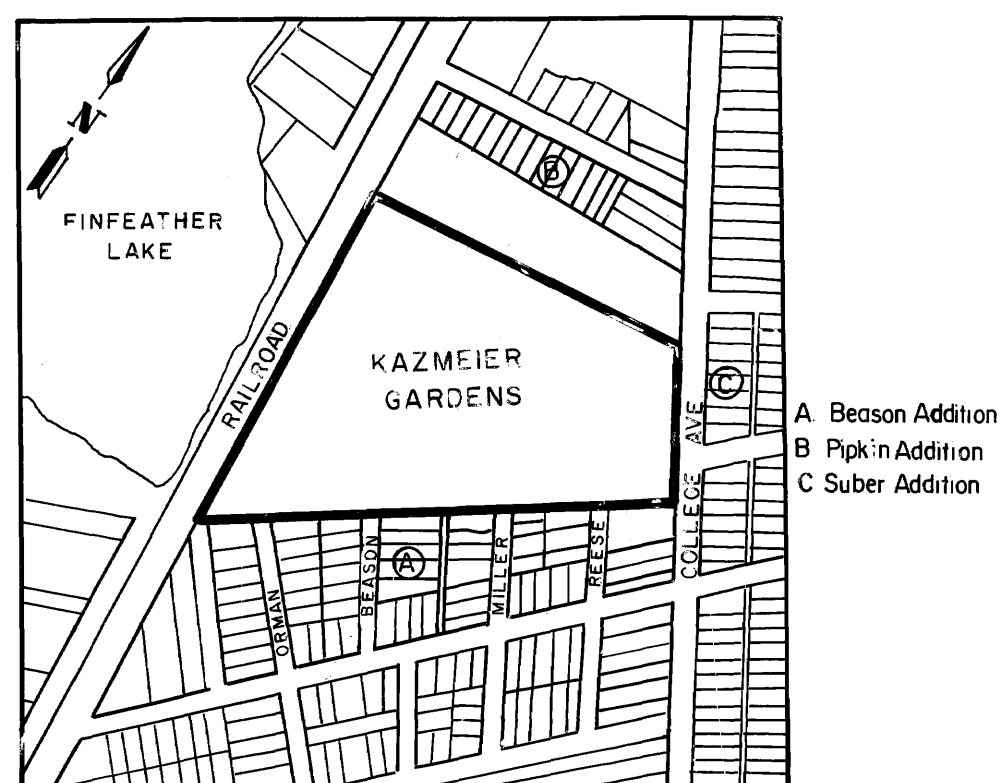


Being all of that certain tract or parcel of land, lying and being situated in the ZENO PHILLIPS LEAGUE, A-45 in Bryan, Brazos County, Texas and being all of that 19.986 acre tract (called 20.6 acres) conveyed to G.M. Esterling, et-ux, by the F.J. Kazmeier Estate and Mayne Kazmeier by a deed recorded in volume 327, page 98 of the Brazos County Deed Records, and being more particularly described as follows.

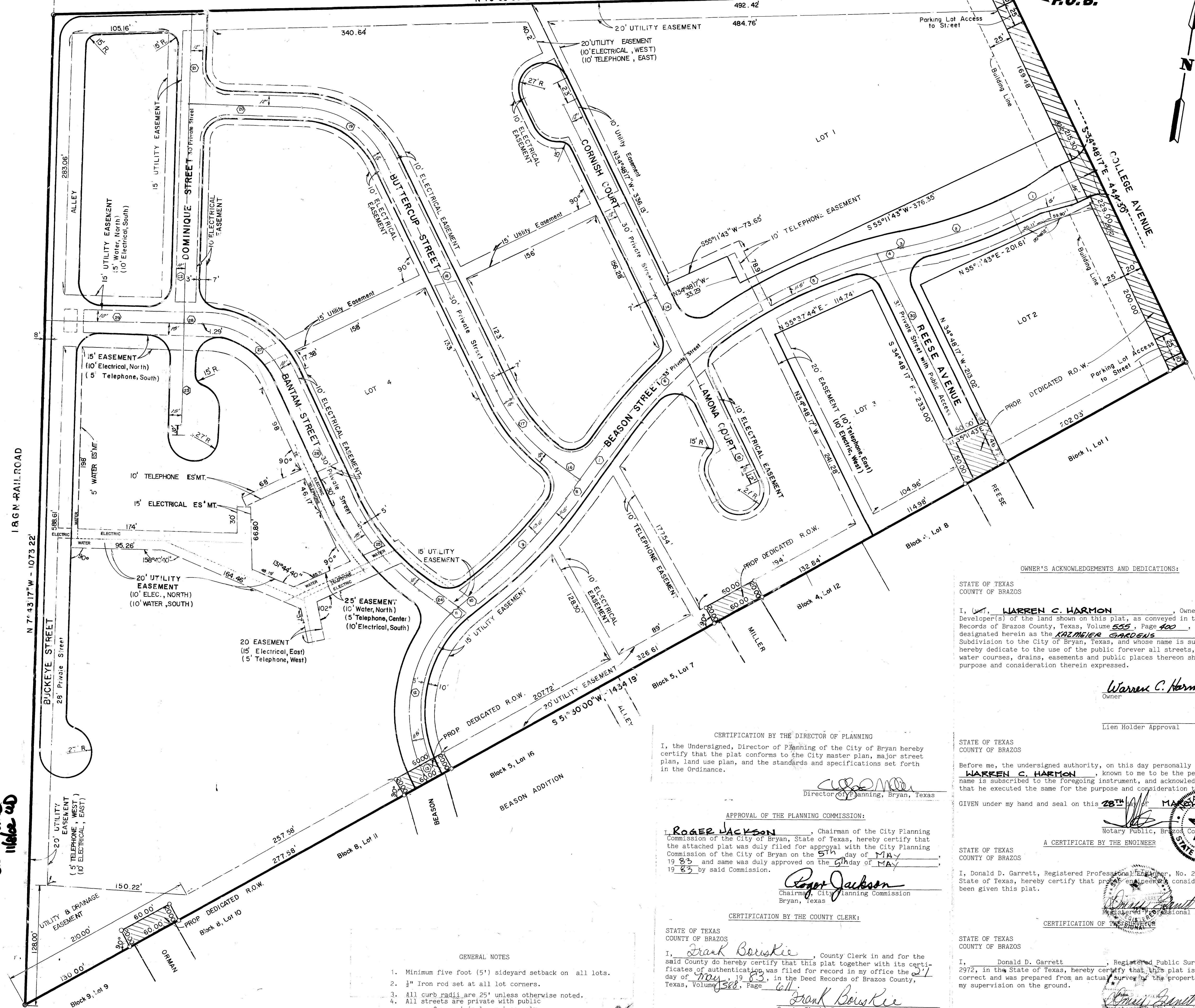
BEGINNING: at an iron rod located in the southwest right-of-way line of College Avenue, said iron rod also being the most northerly property corner of said 19.986 acre tract of land;
THENCE: S 34°48'17" E - 444.30 feet along the College Avenue right-of-way line to an iron rod for corner;
THENCE: S 51°30'00" W - 1434.19 feet to an iron rod for corner, said iron rod also being the east right-of-way line of the Missouri Pacific Railroad;
THENCE: N 7°43'17" W - 1073.22 feet along the Missouri Pacific Railroad right-of-way line to an iron rod for corner;
THENCE: N 79°09'05" E - 1031.44 feet to the POINT OF BEGINNING; and containing 19.986 acres of land, more or less.

CENTERLINE STREET DATA table with 30 numbered entries and their corresponding bearings and distances.



LOTS 1, 2, & 3 - COMMERCIAL LOTS
LOT 4 - RESIDENTIAL LOT

FINAL PLAT
KAZMEIER GARDENS
19.986 ACRES
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS
MARCH 1983
SCALE 1"=50'
OWNER & DEVELOPER:
Hardo Construction Co.
Lero Co.
2830 Finfeather
Bryan, Texas 77801
GARRETT ENGINEERING



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:
STATE OF TEXAS
COUNTY OF BRAZOS
I, WARREN C. HARMON, Owner(s) and Developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 535, Page 400, and designated herein as KAZMEIER GARDENS Subdivision to 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.

Warren C. Harmon
Owner

Lien Holder Approval

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared WARREN C. HARMON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
GIVEN under my hand and seal on this 28th day of MARCH, 1983.

Warren C. Harmon
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
I, Donald D. Garrett, Registered Professional Engineer, No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Donald D. Garrett
Registered Professional Engineer

STATE OF TEXAS
COUNTY OF BRAZOS
I, Donald D. Garrett, Registered Public Surveyor No. 2972, 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.

Donald D. Garrett
Registered Public Surveyor

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 the Ordinance.

Clarence J. Jackson
Director of Planning, Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:
I, ROGER JACKSON, 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 5th day of MAY, 1983 and same was duly approved on the 5th day of MAY, 1983 by said Commission.

Roger Jackson
Chairman, City Planning Commission
Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK:
STATE OF TEXAS
COUNTY OF BRAZOS
I, Frank Boeskie, County Clerk in and for the said County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 21 day of May, 1983, in the Deed Records of Brazos County, Texas, Volume 538, Page 411.

Frank Boeskie
County Clerk, Brazos County, Texas

- GENERAL NOTES
- 1. Minimum five foot (5') sideyard setback on all lots.
 - 2. 1/2" Iron rod set at all lot corners.
 - 3. All curb radii are 25' unless otherwise noted.
 - 4. All streets are private with public access for municipal services only unless otherwise designated.

on base and 1/2" x 1/2" x 1/2"