

FIELD NOTES

Being all that certain tract or parcel of land, lying and being situated in the ZENO PHILLIPS LEAGUE, Brazos County, Texas, and being a part of that 2.50 acre tract of land conveyed to B. T. Yeagar, Trustee, by Phillip A. Arhos, et-ux, by deed recorded in Vol. 227, Page 238, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING: at an iron rod at the north corner of said 2.50 acre tract;

THENCE: S 27° 55' 36" E - 112.41 feet to an iron rod for corner in the northwest right-of-way line of Villa Maria Road;

THENCE: S 62° 04' 24" W - 365.36 feet along said Villa Maria Road line to an iron rod for corner;

THENCE: N 27° 55' 36" W - 118.41 feet to an iron rod for corner;

THENCE: N 63° 00' 51" E - 365.42 feet to the PLACE OF BEGINNING and containing 0.968 acres of land, more or less, according to a survey made under the supervision of Donald D. Garrett, Registered Professional Engineer, No. 22790, in August, 1984.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (we, they), Ed Duquett
owner and developer of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, volume 733, Page 561, and designated herein as the Merrimac Phase II
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.

Ed Duquett
Owner

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 this Ordinance.

[Signature]
Director of Planning

APPROVAL OF THE PLANNING COMMISSION

I, HANK McQUAIDE, 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 18 TH day of OCTOBER, 1984 and same was duly approved on the 1 ST day of NOV., 1984 by said Commission.

[Signature]
Chairman, City Planning Commission
Bryan, Texas.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ed Duquett, 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 18 TH day of OCTOBER, 1984.

[Signature]
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.

[Signature]
Registered Professional Engineer

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald 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 proper monuments were placed under my supervision on

[Signature]
Registered Public Surveyor

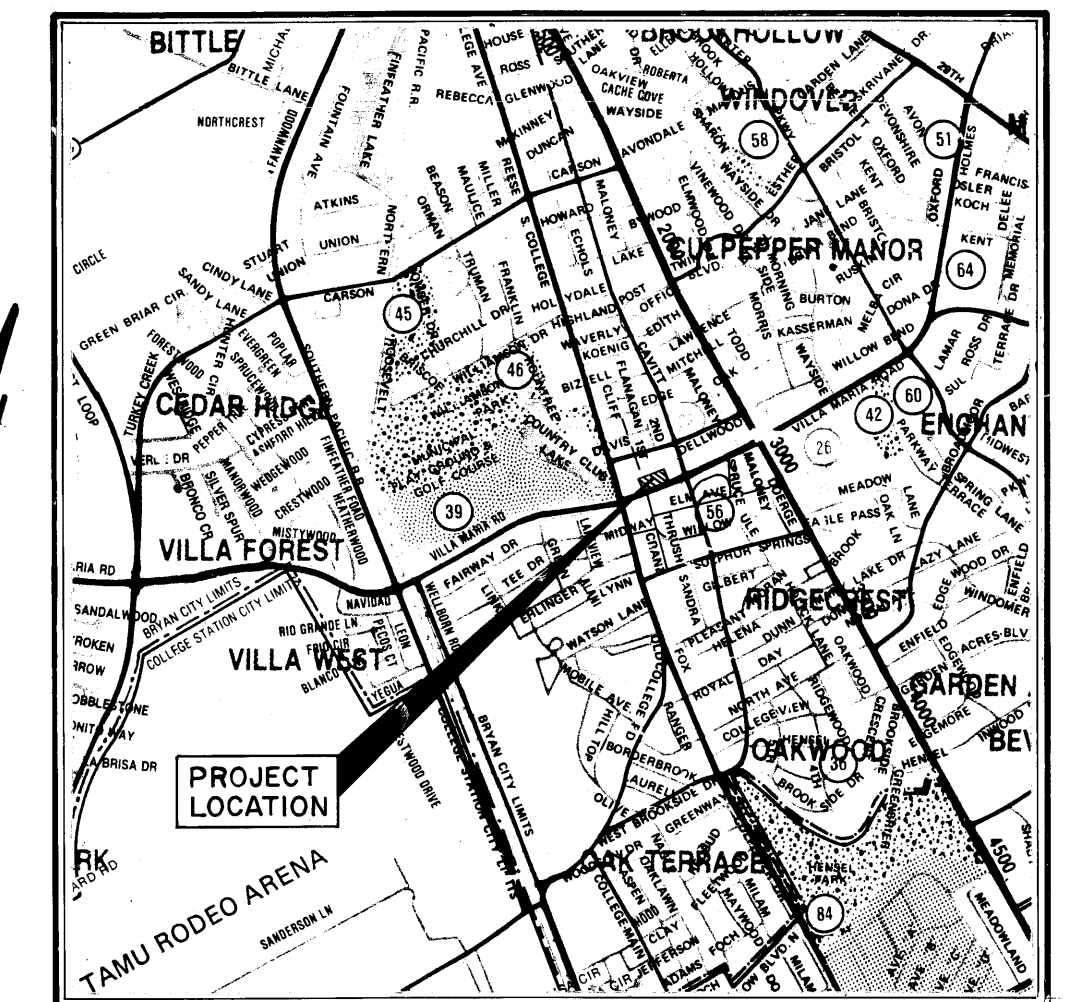
CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Bensbie, 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 10 day of December, 1984, in the Deed Records of Brazos County, in Volume 747 Page 493.

[Signature]
County Clerk, Brazos County, Texas.
By: Karen Murphy, Deputy

LAND USE: 2 COMMERCIAL LOTS



LOCATION MAP — SCALE: 1" = 3520'

FINAL PLAT

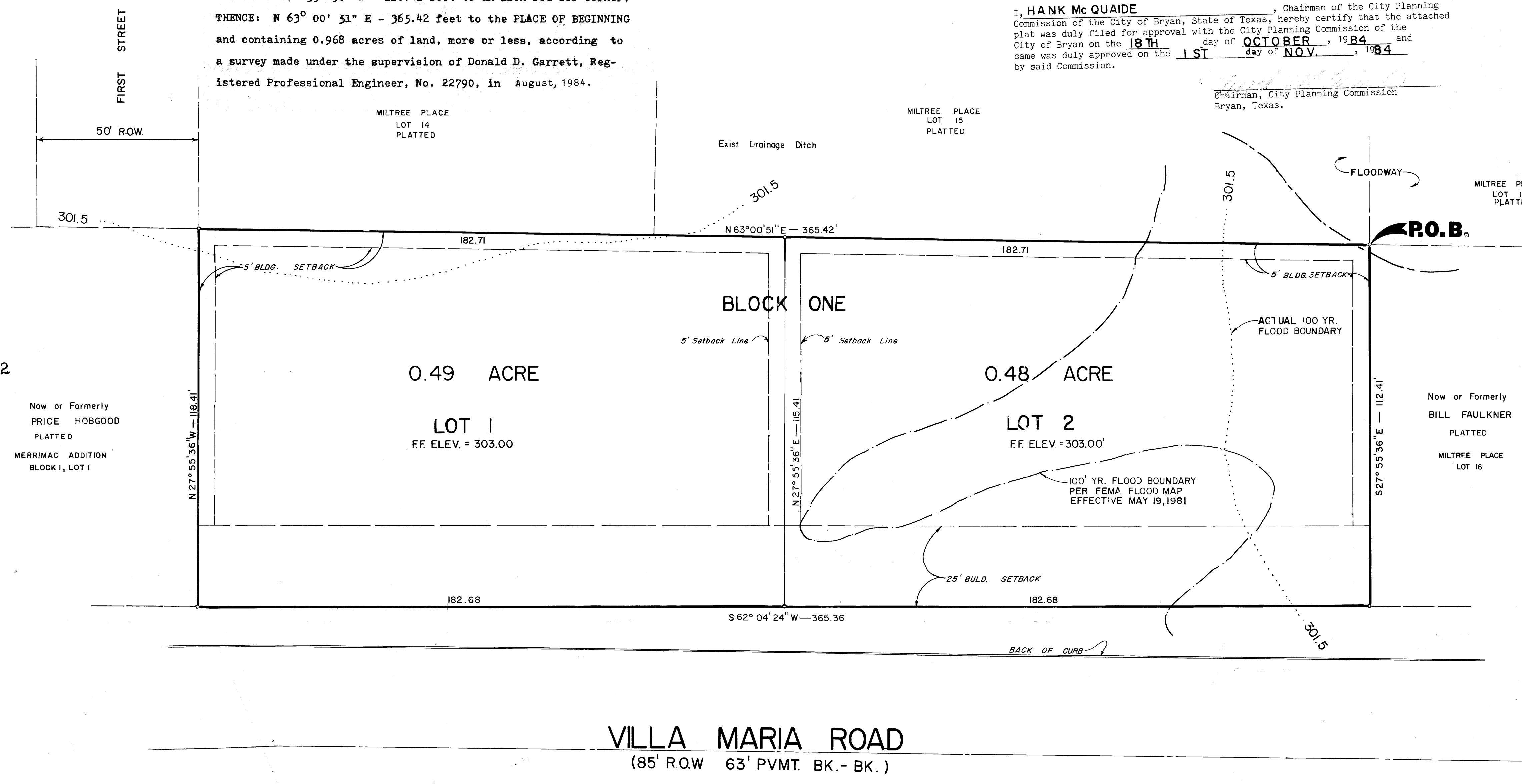
MERRIMAC PHASE II
ZENO PHILLIPS LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS
0.968 ACRE TRACT

AUGUST, 1984
SCALE: 1" = 20'
OWNER & DEVELOPER

Ed Duquett
510 W. Anderson Lane
Austin, Texas 78752
(512) 835-2088

GARRETT ENGINEERING
CONSULTING ENGINEERING & LAND SURVEYING
400 WEST ADELL - BRYAN, TEXAS 77802

32.6610



VILLA MARIA ROAD
(85' R.O.W. 63' PVMT. BK.- BK.)

Now or Formerly
PRICE HOBGOOD
PLATTED
MERRIMAC ADDITION
BLOCK I, LOT I

Now or Formerly
BILL FAULKNER
PLATTED
MILTREE PLACE
LOT 16

NOTES:

1. DRAINAGE REPORT TO BE TURNED IN WITH SITE PLAN.
2. ACTUAL 100-YR. FLOOD BOUNDARY ESTABLISHED FROM ACTUAL SURVEY.

FILED
315582
Merrimac Addition
Block I, Lot I

on base 12/16/84