

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 IST day of DECEMBER, 1994 by said

Chairman, City Planning Commission, Bryan, Texas.

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby

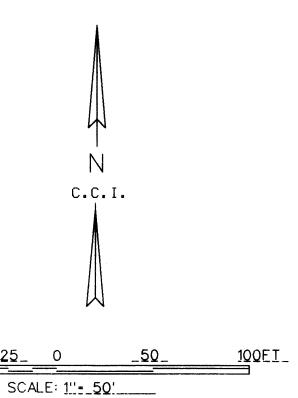
City Engineer, Bryan, Texas

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 15 day of Jelmany , 1995, in the Official Records of Brazos County in Volume 2007 Page 205.

Mary Ann Ward by Barbara 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.



STATE OF TEXAS COUNTY OF BRAZOS

I, Antoinette Varisco Guido, Independent Executrix for Lucille Varisco and Estate of Brazos A. Varisco owner 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

autoinette Varisco Gival 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 the they executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office the 3rd day of fun,

Bexar County, Texas

CERTIFICATION OF THE SURVEYOR

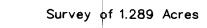
STATE OF TEXAS COUNTY OF BRAZOS

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.

allenmung Registered Professional Land Surveyor

95 FEB 15 AM 10: 58

573802



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

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

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS