ALL SIDE AND REAR LOT LINES SHALL HAVE A BUILDING SETBACK LINE OF FIVE (5') FEET.

SECTION IL J OF THE SUBDIVISION CONTROL OPDINANCE WILL BE MET AT THE TIME THE SITE PLAN IS PRESENTED FOR APPROVAL.

SCALE: 1"=10"

N. 83° 20' 00" W 160.00' 5' BLDG. SETBACK LINE LOT 1 9520 GQ. FT. BLOCK C - GMYTHE ADD'N. ZENO PHILLIPS LEAGUE BRYAN , BRAZOS COUNTY, TEXAS MAY 1985 5' BLDG SETBACK LINE 5.83° 20'00" E. 160.00" NOW OR FORMERLY

> NOW OR FORMERLY SONIC DEIVE-IN

(COMMERCIAL)

- OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS . I

COUNTY OF BRAZOS )

I, (We, The), JOHN C. CULPEPPER , owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 187 , Page 157 , and designated herein as the DALY ESTATES. Lot 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 consideration thermin expressed.

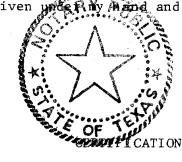
LOT 2

STATE OF TEXAS

COUNTY OF BRAZOS I

Before me, the undersigned authority, on this day personally appeared subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under My Mand and seal of office this 13 day of June, 1985.



Commission Expires: 3-13-8 ADRIAN MARTINEZ

THE DIRECTOR OF PLANNING:

1, the undersigned, Director of Planning of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and standards and specifications set forth in this Ordinance.



APPROVAL OF THE PLANNING COMMISSION:

I, G. KENNY MALLARD JR. 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 Aday of JUNE, 1985 and same was duly approved on the day of JUNE, 1985 by said commission.

> Chairman, City Planning Commission Bryan, Texas

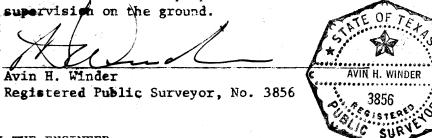
CERTIFICATE BY THE SUNVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS I

ROY L. LEWIS (COMMERCIAL)

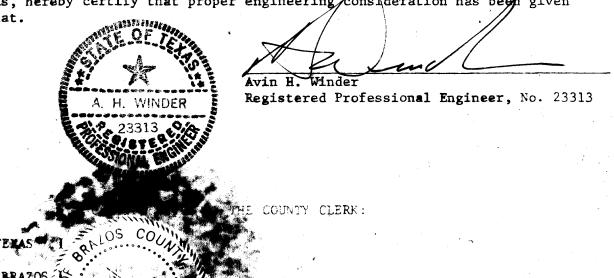
> I, Avin H. Winder, Registered Public Surveyor No. 3856 in the State of Teras, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



CERTIFICATE BY THE ENGINEER

STATE OF TEXAS COUNTY OF BRAZOS I

I, Avin H. Winder, Registered Professional Engineer, No. 23313 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.



County Clerk in and for said County, do hereby certify, that this take ther with its certificates of authentication was filed for record in my of the 25 day of 1985, in the Deed Records of Brazos Monty in Volume 102, Page 13.

Legal Description Lot 1, Block 1

DALY ESTATES (9520 Square feet) ZENO PHILLIPS LEAGUE Bryan, Brazos County, Texas

Being a 9520 square feet tract or parcel of land lying and bieng situated in the Zeno Phillips League, Bryan, Brazos County, Texas and being a tract or parmel of land 59.50 feet by 160.00 feet in Block "C" SMYTHE ADDITION, an addition to the City of Bryan according to the plat recorded in Volume 23, Page 42, dated December 18, 1899, Deed Records of Brazes County and further being a part of that 59.50 foot by 260.00 foot trapt of land conveyed to J.C. Culpepper by George C. Buckhalter by Warranty Deed dated February 1, 1958, recorded in Volume 187, Page 157, Deed Records of Brazos County and being more particularly described by metes and bounds as follows;

COMMENCING at the south east corner of the above referenced Block "C", said point being the intersection of the North Right-of-Way of Homestead Street and the West Right-of-Way of South Texas Avenue;

THENCE NO6 40'00"E along the East Right-of-Way of Texas Avenue for a distance of 270.00 feet to an iron rod set for the PLACE OF BEGINNING;

THENCE NO6 40'00"E continuing along the East Right-of-Way line of Texas Avenue for a distance of 59.50 feet to an iron rod set for corner;

THENCE N83 20'00"W into Block "C", Smythe Addition along the common property line of the J.C. Culpepper tract and a tract of land now or formerly owned by Robert C. Halsell for a distance of 160.00 feet to an iron rod set for corner;

THENCE S06°40'00"W across the J.C. Culpepper tract for a distance of 59.50 feet to an iron rod set for corner;

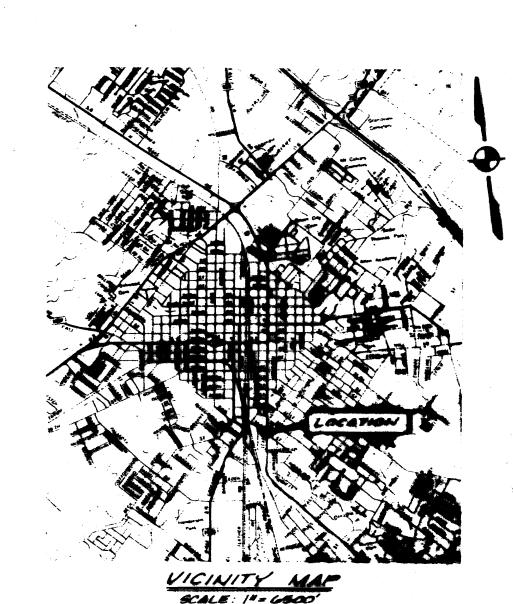
THENCE S83 20'00"E along the Common Property line of the J.C. Culpepper tract and a tract of land now or formerly owned by Roy L. Lewis for a distance of 160.00 feet to the PLACE OF BEGINNING and containing 9520 square feet of land more or less.

Prepared from an actual survey made on the ground under my supervision in May, 1985.

A.H. (HOLLAND) WINDER, RPS No. 3856

1985 JUN 25 PM 3: 42 Of sand Barish D COUNTY CLERK

329588



OWNER

JOHN C. CULPEPPER, JR 1700 KVLE STREET SO. SUITE 200 COLLEGE STATION, TX.

DEVELOPER

KEEVIN STROUMEYER TUNE UP PLUS STORES PO. BOX 4703 BRYAN, TEKAS

WINDER AND ASSOCIATES ENGINEERS INC.

1700 KYLE SOUTH SUITE 130 COLLEGE STATION, TX. 693-4794 FINAL PLAT OF LOT ! , DALY ESTATES BLOCK 'C' , SMYTHE ADD'N.

SENO PULLIPS LEAGUE, BRYAN, BRAZOS CO. SCALE: /-- NO' W B A JOB NO. SHEET DATE MAY 1985