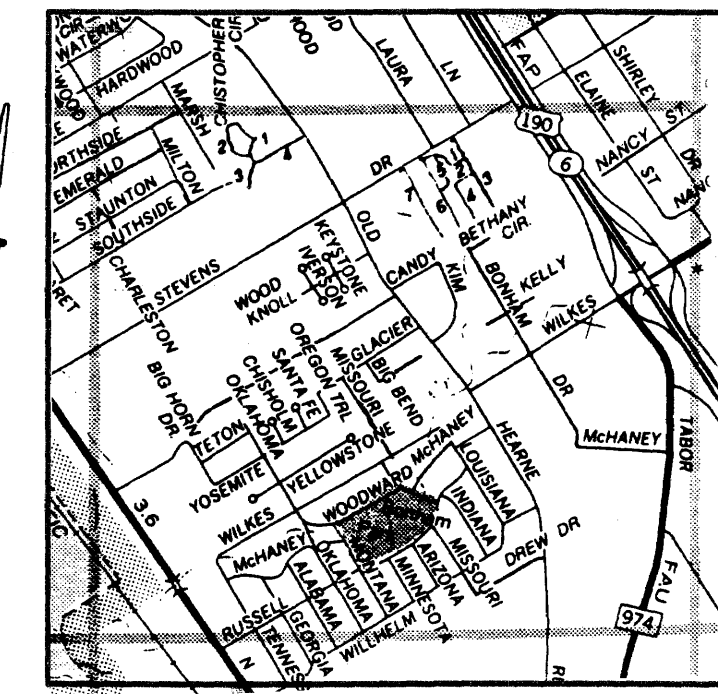


PROJECT LOCATION



VICINITY MAP n.t.s.

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.66 ACRES OF LAND OUT OF AND A PART OF THAT CALLED 8.53 ACRE TRACT OF LAND OUT OF THE S. F. AUSTIN LEAGUE, A-10, CONVEYED TO ROY HEFTI, AND WIFE, PATRICIA HEFTI BY DEED OF RECORD IN VOLUME 1733, PAGE 280 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, (O.R.B.C.T.); SAID 2.66 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for northwest corner of the southwest corner of Lot 1, Block One, Hefti Subdivision, Phase One according to the plat of record in Volume 2722, Page 153 O.R.B.C.T., same being a point in the easterly right-of-way line of Old Hearne Road;

Thence, along the southerly line of said Hefti Subdivision, Phase One, through the interior of said called 8.53 acre tract of land, the following courses:

- 1.) N 45°00'00" E, a distance of 246.20 feet to a 1/2" iron rod found for angle at the southeast corner of Lot 3, Block One, of said Hefti Subdivision, Phase One, same being a point in the westerly right-of-way line of Hefti Circle;
- 2.) N 50°56'18" E, a distance of 50.29 feet to a 1/2" iron rod found for angle at the southwest corner of Lot 1, Block Two, of said Hefti Subdivision, Phase One, same being a point in the easterly right-of-way line of Hefti Circle; and,
- 3.) N 45°00'00" E, a distance of 100.00 feet to a 1/2" iron rod found for northeast corner of the southeast corner of said Lot 1, Block Two, same being the southeast corner of said Hefti Subdivision, Phase One, same also being a point in the easterly line of said called 8.53 acre tract of land;

THENCE, S 45°14'59" E, along said easterly line of the called 8.53 acre tract of land and the westerly line of a called 2.73 acre tract of land conveyed to August Gene Stuenkel and wife by deed of record in Volume 364, Page 116 of the Deed Records of Brazos County, Texas (O.R.B.C.T.), a distance of 250.00 feet to a 1/2" iron rod set for southeast corner;

THENCE, through the interior of said called 8.53 acre tract of land, the following courses:

- 1.) S 45°00'00" W a distance of 100.00 feet to a 1/2" iron rod set for angle;
- 2.) S 50°56'18" W a distance of 50.29 feet to a 1/2" iron rod set for angle; and,
- 3.) S 45°00'00" W a distance of 382.34 feet to a 1/2" iron rod set for southwest corner in the west line of said called 8.53 acre tract of land, same being the aforesaid easterly right-of-way line of Old Hearne Road;

THENCE, N 16°37'20" W, along said west line of the called 8.53 acre tract of land and the easterly right-of-way line of Old Hearne Road, a distance of 284.14 feet to the POINT OF BEGINNING, and containing 2.66 acres of land, more or less.

FINAL PLAT  
OF  
HEFTI SUBDIVISION-PHASE TWO

2.66 ACRES

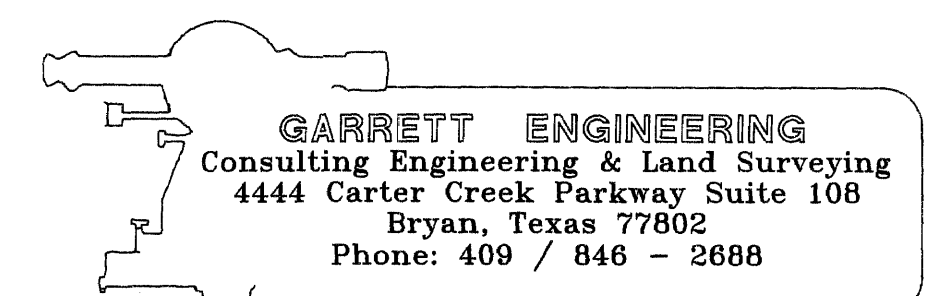
OUT OF AN  
8.53 ACRE TRACT  
VOLUME 1733, PAGE 280

S.F. AUSTIN LEAGUE - ABSTRACT NO. 10  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'

OCTOBER, 1996

OWNER:  
ROY HEFTI  
9035 WHELOCK HALL ROAD  
HEARNE, TX 77859  
(409) 589 - 2133



CURVE DELTA	RADIUS	ARC	TANGENT	CHORD BEARING/DISTANCE
C1	118°22'40"	25.00	51.65	41.92 S 75°48'40" E 42.94
C2	16°02'29"	75.00	21.00	10.57 N 53°01'14" E 20.93
C3	29°58'46"	75.00	39.24	20.08 N 76°01'52" E 38.80
C4	28°33'22"	75.00	37.38	19.09 S 74°42'05" E 36.99
C5	15°10'25"	75.00	19.66	10.00 S 52°50'11" E 19.80
C6	89°45'01"	25.00	39.16	24.89 N 89°52'30" E 35.28
C7	61°37'20"	25.00	26.89	14.91 N 14°11'20" E 25.61
C8	90°14'59"	25.00	39.38	25.11 S 00°07'30" E 35.43

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 SIDEWALK OF AT LEAST 4' IN WIDTH WILL BE BUILT ALONG THE EAST SIDE OF OLD HEARNE ROAD FOR THE LENGTH OF THIS SUBDIVISION, ALONG THE NORTH SIDE OF ORLAN DRIVE AND THE WEST SIDE OF HEFTI CIRCLE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.
6. THE EXISTING DETENTION AREA IN PHASE ONE IS PRIVATELY MAINTAINED.
7. A 40' RADIUS, ASPHALT PAVED, NON CURB AND GUTTER, TEMPORARY TURN-AROUND WILL BE PROVIDED UNTIL PHASE II IS COMPLETED AND 50' TEMP. R.O.W. WILL EXPIRE UPON COMPLETION OF PHASE II ROADWAY CONSTRUCTION.
8. A 40' RADIUS, ASPHALT PAVED, NON CURB AND GUTTER, TEMPORARY TURN-AROUND WILL BE PROVIDED UNTIL PHASE III IS COMPLETED AND 50' TEMP. R.O.W. WILL EXPIRE UPON COMPLETION OF PHASE III ROADWAY CONSTRUCTION.

0718751

Filed for Record in:  
BRAZOS COUNTY,

On: Jun 20, 2000 at 02:52PM

As a  
Plats

Document Number: 0718751

Amount 55.00

Receipt Number - 153798

By,  
Sylvia Polansky

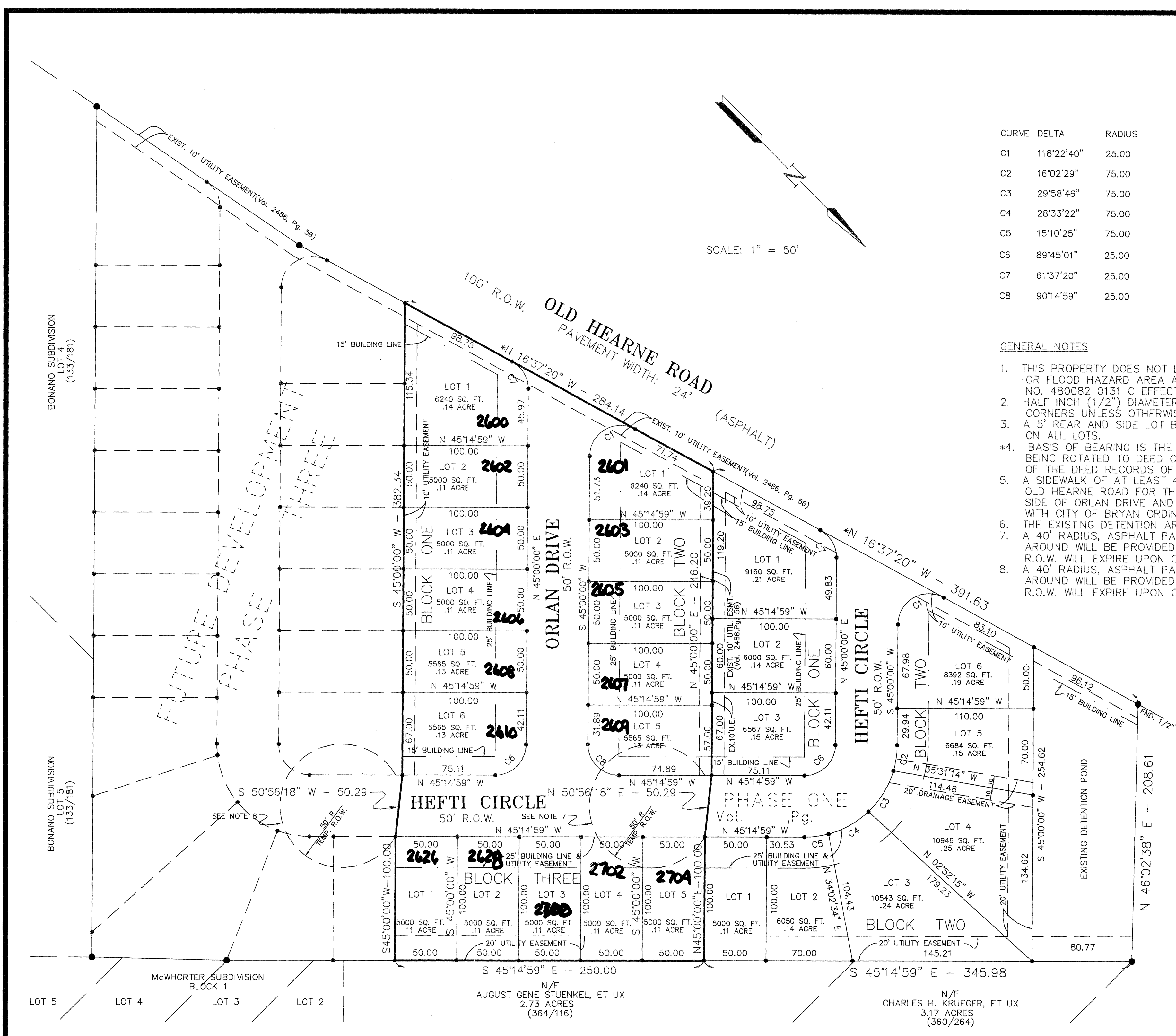
STATE OF TEXAS COUNTY OF  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
of the named records of:

BRAZOS COUNTY,  
as stamped hereon by me.

Jun 20, 2000

HONORABLE MARY ANN WARD, COUNTY CLERK  
BRAZOS COUNTY,

0304600000



STATE OF TEXAS  
COUNTY OF BRAZOS  
(We, the)  
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 (we) in the Deed Records of Brazos County in Volume 1733, Page 280 and designated herein as the Final Plat Hefti Subdivision Phase Two 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.

Roy 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

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 \_\_\_\_\_ day of \_\_\_\_\_, 1996, in the Deed/Official Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

Mary Ann Ward  
County Clerk  
Brazos County, Texas

APPROVAL OF PLANNING & ZONING COMMISSION  
KIM CASEY 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 \_\_\_\_\_ day of \_\_\_\_\_, 1996, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 1996, by said commission.

Kim Casey  
Chairman of the Planning & Zoning Commission  
Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Roy Hefti, 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 \_\_\_\_\_ day of \_\_\_\_\_, 1996.

Donald D. Garrett  
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 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

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.

Janice  
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.

Candy Menchaca for Paul Hasper  
City Engineer, Bryan, Texas

