

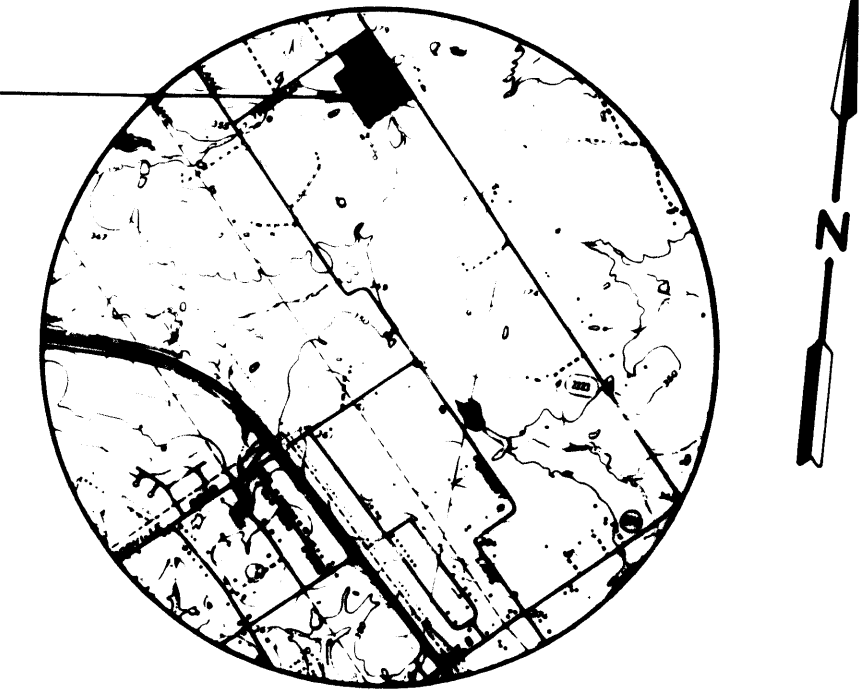
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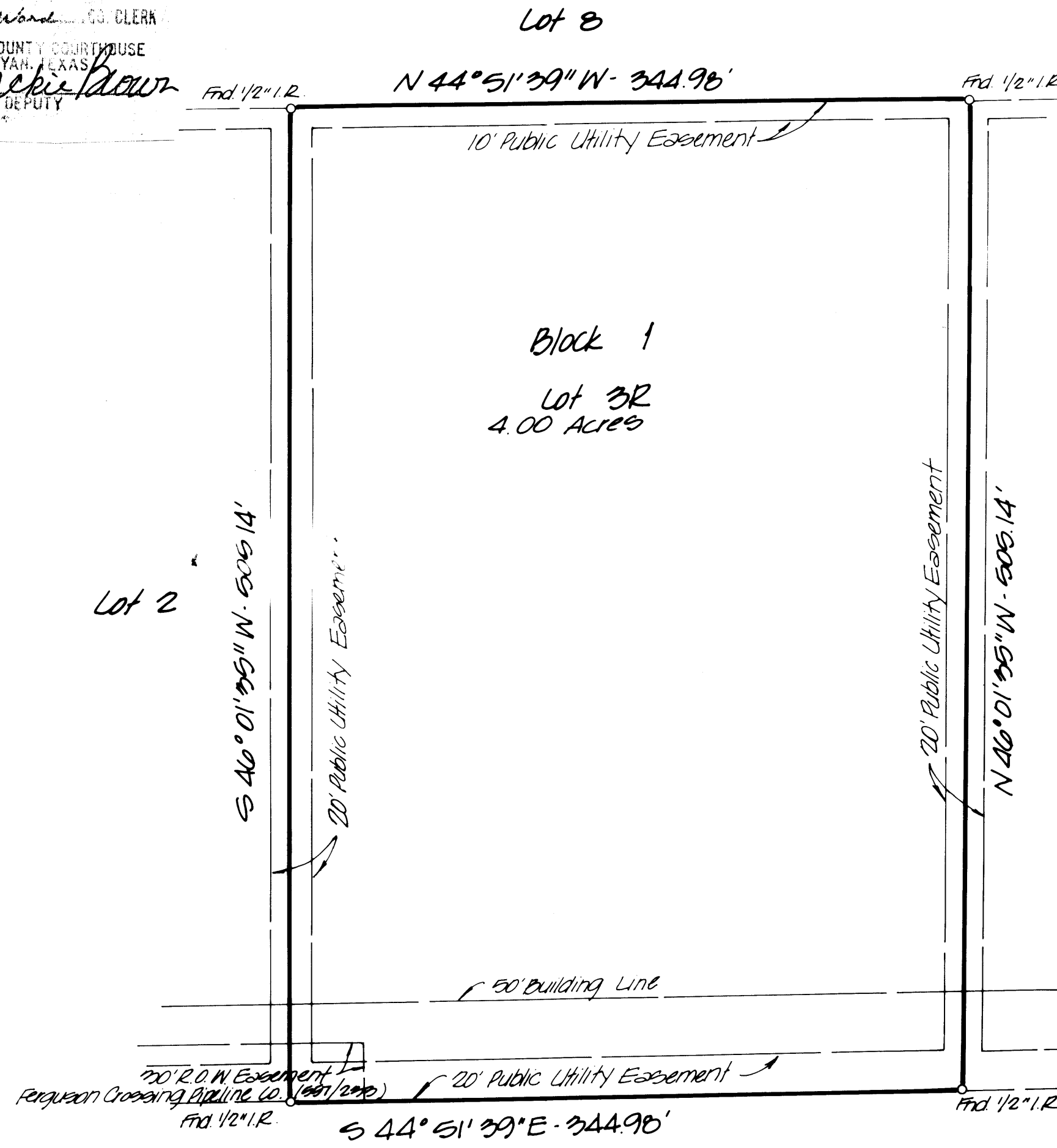
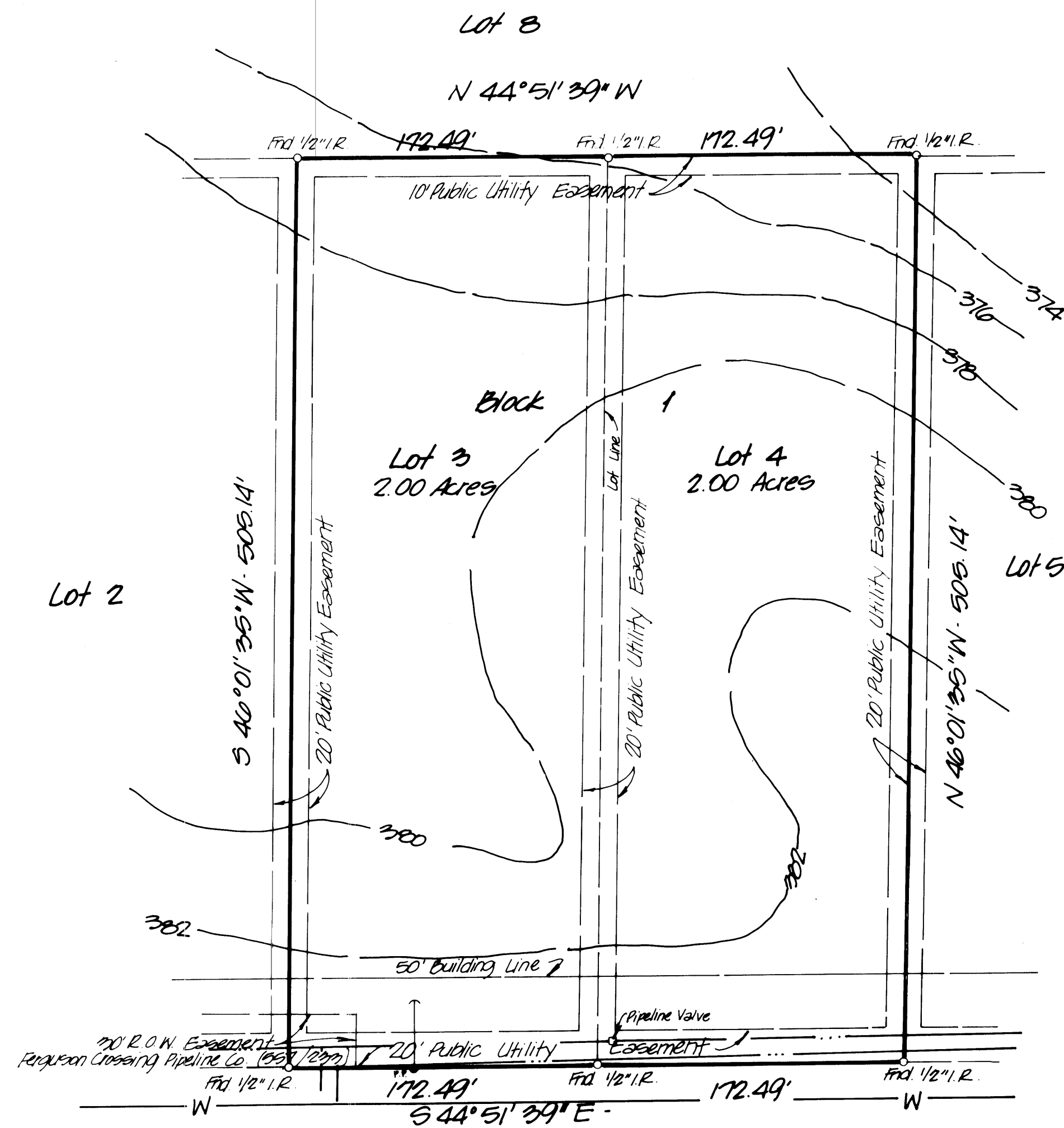
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Howland, P.C. CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
BY John K. Kow
DEPUTY

PROJECT
LOCATION



VICINITY MAP
N.T.S.



F.M. 2223
100' Right-of-way 20' Gravel Road

F.M. 2223
100' Right-of-way 20' Gravel Road

Field Notes
4.00 Acres
Lot 3R

Being all of that certain tract or parcel of land lying and being situated in the Moses Baine League, A-3, Brazos County, Texas and being all of Lots 3 and 4 Block 1 of COWBOY COUNTRY according to the Plat recorded in Volume 2657 page 35, Official Records of Brazos County, Texas and being described as follows:

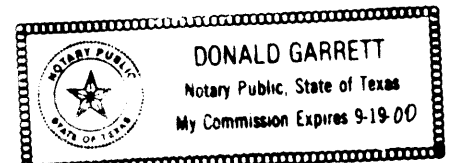
- BEGINNING at a 1/2" iron rod found at the most northerly common corner of Lots 2 and 3 Block 1 of said Cowboy Country; same being in the southwest right-of-way line of F. M. 2223;
- THENCE S 46°01'35" W - 505.15 feet along the common line between said Lots 2 and 3 to a 1/2" iron rod found at the most southerly common corner of said Lots; same being in the northeast line of Lot 8 Block 1 of said Cowboy Country;
- THENCE N 44°51'39" W - 344.98 feet along the common line between said Lots 3 and 4 and said Lot 8 to a 1/2" iron rod found at the most southerly common corner of Lots 4 and 5;
- THENCE N 46°01'35" W - 505.14 feet along the common line between said Lots 4 and 5 to a 1/2" iron rod found at the most northerly common corner of said Lots; same being in said F. M. 2223 line;
- THENCE S 44°51'39" E - 344.98 feet along said F. M. 2223 line to the PLACE OF BEGINNING; and containing 4.00 acres of land, more or less.

STATE OF TEXAS
COUNTY OF BRAZOS
Benny Boy
owner and developer of the land shown on this plat, ~~owner~~ (being part of the tract of land) as conveyed to the Cowboy Country Partnership in the Official Records of Brazos County in Volume 2657 Page 35 and designated herein as the Cowboy Country Subdivision Block 1, Lot 3R 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.

Benny Boy
Owner
COWBOY COUNTRY PARTNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Benny Boy, 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 purpose and consideration therein stated.

Given under my hand and seal on this 07th day of NOVEMBER, 19 96.



Donald Garrett
Notary Public, State of Texas

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

APPROVAL OF PLANNING & ZONING COMMISSION
Richard Perkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 25th day of July, 1996 and same was duly approved on the 5th day of December, 1996 by said commission.
Richard Perkins
Chairman of the Planning & Zoning Commission
Bryan, Texas

CERTIFICATION OF THE COUNTY JUDGE
I, ALVIN W. JONES, County Judge of Brazos County, Texas, do hereby certify that this plat with its dedications was duly approved by the Commissioners Court of Brazos County, Texas on the 17th day of December, 1996.
Alvin W. Jones
County Judge, Brazos County, Texas

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric figure.
Donald D. Garrett

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 plat.
Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

APPROVAL OF THE DEVELOPMENT ENGINEER
I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.
Donald D. Garrett
Development Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
I, Mary Ann Ward, 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 07th day of NOVEMBER, 1996 in the Deed / Official Records of Brazos County, Texas, in Volume 2751, Page 101.
Mary Ann Ward
County Clerk, Brazos County, Texas

OWNER/DEVELOPER:
COWBOY COUNTRY PARTNERSHIP
6040 S.H. 21 East
Bryan, Texas
(409) 778-1640
(409) 778-7531

