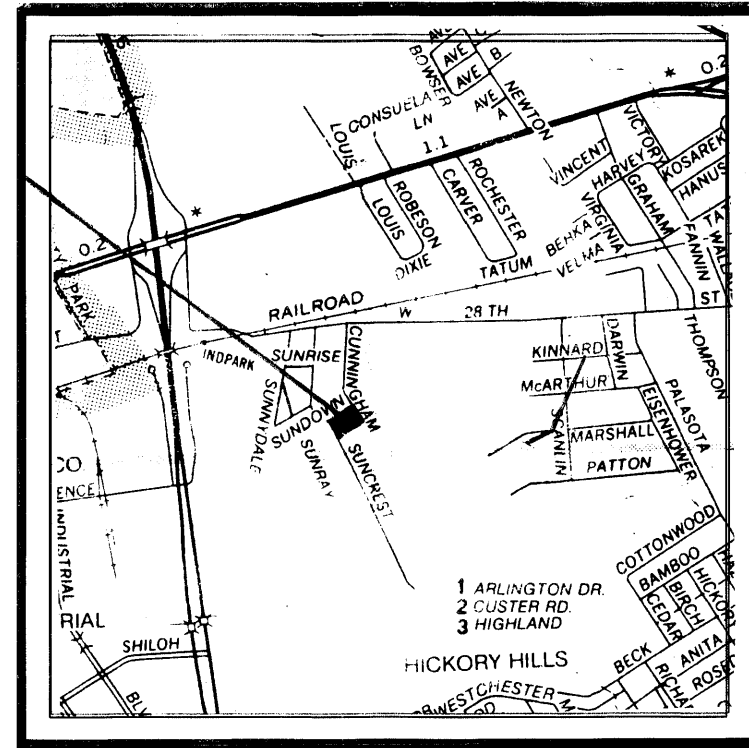
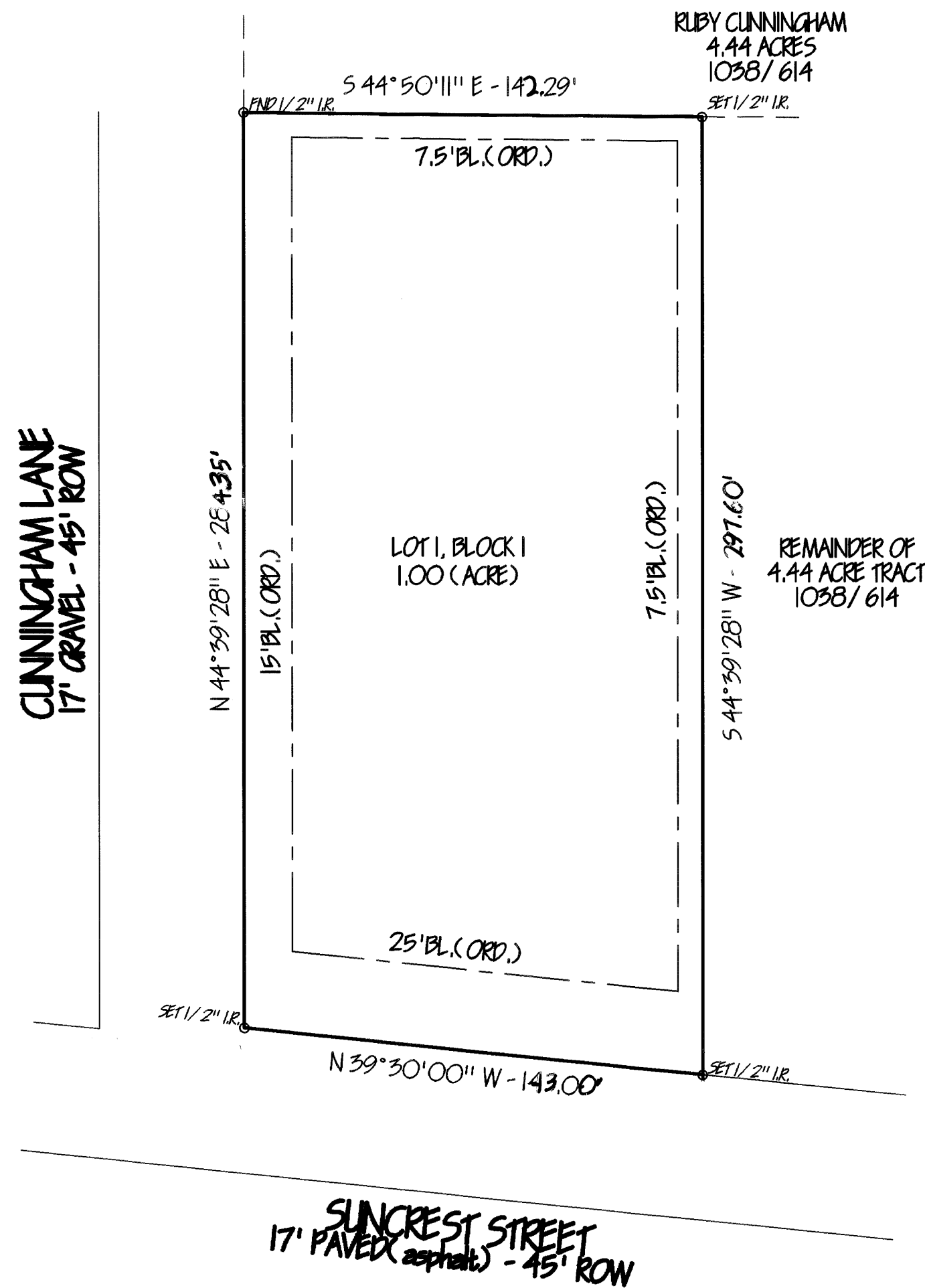
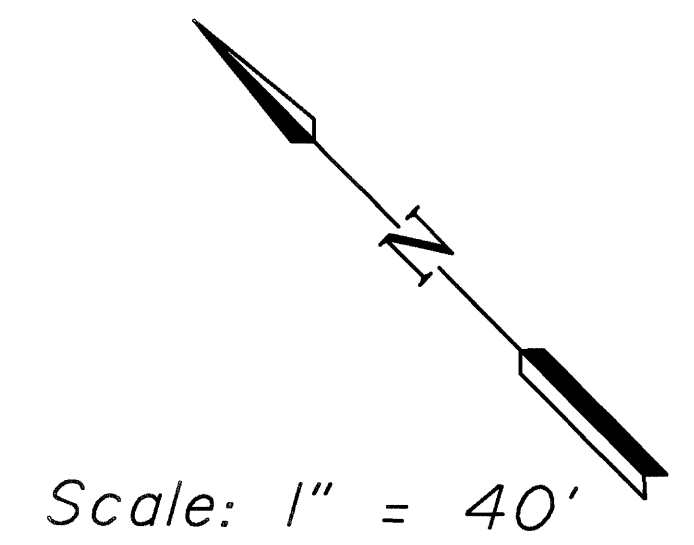


PROJECT LOCATION



VICINITY MAP
n.t.s.



Field Notes
1.00 Acres
Being all of that certain tract or parcel of land, lying and being situated in the STEPHEN F. AUSTIN LEAGUE, A-62, Bryan, Brazos County, Texas, and being a part of that 4.44 acre conveyed to Ruby Cunningham by a partition Deed, recorded in Volume 1038, page 614, Official Records of Brazos County, Texas and being described as follows:

BEGINNING; at a 1/2" iron rod set at the intersection of the northeast right-of-way line of Suncrest Street and the southeast right-of-way line of Cunningham Lane;

THENCE: N 44° 39' 28" E - 288.86 feet along said Cunningham Lane line to a 1/2" iron rod found at the most westerly common corner of this tract and the Ruby Cunningham 4.44 acre tract (1038/614);

THENCE: S 44° 50' 11" E - 147.29 feet along the common line between said tracts to a 1/2" iron rod set for the east corner of this 1.00 acre tract;

THENCE: S 44° 39' 28" W - 302.63 feet across said 4.44 acre tract to a 1/2" iron rod set for the south corner of this 1.00 acre tract; some being in said Suncrest Street line;

THENCE: N 39° 30' 00" W - 148.06 feet along said Suncrest Street line to the PLACE OF BEGINNING; and containing 1.00 acres of land, 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 December 18,1998.

- GENERAL NOTES
1. Basis of bearing determined by rotating the northeast property line to the deed call of S 45° 00' 00" E as recorded in Volume 142, Page 263, Deed records of Brazos County, Texas
 2. This Property is zoned **NO AGRICULTURAL OPEN**
 3. This property lies within the city limits of the City of Bryan.
 4. Seven and one-half(7.5) foot building setbacks exist on rear and side of all lot lines.
 5. All property corners are set 1/2" iron rods unless otherwise stated.
 6. This property is not in a 100-year flood hazard area as established by the Federal Emergency Management Agency Community Panel 480082 0129/133 C Effective Date: July 2, 1992

on handes wd 11/2/93

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We,The) _____ owner(s) and developer(s) of the land shown on this plot, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Official Records of Brazos County in Volume _____ Page _____ and designated herein as the _____ 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.

Cludet Cunningham
Owner

CERTIFICATION OF THE CITY PLANNER
I, the undersigned, City Planner of the City of Bryan, hereby certify that the plot conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.
[Signature]
City Planner, Bryan, Texas

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

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

Given under my hand and seal on this 19th day of January, 1999.
[Signature]
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 plot is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.
[Signature]
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 plot.
[Signature]
Donald D. Garrett, P.E., No. 22790

STATE OF TEXAS
COUNTY OF BRAZOS
CERTIFICATE OF THE COUNTY CLERK
I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plot together with its certificates of authentication was filed for record in my office on the 19th day of January, 1999, in the Deed/Official Records of Brazos County, Texas, in Volume 1038, Page 614.

0679153
03404 00200
Filed for Record in:
BRAZOS COUNTY,
On: Feb 26, 1999 at 01:49P
As a
PLAT
Document Number: 0679153
Amount: \$5.00
Receipt Number - 155436
By: BJ Endler
STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and has duly records of the name of BRAZOS COUNTY, as stamped herein by me.
Feb 26, 1999

HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

FINAL PLAT
OF
LOT 1, BLOCK 1
CLAUDET SUBDIVISION
1.00 ACRE TRACT
STEPHEN F. AUSTIN, NO. 9, A - 62
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40'
DECEMBER 1998

OWNER/DEVELOPER:
Cludet Cunningham
913 Suncrest
Bryan, TX 77803
(409) 779-3067

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2688

DONALD GARRETT
Notary Public, State of Texas
My Commission Expires 9-18-2002