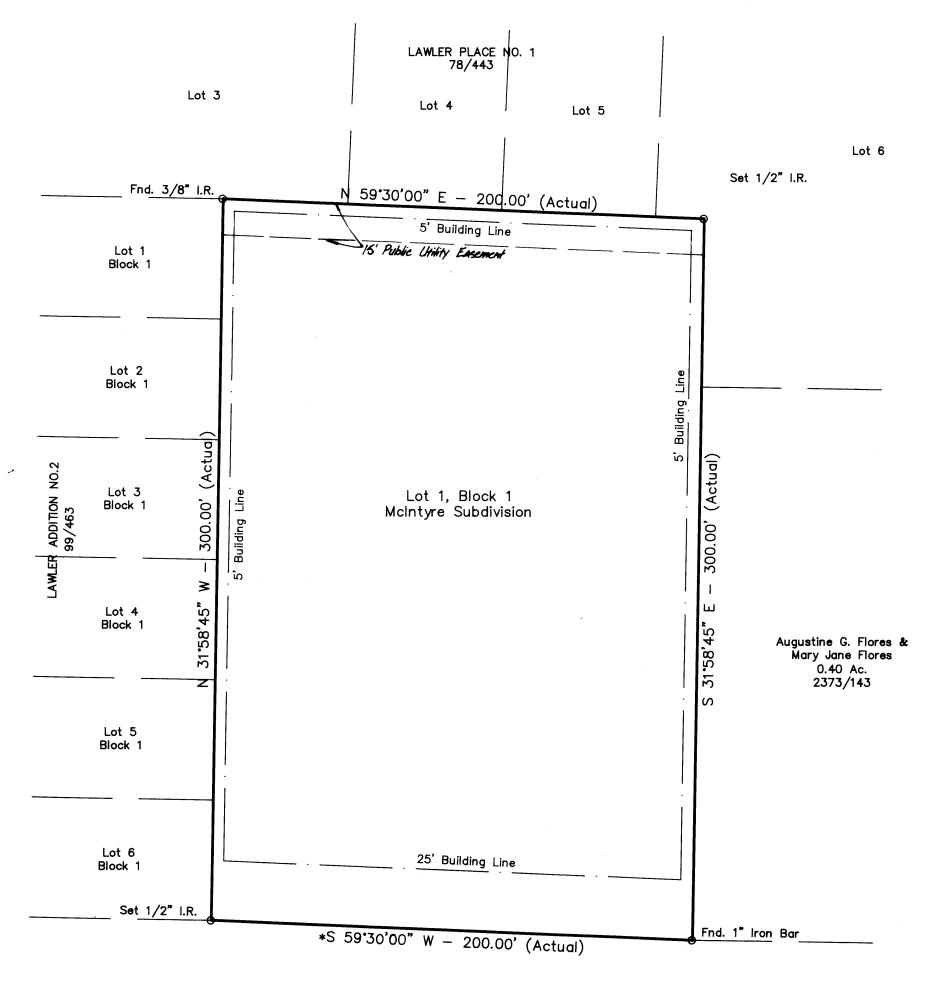
LAWLER PLACE NO. 1 78/443 Lot 6 Power Pole -N 59'30'00" E - 200 00' (Actual) Fnd. 3/8" I.R. 6" Sanitary — -Sanitary Sewer ─ 5' Building Line Lot 1 Block 1 Lot 2 Lot 3 Block 1 Augustine G. Flores & Mary Jane Flores 2373/143 25' Building Line Fnd. 1" Iron Bar \*S 59°30'00" W - 200.00' (Actual) \*Fire Hydrant -Hollydale Drive \*Fire Hydrant is located 294 feet from the property corner. 50' R.O.W. 21' Width Asphalt



## Hollydale Drive 50' R.O.W. 21' Width Asphalt

FINAL

616616 Carrie State 96 OCT 18 AM II: 31

\*1. Basis of Bearing scaled from Plat Showing Lawler Addition No. 2 recorded in Volume 99, Page 463.

**PROJECT** 

Scale: 1" = 40'

more particularly described as follows:

this tract and said Lot 6;

VICINITY MAP

n.t.s.

2. No Portion of this property lies within the 100—year flood plain as per FEMA Map No. 48041C0141 C, Effective Date: July 2, 1992.

Field Notes 1.38 Acres

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas, and being a part of that certain tract of land shown on the Map of Lawler Place No. 2, as "D.W. Howell," same being all of that 1.38 acres of land conveyed to Ima E. Hardin by Joseph Clifton Hotard and Jewell Hotard, recorded in Volume 115,

Page 268, Deed Records of Brazos County, Texas, and being

BEGINNING: at a 1" iron bar found for the most southerly corner of the Augustine G. Flores and Mary Jane Flores 0.40 Acre tract (2373/143), same being in the northwest right—of way line of Hollydale Drive;

THENCE: S 59'30'00" W - 200.00 feet along said Hollydale Drive line to a 1/2" iron rod set for the most southerly

corner of this tract, same being the most easterly corner of

THENCE: N 31°58'45" W - 300.00 feet along the common line between this tract and lots 1-6 of said Lawler Addition No.

2 to a 3/8" iron rod found for the most northwesterly common corner of this tract and said Lot 1, Block 1, same being in the southeast line of Lot 3, Lawler Place No. 1 (78/443);

THENCE: N 59°30'00" E - 200.00 feet along the common line

of this tract and Lots 3-6 of said Lawler Place No. 1 to a 1/2" iron rod set for the most northerly common corner of

THENCE: S 31°58'45" E - 300.00 feet continuing along the common line of this tract and said Lot 6, and said Augustine G. Flores tract to the PLACE OF BEGINNING; and containing 1.38 acres of land, more or less, according to a survey made

on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 in August

Lot 6, Block 1 of Lawler Addition No. 2 (99/463);

3. All improvements are existing unless otherwise stated on the plat. 4. This property is zoned MU-2.

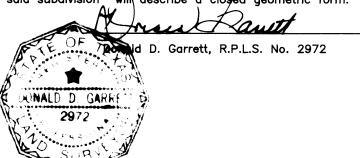
owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (in the Official Records of Brazos County in Volume Final Text of Let / Market in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places theron shown for the purpose and consideration therein expressed.

Before me, the undersigned authority, on this day personally appeared , known to me to be the person(a) whose name(a) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the

DONALD GARRETT Notary Public, State of Texas

My Commission Engines 9-19-96

CERTIFICATE OF SURVEYOR l, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of 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.



APPROVAL OF PLANNING & ZONING COMMISSION

City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the day of and same was 

Chairman of the Planning & Zoning Commission

CERTIFICATE OF THE ENGINEER , Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has

moes o aut OF Danking D. Garrett, P.E. No. 22790 食

APPROVAL OF THE DEVELOPMENT ENGINEER I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan,

Development Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

OWNER/DEVELOPER: Peter and Becky McIntyre 611 Montclair Av. College Station, TX 77840

SHORT FORM FINAL PLAT LOT 1, BLOCK1 McINTYRE SUBDIVISION 1.38 ACRES

ZENO PHILLIPS SURVEY NO. 45 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 40

SEPTEMBER 1996

GARRETT ENGINEERING Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 106
Bryan, Texas 77802
Phone: 409 / 846 - 2688

SW - C:\DWGS\1996\96379\PLAT.DWG

26.5060

PRELIMINARY

CERTIFICATION OF THE CITY PLANNER

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 Mark L8mll City Planner, Bryan, Texas

I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 19 //\_\_\_\_\_, in the Deed /Official Records of Brazos County, Texas, in Volume \_\_\_\_\_\_\_, Page \_\_\_\_\_\_.

 $(409)^{\circ}696-2103$