

" STATE HIGHWAY NO. 6 - EAST BYPASS "

Field notes of a 3.4155 acre lot, tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE NO. 10, Abstract No. 63 of Brazos County, Texas and being the combination of the current configurations of the following two parcels A) the called 2.040 acre tract described in a Special Warranty Deed from First American Bank, Bryan, Texas to Paul Enols and Ronnie Miller dated April 5, 1954 recorded in Volume 2078, Page 340, plus B) the called 1.38 acre tract described in a Special Warranty Deed from First National Bank of Bryan to Paul Enols and Ronnie Miller dated April 4, 1954 recorded in Volume 2078, Page 340 both of the Official Records of Brazos County, Texas and as now located on the ground being more particularly described as follows:

BEGINNING at a 3/4" iron rod, found in the southwest R.O.W. line of "State Highway No. 21 East", marking the common corner between the beforementioned 2.040 acre parent parcel and the Nancy Whitlock 4 acre tract (the "Bryan Food Exchange" grocery store lot), the calculated point of intersection (the original concrete R.O.W. monument has been destroyed) of said "Way 21" R.O.W. line with the southwest R.O.W. line of "State Highway No. 6 East Bypass" located N. 55°30'16" E. a distance of 509.85 feet for reference.

THENCE S. 45°14'18" E. along the line between the 2.040 acre parent parcel and said Whitlock tract for a distance of 443.55 feet to a 3/4" iron rod found marking the common corner between the parent parcel and the Kie F. Jadowski 1.00 acre tract for all corners; a 3/8" iron rod found marking the common corner between the Whitlock and Jadowski tracts in the northwest R.O.W. fence of the "Old Kurten Road" located S. 45°14'18" E. a distance of 447.40 feet for reference.

THENCE S. 44°58'29" W. along the line between the 2.040 acre parent parcel and the beforementioned Jadowski tract for a distance of 95.97 feet to a 1/2" iron rod set beside a cross-fence marking the west corner of Jadowski in the northeast line of the Scottie Smith, Jr. 1 acre tract, for an offset corner.

THENCE N. 45°00'02" W. along the line between the 2.040 acre parent parcel and said Smith tract for a distance of 5.43 feet to a 3/4" iron rod found marking the north corner of Smith, for the second offset corner.

THENCE S. 44°58'22" W. continuing along a line between the 2.040 acre parent parcel and the Smith 1 acre lot for a distance of 98.81 feet to a 3/4" iron rod found marking the west corner of Smith in the northeast line of the beforementioned 1.38 acre parent parcel, for all corners.

THENCE S. 44°58'55" E. along the line between the 1.38 acre parent parcel and said Smith lot for a distance of 453.23 feet to a 1/2" iron rod set in the northwest R.O.W. line of the beforementioned "Old Kurten Road" for corner; the beforementioned 3/8" iron rod at the southern common corner of Whitlock and Jadowski now bears: N. 44°50'40" E. a distance of 198.79 feet for reference.

THENCE S. 44°50'40" W. along said R.O.W. line for a distance of 61.07 feet to a 1/2" iron rod set near an old rotted cross-fence, for corner; a 3/8" iron rod found beside a cross-fence corner marking the common corner between Payne and the "Graff Addition" 1.959 acre "reserved" lot, for an angle point.

THENCE N. 45°31'53" W. along the line between the 1.38 acre parent parcel and the Johnnie L. Payne lot for a distance of 266.37 feet to a 3/8" iron rod found beside a cross-fence corner marking the common corner between Payne and the "Graff Addition" 1.959 acre "reserved" lot, for an angle point.

THENCE along the northeasterly lines of the said "Graff Addition" (the original deed call southwest line of the 1.38 acre parent parcel lies southwest of these "Graff" lines creating a "lost" parcel of 1295 square feet of land) for the following two calls:

1) N. 45°13'39" W. for a distance of 473.21 feet to a 3/8" iron rod found marking the common corner between the beforementioned "reserved" lot and Lot No. 1, Block One, for an angle point; another 3/8" iron rod found marking the south corner of said Lot 1 located S. 45°09'19" W. a distance of 54.93 feet for reference.
2) N. 44°57'55" W. for a distance of 199.92 feet to a 1/2" iron rod set in the beforementioned southeast R.O.W. line of "Highway 21" marking the north corner of said Lot No. 1, Block One, for corner; a 3/8" iron rod found marking the monumented west corner of the 1.38 acre parent parcel (in conflict with said Lot 1) located S. 44°18'51" W. a distance of 4.55 feet and a second 3/8" iron rod found marking the north corner of Lot No. 1, Block Two of the "Graff Addition" located S. 55°30'16" W. a distance of 98.25 feet and also a concrete R.O.W. monument found S. 55°30'16" W. a distance of 388.92 feet all for reference.

THENCE N. 55°30'16" E. along said R.O.W. line of "Way 21" (at 88.71 feet past a 1" iron rod found marking the common corner between the 1.38 and 2.040 acre parent parcels) for a total distance of 262.75 feet to the PLACE OF BEGINNING, containing 3.4155 acres or 148,780 square feet of land, more or less.

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 Kane
City Engineer, Bryan, Texas

CERTIFICATION OF 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 set forth in this Ordinance.

Rafael Gramesa
City Planner, Bryan, Texas

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 February, 1995 and same was duly approved on the 14th day of February, 1995 by said Commission.

John Godfrey
Chairman, City Planning Commission,
Bryan, Texas

OWNER'S ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY

STATE OF TEXAS
COUNTY OF BRAZOS

I, Zarana Barot, Secretary of MILL INCORPORATED, owners and developers of the land shown on this plat, being the tract of land as conveyed to it in the Official Records of Brazos County in Volume 2181, Page 94, and designated herein as the "MOTEL PLAZA" subdivision in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicated 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.

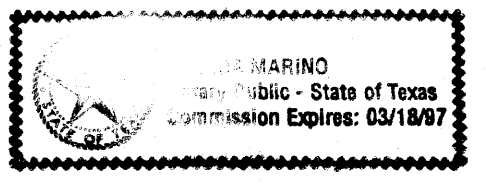
Zarana Barot
SECRETARY, MILL INCORPORATED

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Zarana Barot 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 of office this 14th day of March, 1995.

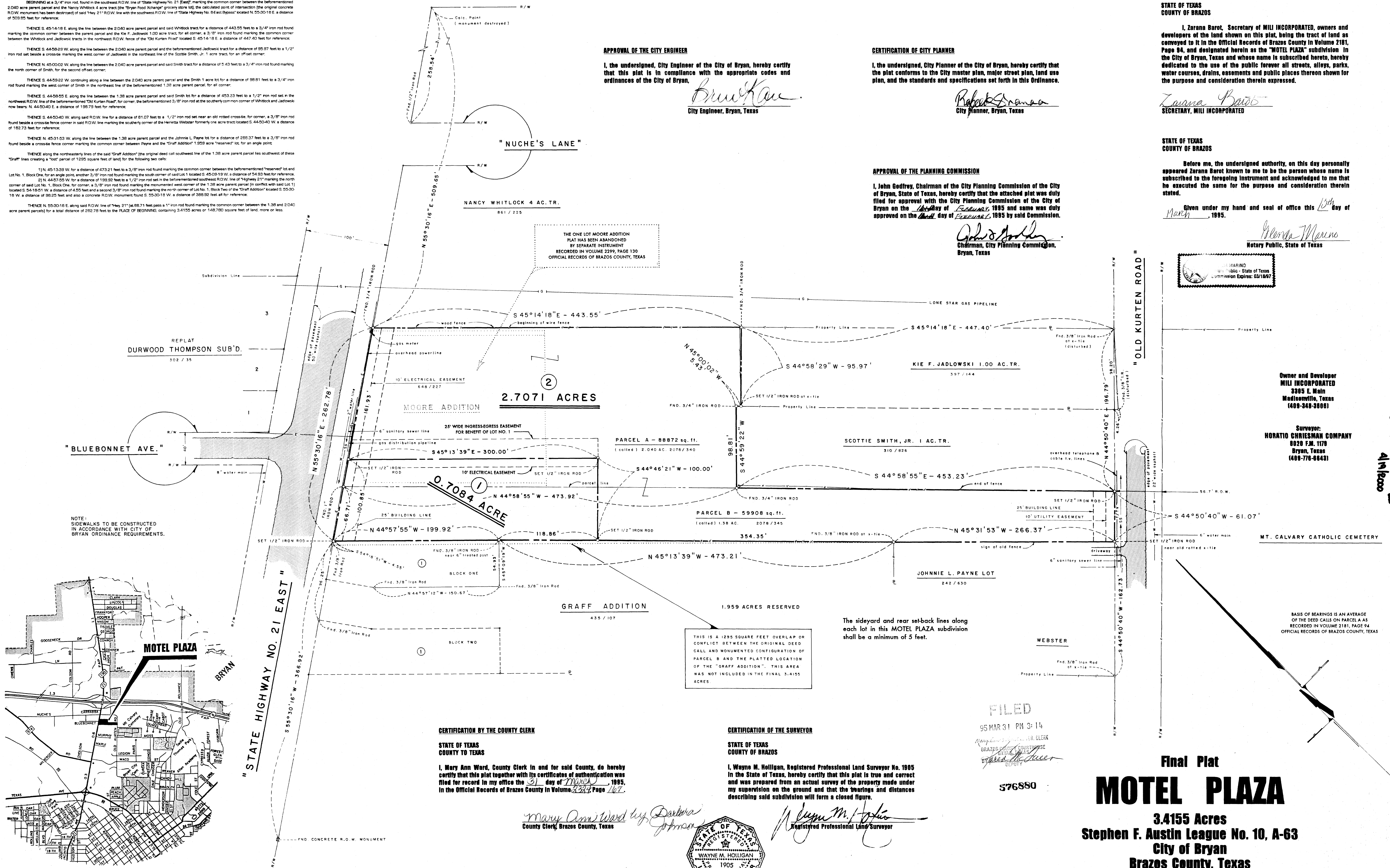
Glenda Marins
Notary Public, State of Texas



Owner and Developer
MILL INCORPORATED
3805 E. Main
Madisonville, Texas
(409-348-3806)

Surveyor:
HORATIO CHRISMAN COMPANY
8020 F.M. 1179
Bryan, Texas
(409-776-9643)

BASIS OF BEARINGS IS AN AVERAGE OF THE DEED CALLS ON PARCEL A AS RECORDED IN VOLUME 2181, PAGE 94 OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS



NOTE: SIDEWALKS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE REQUIREMENTS.

THIS IS A 1295 SQUARE FEET OVERLAP OR CONFLICT BETWEEN THE ORIGINAL DEED CALL AND MONUMENTED CONFIGURATION OF PARCEL B AND THE PLATTED LOCATION OF THE "GRAFF ADDITION". THIS AREA WAS NOT INCLUDED IN THE FINAL 3.4155 ACRES.

The sideyard and rear set-back lines along each lot in this MOTEL PLAZA subdivision shall be a minimum of 5 feet.

CERTIFICATION BY THE COUNTY CLERK

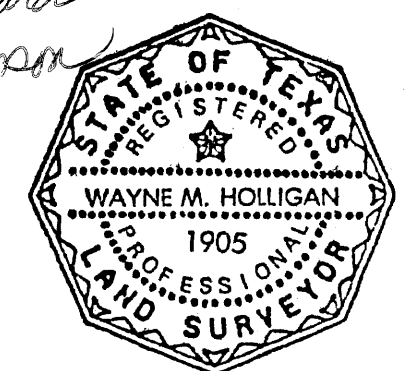
STATE OF TEXAS
COUNTY OF BRAZOS
I, Mary Ann Ward, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office this 31 day of March, 1995, in the Official Records of Brazos County in Volume 3387, Page 147.

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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Wayne M. Holligan, Registered Professional Land Surveyor No. 1905 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 bearings and distances describing said subdivision will form a closed figure.

Wayne M. Holligan
Registered Professional Land Surveyor



FILED

95 MAR 31 PM 3:14

Wayne M. Holligan
REGISTERED PROFESSIONAL LAND SURVEYOR
Brazos County Courthouse
Bryan, Texas

576880

Final Plat
MOTEL PLAZA
3.4155 Acres
Stephen F. Austin League No. 10, A-63
City of Bryan
Brazos County, Texas

January, 1995

Scale: 1" = 50 ft.

