



NOTE: If any of the existing buildings are ever torn down or removed, there will be a 10' building line and utility easement across all of the north side and a 25' building line across all of the south side

**REVISED PLAT / FINAL PLAT**  
Scale: 1"=20'

**FIELD NOTES**  
Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE in Brazos County, Texas and also being all of that 0.8686 acre tract described in a deed from W.L. Beasley, et-ux to James P. Spencer recorded in Volume 328, Page 324 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:  
  
BEGINNING: at a point in the intersection of the northeast right-of-way line of College Ave., and the southwest right-of-way line of Waverley Drive, same being the most westerly corner of Block 7 of the LAWLER ADDITION NO. 2 to the City of Bryan as shown on the plat recorded in Volume 99, Page 463 of the Deed Records of Brazos County, Texas;  
  
THENCE: in a northeast direction along said Waverley Drive line a distance of 253.6 feet to a point for corner;  
  
THENCE: in a southeast direction 149.2 feet to a point for corner in the northwest right-of-way line of Koenig Street;  
  
THENCE: in a southwest direction along said Koenig Street line a distance of 253.6 feet to a point for corner in said College Avenue line;  
  
THENCE: in a northwest direction along said College Avenue line to the PLACE OF BEGINNING and containing 0.869 acres of land, more or less.

**OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:**

STATE OF TEXAS  
COUNTY OF BRAZOS  
  
I, (we) De James Porter Spencer, Owner(s) and Developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 328, Page 324, and designated herein as the LAWLER ADDITION NO. 3 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.

De James Porter Spencer  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS  
  
Before me, the undersigned authority, on this day personally appeared De James Porter Spencer, 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 16th day of June, 1983.

Donald D. Garrett  
Notary Public, Brazos County, Texas

**CERTIFICATION BY THE COUNTY CLERK:**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Frank Boriskie, 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 28 day of July, 1983 in the Deed Records of Brazos County, Texas, Volume 1597, Page 853.

Frank Boriskie By Chief Thompson  
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 the ordinance.

Cliff Moore  
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 20th day of JUNE, 1983 and same was duly approved on the 16th day of JUNE, 1983 by said Commission.

Roger Jackson  
Chairman, City Planning Commission  
Bryan, Texas

**A CERTIFICATE BY THE ENGINEER**

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

Donald D. Garrett  
Registered Professional Engineer  
22790

**CERTIFICATION OF THE SURVEYOR**

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 and under my supervision on the ground.

Donald D. Garrett  
Registered Public Surveyor  
2972

Land Use: Private School

**FINAL PLAT/REPLAT**

LOT 1, BLOCK 1  
**LAWLER ADDITION NO.3**  
0.869 ACRES  
ZENO PHILLIPS LEAGUE, A-45  
BRYAN, BRAZOS COUNTY, TEXAS  
JUNE, 1983  
SCALE: 1"=20'

OWNER & DEVELOPER:  
James P. Spencer  
1223 Neal Pickett Drive  
College Station, Texas

**GARRETT ENGINEERING**  
CONSULTING ENGINEERS & LAND SURVEYORS  
400 ROCK HILLS - BRYAN, TEXAS 77803

on balance and 10/28/83