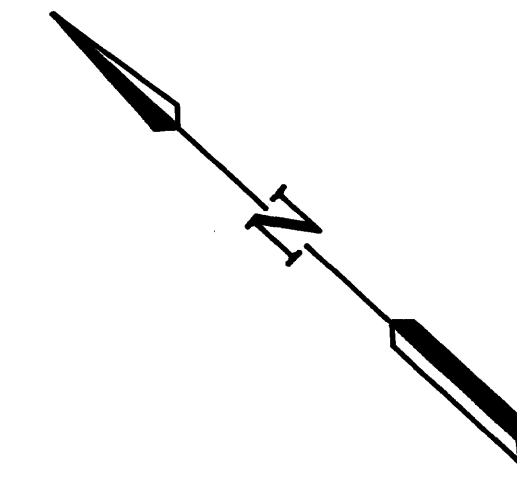
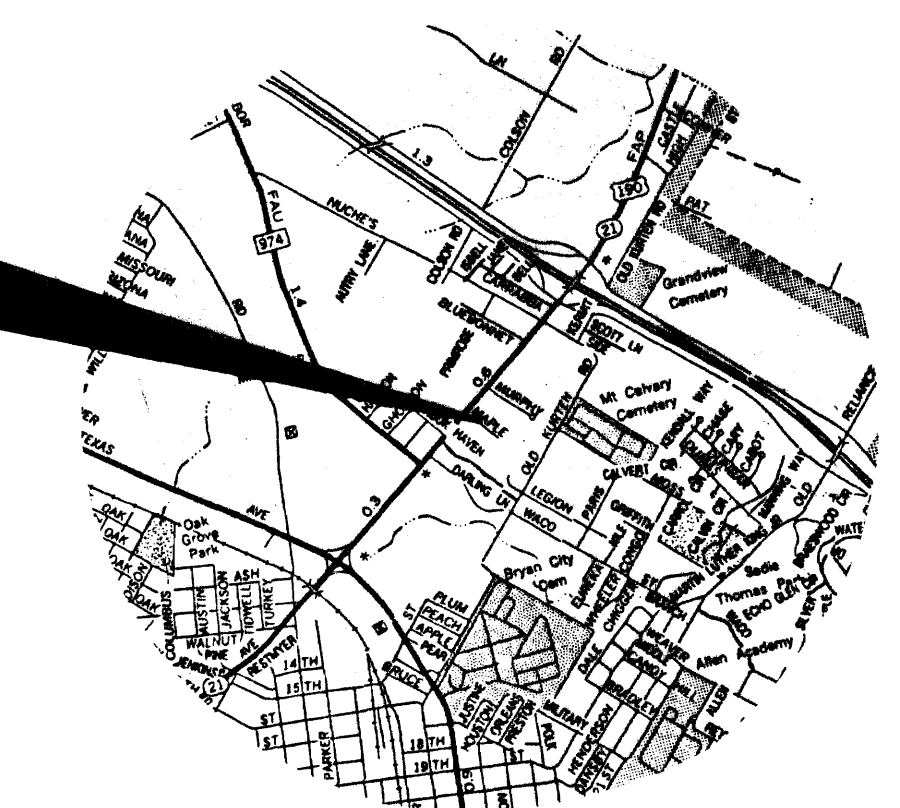


J.M. RILEY

Fnd. 1/2" Iron Rod



PROJECT LOCATION



SCALE: 1" = 10'

NOTES:

- 1) ALL EXISTING STRUCTURES ARE TO BE REMOVED.
- 2) THE OWNER HEREON DEDICATES ALL OF HIS INTEREST THAT HE MAY HAVE IN MAPLE STREET TO THE CITY OF BRYAN, TEXAS.

VICINITY MAP

FIELD NOTES
Lots 1 & 2
KAHN ADDITION

All that certain lot, tract or parcel of land being 0.392 of one acre of land situated in the Stephen F. Austin League, Abstract No. 10, Brazos County, Texas and being a part of a certain 0.454 acre tract as conveyed to Mohamed Kahn recorded in Volume 1209 page 520, Official Records of Brazos County, Texas; said 0.392 acre tract being more particularly described by metes and bounds as follows:

BEGINNING: at a 3/8" iron rod found for the most northerly corner, said corner being the most northerly corner of said 0.454 acre tract;

THENCE: S 50°00'52" E along the northeast line of said 0.454 acre tract a distance of 146.00' to a 1/2" iron rod found for the most easterly corner, said corner being the most easterly corner of said 0.454 acre tract;

THENCE: S 42°48'51" W along the southeast line of said 0.454 acre tract a distance of 122.42' to a 1/2" iron rod set for the most southerly corner, said corner being N 42°48'51" E a distance of 15.05' from a 3/8" iron rod found at the most southerly corner of said 0.454 acre tract;

THENCE: N 42°30' W along a proposed right-of-way line of Maple Street a distance of 158.92' to a 1/2" iron rod set for the most westerly corner, said corner being N 49°49'17" E a distance of 15.01' from a 3/8" iron rod found for the most westerly corner of said 0.454 acre tract;

THENCE: N 49°49'17" E along the northwest line of said 0.454 acre tract a distance of 103.01' to the PLACE OF BEGINNING; and containing an area of 0.392 of one acre of land, more or less.

FIELD NOTES
PROPOSED RIGHT-OF-WAY
0.055 Acre

All that certain lot, tract or parcel of land being 0.055 of one acre of land situated in the Stephen F. Austin League, Abstract No. 10, Brazos County, Texas and being a part of a certain 0.454 acre tract as conveyed to Mohamed Khan as recorded in Volume 1209 page 520, Official Records of Brazos County, Texas; said 0.055 of one acre tract being more particularly described by metes and bounds as follows:

BEGINNING: at a 3/8" iron rod found for the most southerly corner, said corner being the most southerly corner of said 0.454 acre tract;

THENCE: N 42°30' W along the southwest boundary line of said 0.454 acre tract a distance of 160.76' to a 3/8" iron rod found for the most westerly corner, said corner being the most westerly corner of said 0.454 acre tract;

THENCE: N 49°49'17" E along the northwest boundary line of said 0.454 acre tract a distance of 15.01' to a 1/2" iron rod set for the most northerly corner, said corner being the proposed northeast right-of-way line of Maple Street;

THENCE: S 42°30' E along said right-of-way line a distance of 158.92' to a 1/2" iron rod set for the most easterly corner, said corner being in the southeast boundary line of said 0.454 acre tract;

THENCE: S 42°48'51" W along said southeast boundary line a distance of 15.05' to the PLACE OF BEGINNING; and containing an area of 0.055 of one acre of land, more or less.

FRANK SEFCIK JR.



(0.055 ACRE TO BE DEDICATED FOR STREET R.O.W.)

on lambase 5/6 (around)

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The) Mohammed Kahn
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 1209, Page 520, and designated herein as the Kahn Addition 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.

Mohammed Kahn
Owner

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.

Ray Shuman
City Planner, 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 19 day of JANUARY, 1991 in the Deed Records of Brazos County, Texas, in Volume 1209, Page 520.

Mary Ann Ward
County Clerk
Brazos County, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

ART KING, 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 24th day of JANUARY, 1991 and same was duly approved on the 9th day of FEBRUARY, 1991 by said commission.

Art King
Chairman of the Planning & Zoning Commission
Bryan, 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 marks and bounds describing said subdivision will describe a closed geometric form.

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

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

Before me, the undersigned authority, on this day personally appeared Mohammed Kahn, 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 20th day of January, 1991.

Donald D. Garrett
Notary Public, State of Texas
Notary's Name: Donald D. Garrett
Notary's Commission Expires: September 19, 1992

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.

Donald D. Garrett
City Engineer, Bryan, Texas

FINAL PLAT
of
KAHN ADDITION
0.447 OF ONE ACRE
S.F. AUSTIN LEAGUE NO. 10
BRAZOS COUNTY, TEXAS

JANUARY 1991

Owner and Developer:
Mohammed Kahn
1501 Maple Street
Bryan, Tx. 77803
Ph. 822 - 2435

Prepared By:
Garrett Engineering
4444 Carter Crk. Pkwy. Ste. 108
Bryan, Tx. 77802
Ph. 846 - 2688

FILED
91 FEB 26 AM 10:12
Brazos County Clerk
Brazos County, Texas
460315