

FIELD NOTES
OF A
0.767 ACRE TRACT
ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45
BRYAN, BRAZOS COUNTY, TEXAS

Field notes of a 0.767 acre tract or parcel of land, lying and being situated in the Zeno Phillips League, Abstract No. 45, Bryan, Brazos County, Texas, and being all of Lots One (1), Two (2) and Three (3) and one-half (1/2) of Lot Four (4), Block Four (4), Midway Place Homesites Addition, an addition to the City of Bryan, Texas as conveyed by Morris G. Burkhalter, to Joe Bob McCartt, Wilton G. White, Charles W. Fairweather, Paul Fields, Dean Lively, Edward R. Scott, Jr., and Wayne Sturdivant by deed as recorded in Volume 423, Page 444 of the Deed Records of Brazos County, Texas, said 0.767 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the west corner of the aforementioned Lot One (1), Block Four (4), same point lying on the southeast right-of-way of Villa Maria Road and the northeast right-of-way of Crane Street;

THENCE N 39° 56' 20" E along the southeast right-of-way of Villa Maria Road for a distance of 175.00 feet to a point for corner;

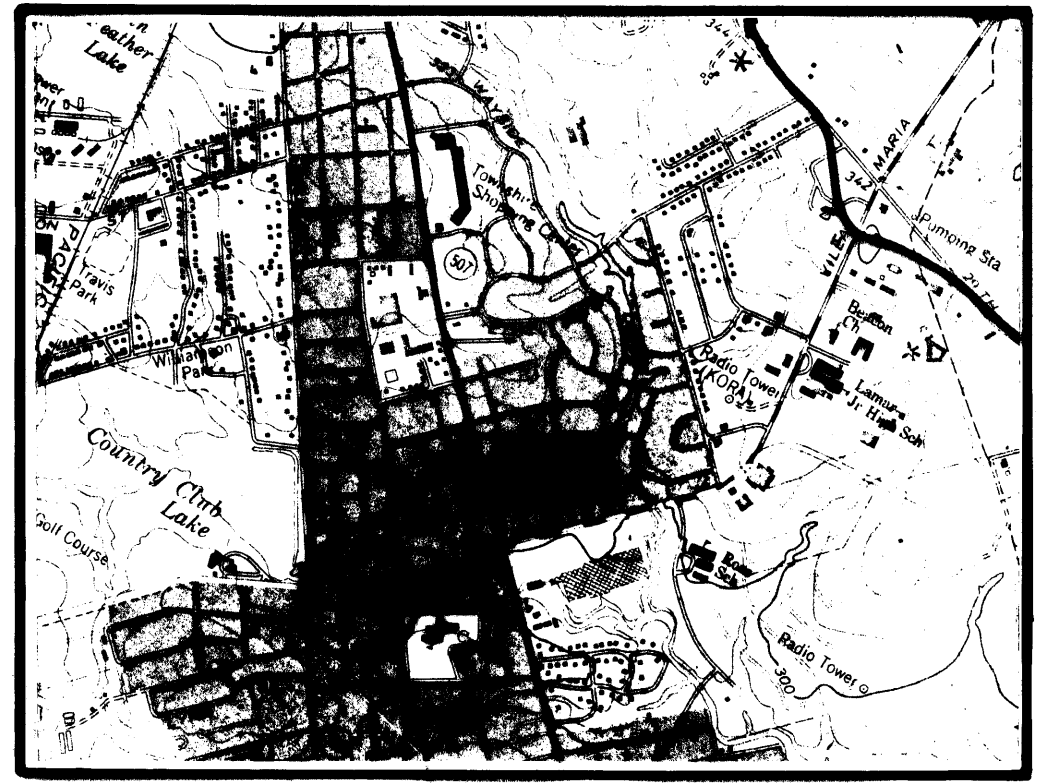
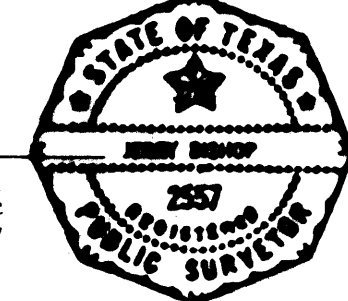
THENCE S 51° 03' 52" E through the aforementioned Lot Four (4), Block Four (4), for a distance of 192.38 feet to a point for corner, same point lying on the northwest right-of-way of Elm Avenue;

THENCE S 38° 57' 01" W along the northwest right-of-way of Elm Avenue for a distance of 125.00 feet to a point for the beginning of a curve to the right;

THENCE S 83° 56' 49" W along chord of said curve to the right for a distance of 70.71 feet to a point for end of curve, same point lying on the northeast right-of-way of Crane Street and the southwest boundary of the aforementioned Lot One (1), Block Four (4), (Curve Data: central angle = 89° 59' 35", radius = 50.00 feet, arc = 78.53 feet, tangent = 49.99 feet);

THENCE N 51° 03' 24" W along the northeast right-of-way of Crane Street for a distance of 145.41 feet to the **PLACE OF BEGINNING** and containing 0.767 acres of land, more or less.

Prepared By: *Jerry Bishop*
Jerry Bishop
Registered Public Surveyor No. 2557
May, 1985



VICINITY MAP
SCALE: 1" = 2000'

R. CURVE DATA
DELTA - 89°59'35"
RAD. - 50.00'
ARC - 78.53'
CHD. - N 83°56'49" E - 70.71'
TAN. - 49.99'

R. CURVE DATA
DELTA - 89°59'35"
RADIUS - 50.00'
ARC - 78.53'
CHD. - N 83°56'49" E - 70.71'
TANGENT - 49.99'

on low base on relocator

VACATING PLAT VOLUME 38, PAGE 598
SCALE: 1" = 20'

RESUBDIVISION PLAT
SCALE: 1" = 20'

OWNERS ACKNOWLEDGMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF POTTER

I, (WE, THE), AMARILLO INVESTORS COMPANY owner (s) and developer (s) of the land shown on this plat, using 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 423, Page 444, and designated herein as the RESUBDIVISION OF LOTS 1, 2, 3, & 25 OF LOT 4, BLOCK 4, MIDWAY PLACE 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 thereon shown for the purpose and consideration therein expressed.

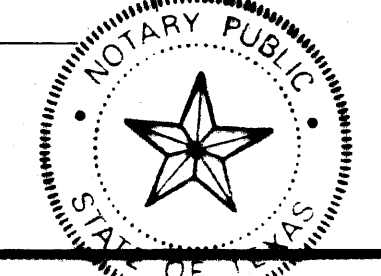
Edward R. Scott, Jr.
OWNER EDWARD R. SCOTT, JR., GENERAL PARTNER

STATE OF TEXAS
COUNTY OF POTTER

Before me, the undersigned authority, on this day personally appeared *Edward R. Scott, Jr.*
Known to me to be the person (s) whose name (s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 31st day of May, 1985.

Sandy Yarbrough
Notary Public, Potter County, Texas
My commission expires 12-4-86



CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MIKE BEAL, Owner of Part of LOT 4, BLK. 4, MIDWAY PLACE ADDITION, and not a part of this Plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 441, Page 764, 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 shown on this Plat for the purpose and consideration therein expressed.

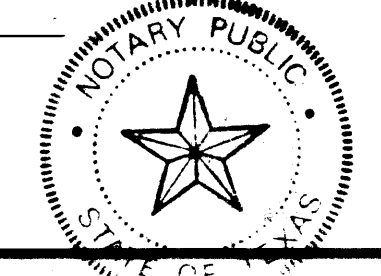
Michael M. Beal
Owner (s)
MICHAEL M. BEAL

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Michael M. Beal*
Known to me to be the person (s) whose name (s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 14th day of May, 1985.

Larry Wells
Notary Public, Brazos County, Texas
My commission expires 12-4-86



CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jerry Bishop, Registered Public Surveyor No. 2557 in the State of Texas hereby certify that this plat is true and correct and was prepared from an actual survey of the property under my supervision on the ground.

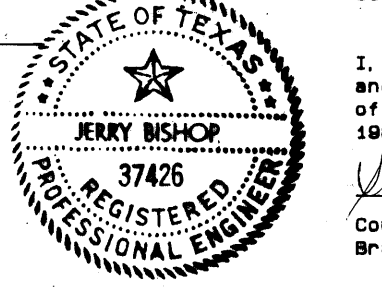
Jerry Bishop
Registered Public Surveyor



STATE OF TEXAS
COUNTY OF BRAZOS

I, Jerry Bishop, Registered Professional Engineer No. 37426 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Jerry Bishop
Registered Professional Engineer



CERTIFICATION BY PLANNING COMMISSION

G KENNY MALLARD JR., Chairman of the City Planning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 31st day of MAY, 1985 and same was duly approved on the 20th day of JUNE, 1985 by said Commission.

G. Kenny Mallard Jr.
Chairman, City Planning Commission
Bryan, 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 standards and specifications set forth in this Ordinance.

Jerry Bishop
Director of Planning
City of Bryan, Texas

CERTIFICATE BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, *Shane Baukus*, County Clerk in and for the said County, do certify that this plat together with its certificate of authentication was filed for record in the Deed Records of Brazos County, Texas on the 31st day of May, 1985.

Shane Baukus
County Clerk
Brazos County, Texas

A VACATING & RESUBDIVISION PLAT

OF
**LOTS 1, 2, 3, & 25' of LOT 4
BLOCK FOUR
MIDWAY PLACE HOMESITES ADDITION**

ZENO PHILLIPS LEAGUE - ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEX.

SCALE: 1" = 20'
MAY, 1985

PREPARED FOR:
AMARILLO INVESTORS COMPANY
500 FIRST NATIONAL BANK
EIGHTH & TAYLOR STREETS
AMARILLO, TEXAS 79001
TELEPHONE: (806) 372-4271

PREPARED BY:
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1812 WELSH ST., SUITE 120
COLLEGE STATION, TEXAS
TELEPHONE (409) 693-4216

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