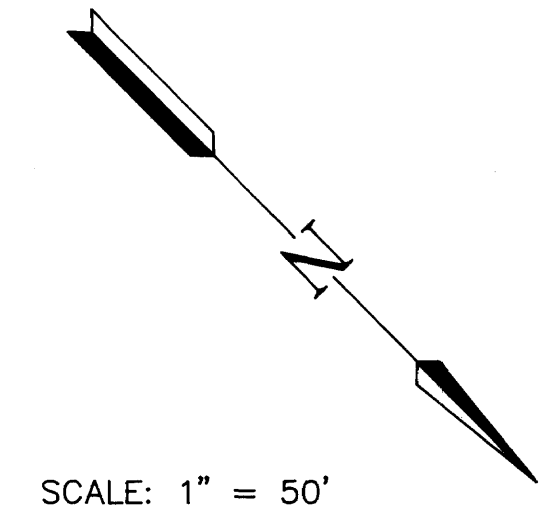


CURVE DELTA	RADIUS	ARC	TANGENT	CHORD BEARING/DISTANCE
C1	118°22'40"	25.000000	51.652034	41.919376 S 75°48'40" E 42.943021
C2	16°02'29"	75.000000	20.998058	10.568152 N 53°01'14" E 20.929545
C3	29°58'46"	75.000000	39.242953	20.081745 N 76°01'52" E 38.796820
C4	28°33'22"	75.000000	37.379705	19.086588 S 74°42'05" E 36.994027
C5	15°10'25"	75.000000	19.862081	9.989492 S 52°50'11" E 19.804090
C6	89°45'01"	25.000000	39.160932	24.891261 N 89°52'30" E 35.278198
C7	61°37'20"	25.000000	26.887782	14.909573 N 14°11'20" E 25.610485

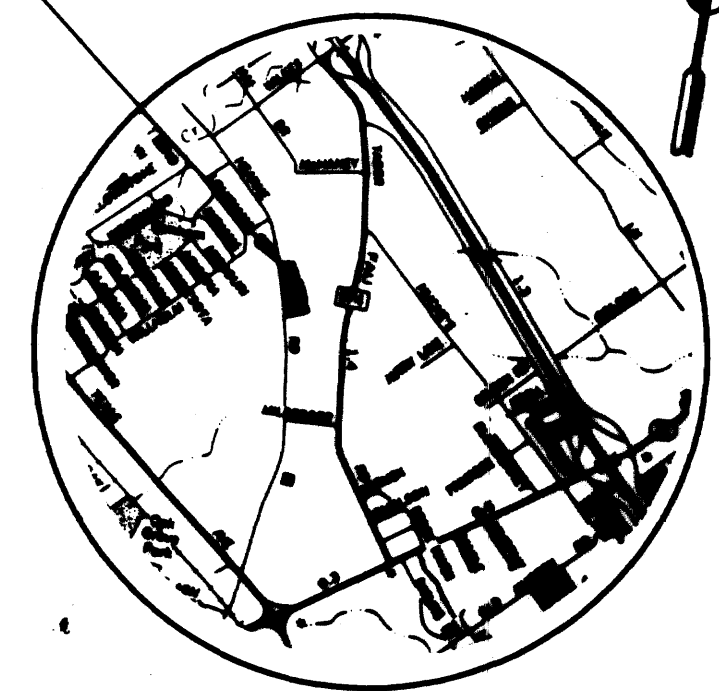


SCALE: 1" = 50'

**GENERAL NOTES**

1. THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN OR FLOOD HAZARD AREA AS DEPICTED ON COMMUNITY PANEL NO. 480082 0131 C EFFECTIVE DATE JULY 2, 1992.
2. HALF INCH (1/2") DIAMETER IRON RODS ARE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
3. A 5' REAR AND SIDE LOT BUILDING LINE SETBACK EXISTS ON ALL LOTS.
- \*4. BASIS OF BEARING IS THE NORTHWEST LINE OF BEARING N 16°37'20" W BEING ROTATED TO DEED CALL RECORDED IN VOLUME 1733, PAGE 280 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
5. A MINIMUM 4' SIDEWALK TO BE BUILT ALONG THE EAST SIDE OF OLD HEARNE ROAD FOR THE LENGTH OF THIS SUBDIVISION IN ACCORDANCE WITH CURRENT CITY OF BRYAN POLICIES AND ORDINANCES.
6. THE DETENTION AREA WILL BE PRIVATELY MAINTAINED.
7. A 50' RADIUS (WITH A 40' RADIUS ASPHALT PAVED, NON CURB AND GUTTER) TEMPORARY TURNAROUND WILL BE PROVIDED UNTIL STREET IS EXTENDED UNDER PHASE TWO DEVELOPMENT.

**PROJECT LOCATION**



VICINITY MAP n.t.s.

Field Notes  
2.40 Acres

Being all of that certain tract or parcel of land lying and being situated in the Township 7, Austin League, A-16, Bryan, Brazos County, Texas and being a part of that 8.53 acre tract of land called 8.53 acres conveyed to Roy Hefti and wife, Patricia Hefti by Roger C. MacGregor et al, recorded in Volume 1733 page 280, Official Records of Brazos County, Texas and being described as follows:

BEING: of a 1/2" iron rod found at the most westerly common corner of said 8.53 acre tract and the Robert W. Siebert, et al, 7.73 acre tract (239/322), same being in the east right-of-way line of Old Hearne Road;

THENCE: N 45°14'59" W - 246.51 feet along the common line between said 8.53 acre tract and said Siebert tract to a 1/2" iron rod found at the common corner of said tracts and the Charles H. Krueger et al, 3.17 acre tract (360/264);

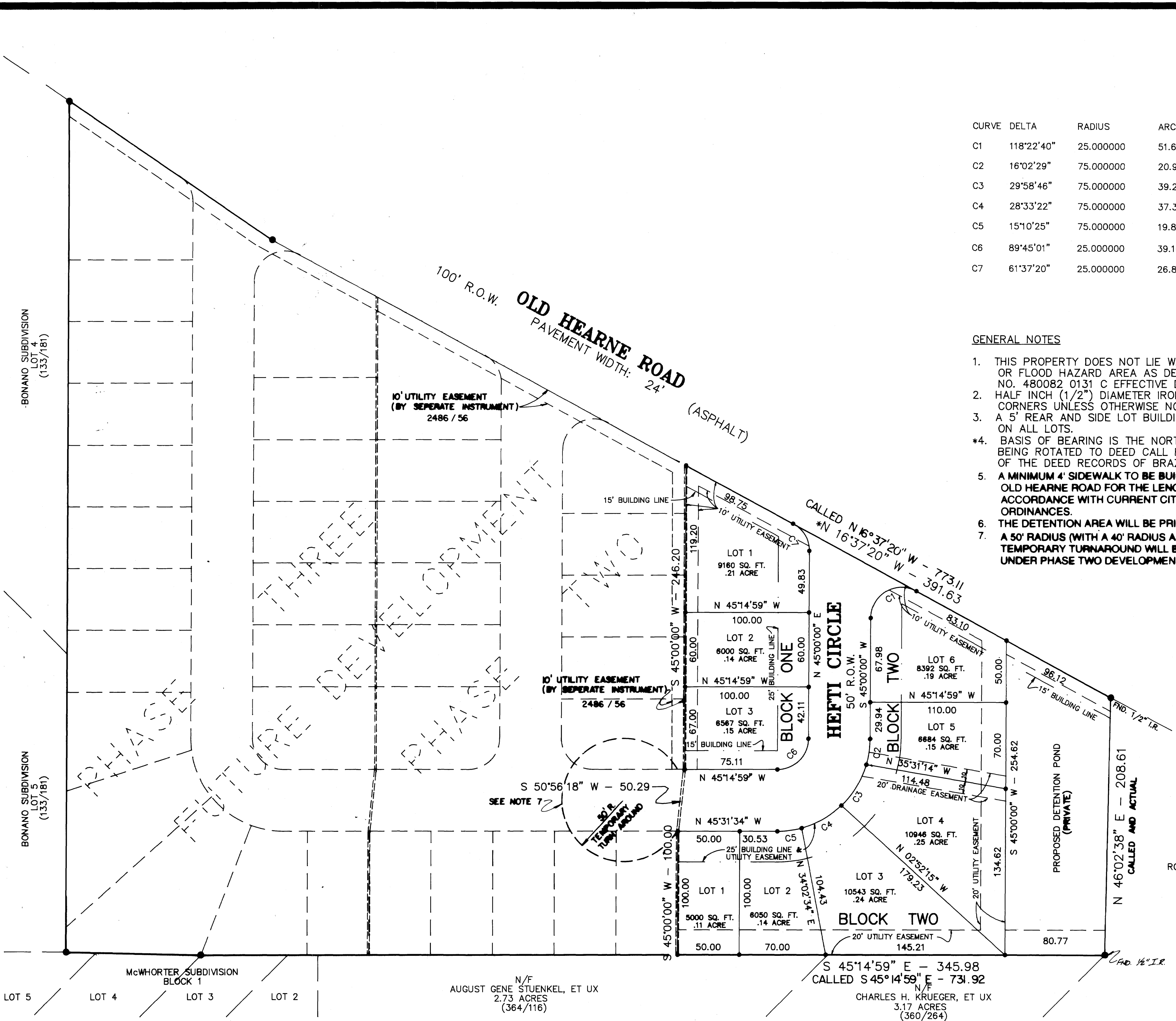
THENCE: S 40°14'00" E - 246.50 feet along the common line between said 8.53 acre tract and said Siebert tract and the August Oscar Stuenkel, et al, 2.73 acre tract (364/116) to a 1/2" iron rod set for the most easterly corner of this tract;

THENCE: S 45°00'00" W - 100.00 feet across said 8.53 acre tract to a 1/2" iron rod set for an angle point;

THENCE: S 50°56'18" W - 50.29 feet continuing across said 8.53 acre tract to a 1/2" iron rod set for an angle point;

THENCE: S 45°00'00" W - 246.50 feet continuing across said 8.53 acre tract to a 1/2" iron rod set for the south corner of this tract; same being in said Old Hearne Road line;

THENCE: N 16°37'20" W - 391.63 feet along said Old Hearne Road line to the PLACE OF BEGINNING; and containing 2.40 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 October 4, 1995.



**FINAL PLAT  
OF  
HEFTI SUBDIVISION-PHASE ONE**

**2.40 ACRES**  
OUT OF AN  
**8.53 ACRE TRACT**  
VOLUME 1733, PAGE 280  
S.F. AUSTIN LEAGUE - ABSTRACT NO. 10  
BRYAN, BRAZOS COUNTY, TEXAS

618989  
FILED  
96 NOV 27 PM 1:51  
Brazos County Clerk  
BRYAN, TEXAS

SCALE: 1" = 50' **DECEMBER, 1995**

OWNER:  
ROY HEFTI  
4413 NORTH TEXAS AVENUE  
BRYAN, TX 77803  
(409) 569 - 2133

**GARRETT ENGINEERING**  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 100  
Bryan, Texas 77808  
Phone: 409 / 846 - 2888

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Roy Hefti, of the County of Brazos, State of Texas, do hereby certify that the foregoing plat is a true and correct copy of the original as recorded in the Public Records of this County, Texas, in Volume 1733, Page 280, and that the same is a true and correct copy of the original as recorded in the Public Records of this County, Texas, in Volume 1733, Page 280, and that the same is a true and correct copy of the original as recorded in the Public Records of this County, Texas, in Volume 1733, Page 280.

*Roy Hefti & Patricia Hefti*  
Owner

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

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 certificate of authentication was filed for record in my office on the 27th day of November, 1995, in the Deed/Official Records of Brazos County, Texas, in Volume 6189, Page 149.

*Mary Ann Ward*  
County Clerk  
Brazos County, Texas

APPROVAL OF PLANNING & ZONING COMMISSION  
I, 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 22nd day of November, 1995, and same was duly approved on the 22nd day of November, 1995, by said commission.

*Richard Perkins*  
Chairman of the Planning & Zoning Commission  
Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS  
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 same and bounds describing the subdivision are a true and correct geometric form.

*Donald D. Garrett*  
Donald D. Garrett, R.P.L.S. No. 2972

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 same and bounds describing the subdivision are a true and correct geometric form.

*Donald D. Garrett*  
Donald D. Garrett, R.P.L.S. No. 2972

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.

*Rafael S. Serna*  
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER  
I, the undersigned, City 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.

*Chris Hester*  
City Engineer, Bryan, Texas



on base to station