

on Imbalance and 10/23/83

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, (we), _____, Owner(s) and Developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume _____, Page _____, and designated herein as the _____ 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.

Owner Jerry S. Ball

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Jerry S. Ball, 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 11th day of APRIL, 1983.

Notary Public, Brazos County, 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 engineering consideration has been given this plat.

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 correct and was prepared from an actual survey of the property made under my supervision on the ground.

Registered Public Surveyor

CERTIFICATION BY THE COUNTY CLERK:
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Frank Beviske, County Clerk in and for the said County do certify that this plat together with its certificates of authentication was filed for record in my office the 21st day of May, 1983, in the Deed Records of Brazos County, Texas, Volume US73, Page 175.

Frank Beviske by Cheryl Adams
 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.

Roger Jackson
 Director of Planning, Bryan, Texas

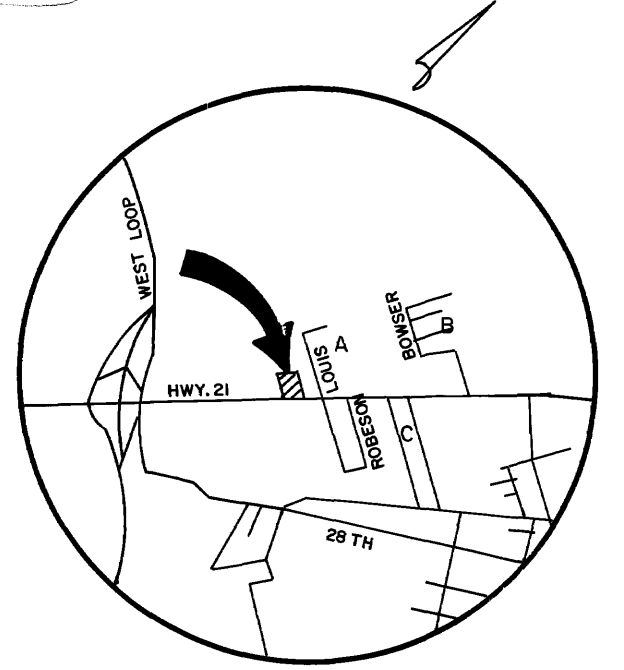
APPROVAL OF THE PLANNING COMMISSION:
 I, ROGER JACKSON, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 7th day of APRIL, 1983 and same was duly approved on the 21st day of APRIL, 1983 by said Commission.

Roger Jackson
 Chairman, City Planning Commission
 Bryan, Texas

FIELD NOTES

Being all of that certain tract or parcel of land, lying and being situated in the S.F. AUSTIN No. 9 LEAGUE, A-62 in Bryan, Brazos County, Texas, and being a part of that 162.719 acre tract of land conveyed to Carolology Associates, P.A. Pension Plan by C.E. Ball Properties, Inc., by deed recorded in Volume 337, Page 9 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

- COMMENCING: at an iron rod set at a fence corner marking the most southeasterly corner of said 162.710 acre tract, said iron rod also marking the intersection of the southwest right-of-way line of Louis Street and the north right-of-way line of State Highway No. 21;
- THENCE: S 62°00'47" W - 10.83 feet;
 - S 56°16'06" W - 199.81 feet;
 - S 62°00'47" W - 121.25 feet along the said north right-of-way line of State Highway No. 21 to an iron rod set for the PLACE OF BEGINNING;
 - THENCE: S 62°00'47" W - 254.57 feet along said north line of State Highway No. 21 to an iron rod for corner;
 - THENCE: N 43°59'13" W - 300.00 feet to an iron rod for corner;
 - THENCE: N 62°00'47" E - 254.57 feet to an iron rod for corner;
 - THENCE: S 43°59'13" E - 300.00 feet to the PLACE OF BEGINNING; and containing 1.75 acres of land, more or less.



LOCATION MAP
n.f.s.

- A Park Heights Addition
- B Jones-Brock Subdivision
- C Broadway Addition

Note: 5' Sideyard Setback & 5' Rearyard Setback
 Land Use: Commercial Lot

FINAL PLAT

LEE HILL ADDITION
 PHASE ONE
 S.F. AUSTIN NO. 9 LEAGUE, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1"=30'
 APRIL, 1983
 1.75 ACRES
 OWNER & DEVELOPER:
 J & J Properties
 P.O. Box 1439
 Kilgore, Texas
 75662

GARRETT ENGINEERING
 CONSULTING ENGINEERING & LAND SURVEYING
 P.O. BOX 4085 BRYAN, TEXAS 77805

284772

FILED
 MAY 26 1983
 COUNTY CLERK
 BRAZOS COUNTY, TEXAS