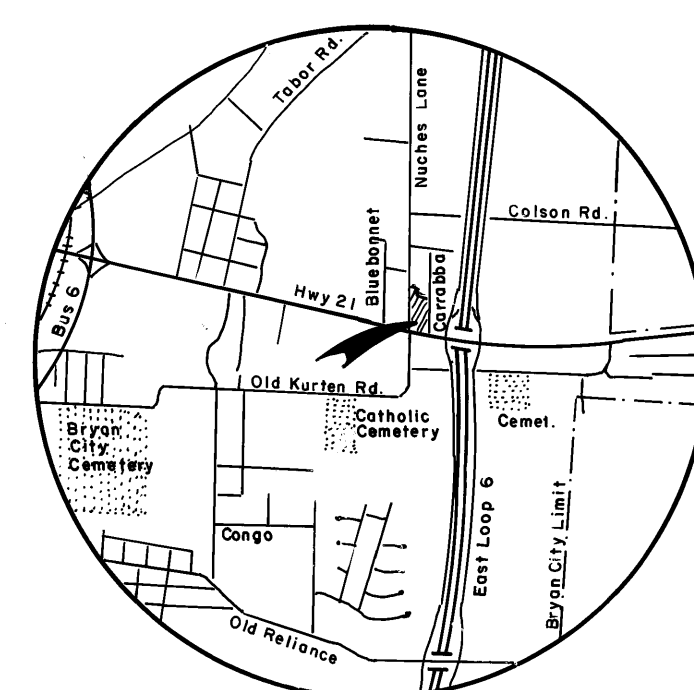
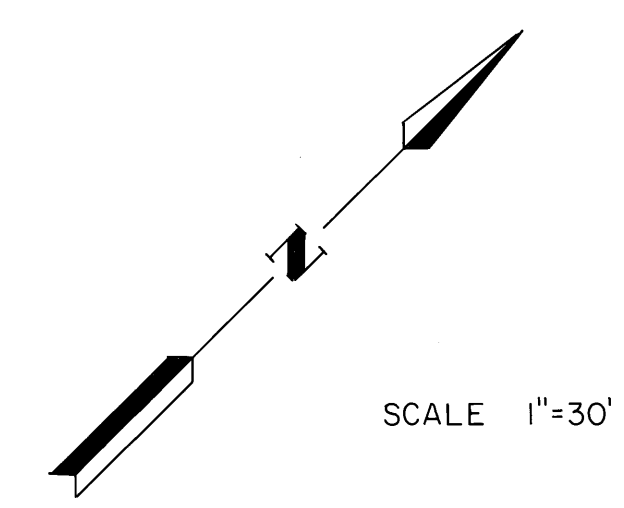
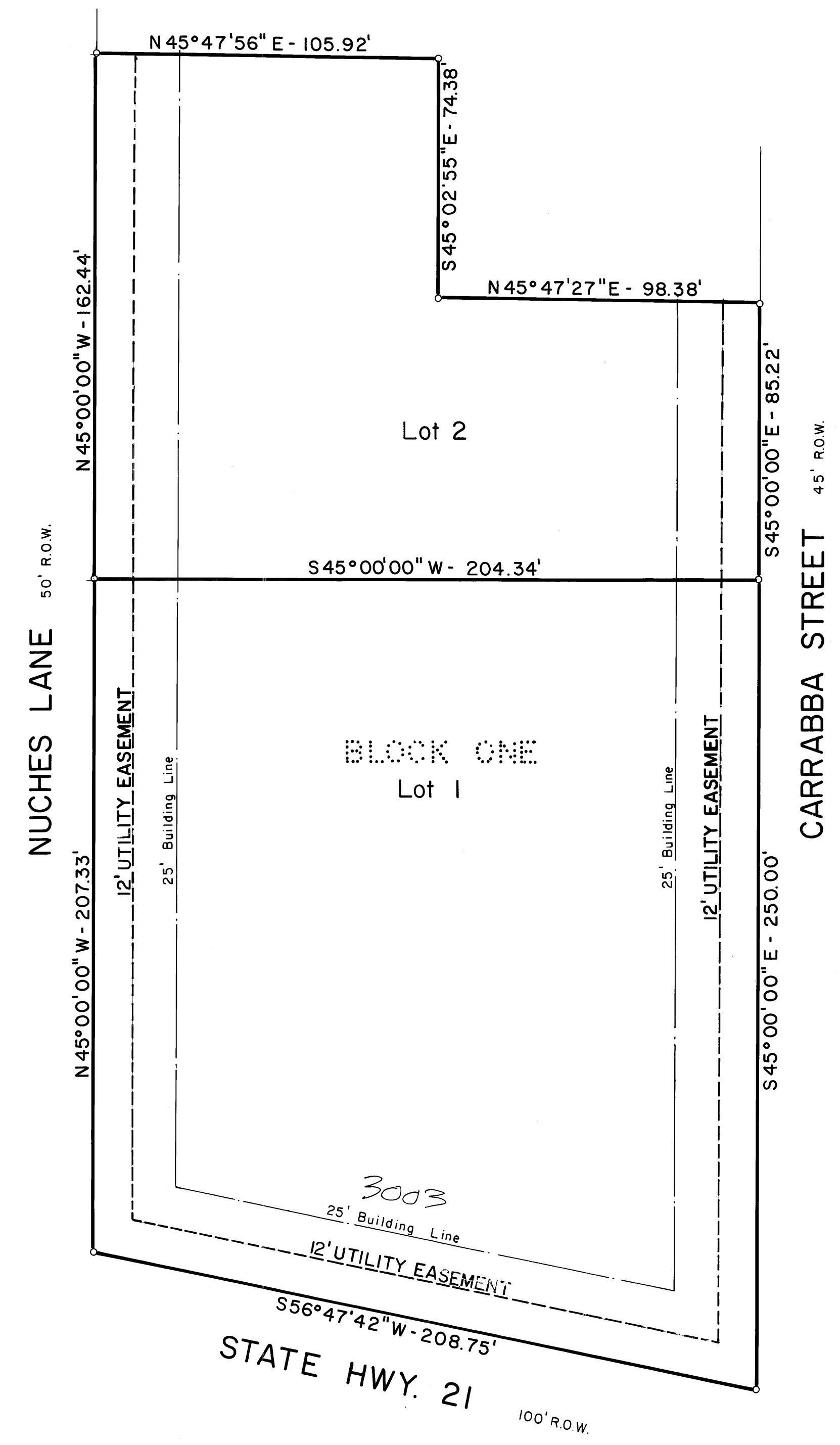


on base
w/ 1/162



Field Notes

Being all that certain tract or lot of land, lying and being situated in the STEPHEN F. AUSTIN LEAGUE, No. 10, A-63, in Bryan, Brazos County, Texas, and being all of that 1.66 acre tract conveyed to Ronald Keith Johnson and Edgar Clinton Johnson by deed recorded in Volume 483, Page 404 of the Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING: at an iron rod at the south corner of said 1.66 acre tract, said iron rod being at the intersection of the Northeast right-of-way line of Nuches Lane and the Northwest right-of-way line of State Highway 21;

THENCE: N 45° 00' 00" W - 369.77 feet along said Nuches Lane line to an iron rod for corner;

THENCE: N 45° 47' 56" E - 105.92 feet to an iron rod for corner;

THENCE: S 45° 02' 55" E - 74.38 feet to an iron rod for corner;

THENCE: N 45° 47' 27" E - 98.38 feet to an iron rod for corner in the Southeast right-of-way line of Carrabba Street;

THENCE: S 45° 00' 00" E - 335.22 feet along said Carrabba Street line to an iron rod for corner in said State Hwy. 21 line;

THENCE: S 56° 47' 42" W - 208.75 feet along said State Hwy. 21 line to the PLACE OF BEGINNING and containing 1.66 acres of land, more or less, according to a survey made under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972 in October, 1981.

209603
FILED
At 11:30 O'clock A.M.
OCT 19 1981
FRANK BORISKE
County Clerk, Brazos County, Texas

NOTES
LAND USE: 2 Commercial Lots
SETBACK: Sideyard setback shall be 5'-0"

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We, Edgar C. Johnson & Ronald K. Johnson owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of that tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 483 Page 404, and designated herein as the Johnson Subdivision 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.

Ronald Keith Johnson
Owner
Edgar Clinton Johnson
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Edgar C. and Ronald K. Johnson, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated. Given under my hand and seal of office this 23rd day of July, 19 81.

Donna D. Garrett
Notary Public in and for Brazos County, Texas

A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS
COUNTY OF BRAZOS
I, Donna D. Garrett, Registered Professional Engineer No. 22730 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Donna D. Garrett
Registered Professional Engineer

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS
COUNTY OF BRAZOS
I, Michael R. McClure, Registered Public Surveyor No. 2859 in 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.

Michael R. McClure
Registered Public Surveyor

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS
I, Frank Boriske, 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 19 day of July, 19 81, in the Deed Records of Brazos County in Volume 498 Page 323.

Frank Boriske
County Clerk, Brazos County, Texas

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, 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 the standards and specifications set forth in this Ordinance.

Herbert Nelson
Director of Planning
Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, Steve Auden, 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 30 day of July, 19 81 and same was duly approved on the 6 day of August, 19 81 by said Commission.

Steve Auden
Chairman, City Planning Commission
Bryan, Texas

FINAL PLAT

JOHNSON SUBDIVISION
1.66 Acre Tract
Stephen F. Austin League
Bryan, Brazos County, Texas

OWNER & DEVELOPER RONALD KEITH JOHNSON EDGAR CLINTON JOHNSON BOX 2096 BRYAN, TEXAS 77806	ENGINEER & SURVEYOR GARRETT-McCLURE ENGINEERING 1520 A CAVITT AVE. BRYAN, TEXAS 77801
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