

STATE OF TEXAS
COUNTY OF BRAZOS
I, JOHN MATS,
owner and developer 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 , page , and designate herein as the M & M SUBDIVISION PHASE I in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of public forever all streets, alleys, parks, water courses, drains, easements and public place hereon shown for the purpose and consideration therein expressed.

John Mats
Owner

Lienholder Approval

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared JOHN MATS, 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 OF OFFICE THIS 30 day of APRIL 1982.

Notary Public
Notary Public for Brazos County, Texas

A CERTIFICATE BY THE ENGINEER:

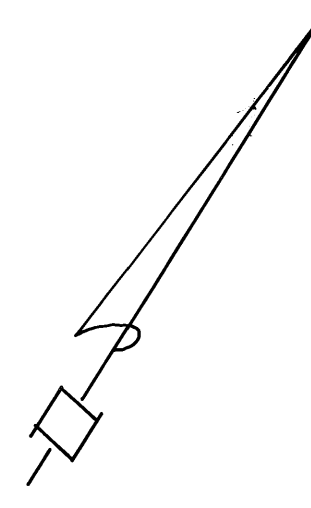
STATE OF TEXAS
COUNTY OF BRAZOS
I, Donald D. Garrett, Registered Professional Engineer No. 22790 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Donald D. Garrett
Registered Professional Engineer

APPROVAL OF THE PLANNING COMMISSION:

I, ROGER JACKSON (VICE-CHAIRMAN), 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 1st day of APRIL, 1982 and same was duly approved on the 6th day of MAY, 1982 by said Commission.

Roger Jackson
Chairman, City Planning Commission
Bryan, Texas



PARK HEIGHTS ADDITION (platted)

CERTIFICATE BY 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 that property markers and monuments were placed under my supervision on the ground.

Donald D. Garrett
Registered Public Surveyor

CERTIFICATION BY THE COUNTY CLERK:

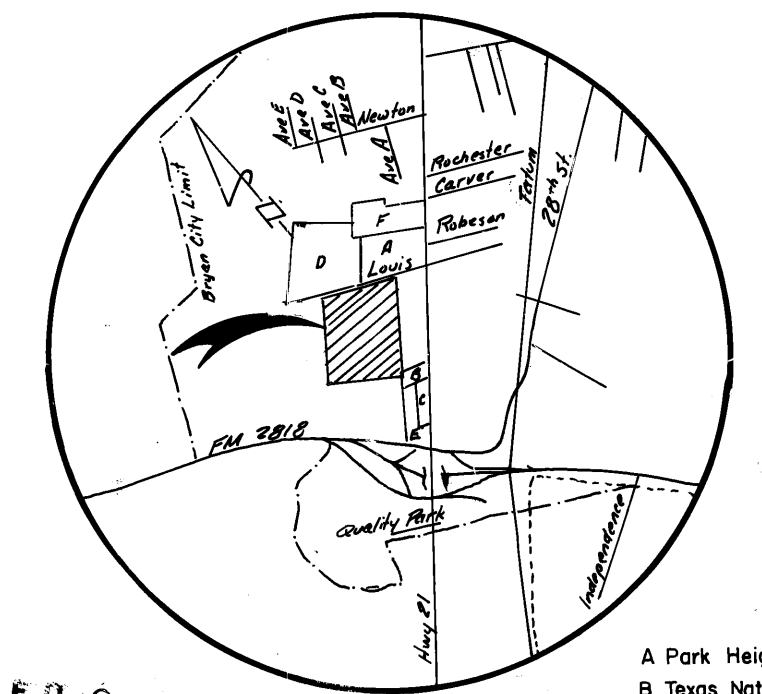
STATE OF TEXAS
COUNTY OF BRAZOS
I, Inak Boskie, County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 29th day of March, 1982, in the Deed Records of Brazos County in Volume 645 Page 445.
WITNESS my hand and official Seal, at my office in Bryan, Texas.

Mary Ann Wood
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 standard and specifications set forth in this ordinance.

Director of Planning
Bryan, Texas



LOCATION MAP
not to scale

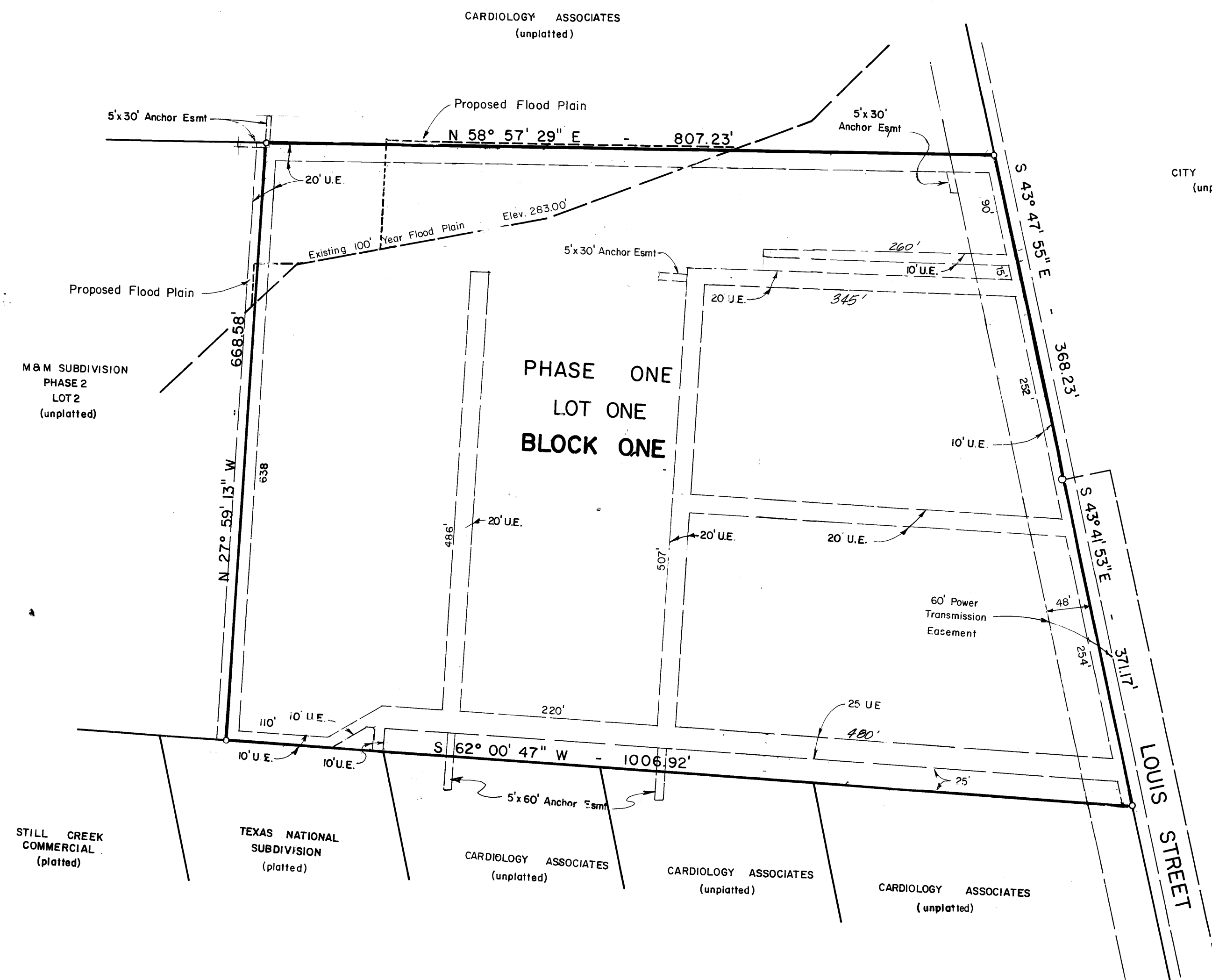
Note: 5' Sideyard Setback

FINAL PLAT

M & M SUBDIVISION PHASE I
S. F. AUSTIN NO. 9 LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

Scale: 1" = 100' 14.41 Acres March 1982

Owner & Developer: MARTIN, REALTOR
P.O. Box 603
Parker, Texas 77365
Engineer & Surveyor: GARRETT ENGINEERING
P.O. Box 4063
Bryan, Texas 77805



Being all that certain tract or parcel of land, lying and being situated in the S.F. AUSTIN LEAGUE, NO. 9, A-62 in Bryan, Brazos County, TEXAS, and being a part of that 22.829 acre tract of land conveyed to Cardiology 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 as follows:
BEGINNING: at an iron rod at the East corner of said 22.829 acre tract, said iron rod also being in the Southeast right-of-way line of Louis Street;
THENCE: S 62°00'47" W - 1006.92 feet to an iron rod for corner;
THENCE: N 27°59'13" W - 668.58 feet to an iron rod for corner;
THENCE: N 58°57'29" E - 807.23 feet to an iron rod for corner;
THENCE: S 43°47'55" E - 368.23 feet to an iron rod in said Louis Street line;
THENCE: S 43°41'53" E - 371.17 feet along said Louis Street line to the PLACE OF BEGINNING and containing 14.41 acres of land, more or less, according to a survey made under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972 in March, 1982.

on base
2/26/82
19/82