



STATE OF TEXAS
 COUNTY OF BRAZOS

I, Antoinette Varisco Guido, Independent Executrix for Lucille Varisco and Estate of Brazos A. Varisco and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County, Texas, in Volume 178, Page 431 and Volume 245, Page 187, and designated herein as the McDonald's Bryan Subdivision, 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 places thereon shown for the purpose and consideration therein expressed.

Antoinette Varisco Guido
 Antoinette Varisco Guido
 Independent Executrix

STATE OF TEXAS
 COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Antoinette Varisco Guido, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office the 3rd day of *Jan*, 1995

Dora Cuevas
 Dora Cuevas
 Notary Public in and for
 Bexar County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Allen Munz, Registered Professional Land Surveyor No. 1855 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 and that the metes and bounds describing said subdivision will describe a closed geometric form.

Allen Munz
 Allen Munz
 Registered Professional Land Surveyor



Survey of 1.289 Acres

Being the proposed Lot One (1), Block One (1), McDonald's Bryan Subdivision, formerly being all those certain lots, tracts or parcels of land lying and being situated in Brazos County, Texas, and being part of Block Twenty-five (25), PHILLIPS ADDITION, an addition to the City of Bryan, Texas, according to plat recorded in Volume "M", page 253, Deed Records of Brazos County, Texas and described by metes and bounds as follows:

BEGINNING at the intersection of the East line of Washington Avenue (called 100' R.O.W.) and the South line of 32nd Street (called 80' R.O.W.) according to the Map of said City now of record in Volume "M", Page 253 of the Deed Records of Brazos County, Texas for the PLACE OF BEGINNING:

THENCE South 78° 55' 06" East along the South line of 32nd Street (called 80' R.O.W.) a distance of 250.55 feet to a found 1/2 inch iron rod in the west line of College Avenue (now known as Texas Avenue, sometimes called Dallas Street) for corner:

THENCE South 10° 59' 31" West following the west line of said College Avenue a distance of 238.18 feet and set 1/2 inch iron rod in said line for corner, which said corner is also in the north line of Paul Street (now known as Bittle Street) (called 55.5 feet R.O.W.)

THENCE North 72° 30' 00" West along the north line of said Paul Street a distance of 252.07 feet and set a P.K. nail for corner in said line, which said corner is also in the east line of said Washington Avenue extended:

THENCE North 10° 57' 51" East and following the east line of said Washington Avenue a distance of 210 feet to a found 1/2 inch iron rod to the PLACE OF BEGINNING, and being the same property conveyed by Onah Astin Barwise et vir to Brazos Varisco, by deed dated January 19, 1957, recorded in Volume 178, Page 431, Deed Records of Brazos County, Texas and being the additional property conveyed by Brazos Union Lodge No. 129, A.F. & A.M. to Brazos A. Varisco, by deed dated March 11, 1965, recorded in Volume 245, Page 187, Deed Records of Brazos County, Texas.

Containing 1.289 Acres, 56,132 s.f.

Lot 1, Block 1
 McDonald's Bryan Subdivision

Being 1.289 acres of land a portion of which vacates a part of Block 25 in PHILLIPS ADDITION, an addition in Bryan, Brazos County, Texas, recorded in Volume "M", Page 253, of the Deed Records of Brazos County, Texas.

Date: December, 1994 Scale: 1" = 50'

Owner:
 Antoinette Varisco Guido
 Independent Executrix

Prepared by:
 Civil Concepts, Inc.
 519 Wisconsin
 P.O. Box 928
 South Houston, Texas 77587
 (713) 947 - 6606

PROJECT • 46-94P

26.5050

APPROVAL OF THE PLANNING COMMISSION

I, John Godfrey, 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 14th day of NOVEMBER, 1994 and same was duly approved on the 1st day of DECEMBER, 1994 by said Commission.

John Godfrey
 John Godfrey
 Chairman, City Planning Commission,
 Bryan, Texas.

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Bruce Karr
 Bruce Karr
 City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Mary Ann Ward, County Clerk in and for said County, do hereby certify that this plat together with its certifications of authentication was filed for recorded in my office the 16th day of February, 1995 in the Official Records of Brazos County in Volume 6217 Page 305

Mary Ann Ward by Barbara Johnson
 Mary Ann Ward
 County Clerk,
 Brazos County, Texas

CERTIFICATION

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.

Rafaela Shanao
 Rafaela Shanao
 City Planner,
 Bryan, Texas

FILED

05 FEB 15 AM 10:58

Crystal Reed
 Crystal Reed
 CLERK

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on base and streets

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