



REMAINDER OF
WEINERS TRACT
2.96 ACRES
254/279

TEXAS DEPARTMENT OF TRANSPORTATION
(HIGHWAY DEPARTMENT)
1.9 ACRES
186/405

PART OF WEINERS TRACT
LOT 1
BLOCK 1
1.00 ACRE

REMAINDER OF
WEINERS TRACT
2.96 ACRES
254/279

PROJECT
LOCATION



VICINITY MAP
~ not to scale ~

HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY, TEXAS

Filed for Record in:
BRAZOS COUNTY,
On: Jun 16, 1999 at 08:46PM
As a
Plat
Document Number: 0688457
Amount: 55.00
Receipt Number: 132965
Barbara Johnson
COUNTY OF
I hereby certify that this instrument was
filed in my office in accordance with the
laws of the State of Texas, and that the
same is duly recorded in the public records of
the county of BRAZOS COUNTY,
as stamped herein by me.
Jun 16, 1999

FIELD NOTES
1.00 ACRES
Being all of that certain tract or parcel of land, lying and being situated in the S.F. AUSTIN LEAGUE NO. 9 and NO. 10 Bryan, Brazos County, Texas, and being a part of that 3.96 acre tract (listed as First tract) conveyed to THE MAE DEAN CORPORATION by MARTHA ELLEN SOUSARES (254/279);
BEGINNING: at a concrete Hwy. marker found at the most northerly common corner of said MAE DEAN CORPORATION tract and the Texas Department of Transportation 1.9 acre tract (186/405) same being in the southwest right-of-way line of North Texas Avenue;
THENCE: S 45°28'23" W - 301.77 feet along the common line between said tracts to a 1/2" iron rod found for the south corner of this tract;
THENCE: thru the MAE DEAN CORPORATION tract (Weiners tract) for the following call:
N 43°40'48" W - 124.95 feet;
N 45°25'09" E - 114.09 feet;
N 44°32'20" W - 20.00 feet;
and N 45°27'40" E - 212.80 feet to a 1/2" iron rod set at the north corner of this tract, same being in said North Texas Avenue;
THENCE: 46.75 feet along said North Texas Avenue line around a curve to the right with a central angle of 85°55' Rt., a radius of 298.76 feet and whose chord bears S 37°03'53" E - 46.70 feet to a 3/8" iron rod found at the end of said curve;
THENCE: S 32°34'56" E - 100.97 feet continuing along said North Texas Avenue 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 May 13, 1998.

GENERAL NOTES:

1. This property is not in a 100-Year Flood Hazard Area as established by the Federal Emergency Management Agency Map Number 48041C0133C effective date: July 2, 1992.
2. All bearings shown are actual bearings unless otherwise noted.

FINAL PLAT
OF
FIRST FEDERAL SUBDIVISION
LOT 1 BLOCK 1
VOLUME 254, PAGE 279
1.00 ACRE

S.F. AUSTIN LEAGUE #9 & #10
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 20' MAY 1998

STATE OF TEXAS
COUNTY OF BRAZOS
I, George Hoang
(We, He),
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) in the Deed Records of Brazos County in Volume 254 Page 279 and designated herein as the FIRST FEDERAL SUBD. 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.
George Hoang Exec VP
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Donald D. Garrett, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.
Given under my hand and seal on this 19th day of June, 1999.
Donald D. Garrett
Notary Public, State of Texas

APPROVAL OF THE CITY ENGINEER
I, the undersigned, Don Buff Engineer of the City of Bryan, Texas hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of College Station.
Don Buff
City Engineer, Bryan, Texas

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 plat together with its certificates of authentication was filed for record in my office the 16th day of JUNE, 1999, in the Deed/Official Records of Brazos County, Texas, in Volume 254, Page 279.
Mary Ann Ward by Barbara Johnson
County Clerk, Brazos County, Texas, Deputy Clerk

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

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 made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.
Donald D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

APPROVAL OF THE PLANNING ADMINISTRATOR
I, Joey Dunn Planning Administrator of the City of Bryan, Texas, hereby certify that the attached plat duly approved by the City Council on the 15th day of JUNE, 1999.
Joey Dunn
PLANNING ADMINISTRATOR, Bryan, Texas

NORTH TEXAS AVENUE
(TEXAS HIGHWAY 6 - BUSINESS)
100' R.O.W. 60' ASPHALT PAVING

ZONED: COMMERCIAL

OWNER:
FIRST FEDERAL SAVINGS BANK
2900 S. TEXAS AVENUE
BRYAN, TEXAS 77802
(409) 779-2900

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2888