

LOCATION MAP
n.f.s.

CERTIFICATE OF THE PLANNING COMMISSION

I, ED WAGONER, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF BRYAN, TEXAS HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED ON THE 1ST DAY OF FEBRUARY, 1990.

Ed Wagoner
Chairman of the Planning Commission, Bryan, Texas

CERTIFICATE OF THE CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE SUBDIVISION DEVELOPMENT ORDINANCE.

Ray Shansa
City Planner, Bryan, Texas

CERTIFICATE OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN, TEXAS.

Bruce Kan
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

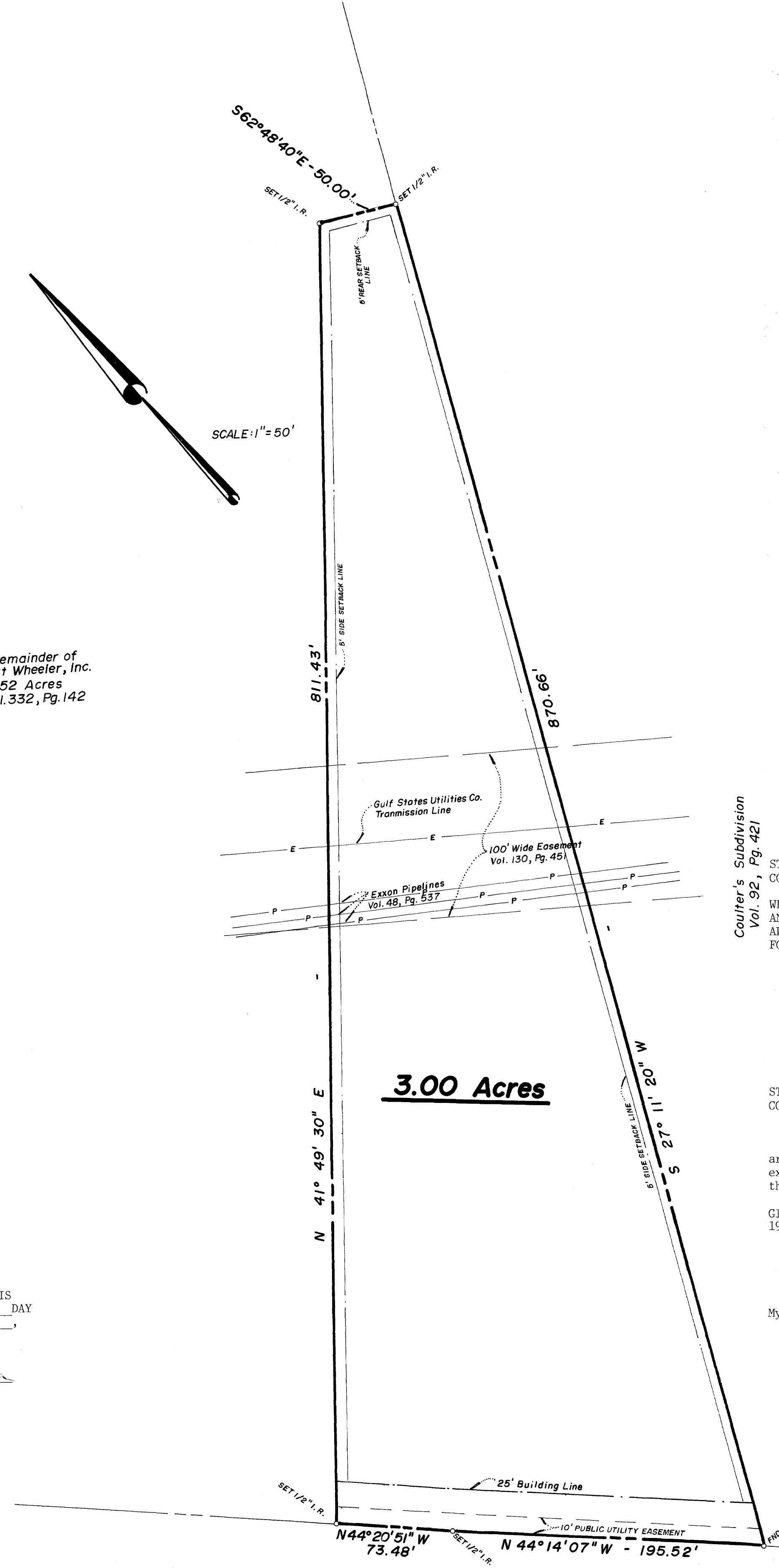
I, FRANK BORISKIE, COUNTY CLERK OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WITH ITS CERTIFICATES OF AUTHENTICATION WAS DULY FILED FOR RECORD ON THE 30 DAY OF April, 1990, AND DULY RECORDED IN VOLUME 1179, PAGE 227, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Frank Boriskie
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR/ENGINEER

I, MARTIN L. RILEY, JR., R.P.E. NO. 50316 AND R.P.S. NO. 4089, IN THE STATE OF TEXAS, HEREBY DECLARE THAT THIS PLAT WAS PREPARED FROM A SURVEY MADE ON-THE-GROUND UNDER MY SUPERVISION AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

Martin L. Riley, Jr. 1/11/90
Martin L. Riley, Jr., R.P.S. & R.P.E.



3.00 Acres

STATE HIGHWAY NO. 6 EAST BYPASS
Pavement Width on Frontage Road is 24 feet.
R/W Width on Bypass is 340 feet.

PROPOSED SUBDIVISION

BERT WHEELER, INC.
3.00 ACRES TRACT
S. F. AUSTIN LEAGUE, A-63
BRYAN, BRAZOS COUNTY, TEXAS

FIELD notes of a 3.00 acres tract or parcel of land lying and being situated in the S. F. Austin League, A-63, Bryan, Brazos County, Texas, and being part of the 52 acres tract conveyed to Bert Wheeler, Inc. by Howard Hoegemeyer in the Deed recorded in Volume 332, Page 142, of the Deed Records of Brazos County, Texas, said 3.00 acres tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the south corner of the 52 acres tract, said iron rod being located in the northeast right-of-way line of the State Highway No. 6 East Bypass, said iron rod being located in the northwest line of the Coulter's Subdivision, plat of said subdivision being recorded in Volume 92, Page 421, of the Deed Records of Brazos County, Texas;

THENCE along the southwest lines of the 52 acres tract, same being the northeast right-of-way line of the State Highway No. 6 East Bypass, for the following calls:

N 44° 14' 07" W for a distance of 195.52 feet to a 1/2-inch iron rod set for angle point;

N 44° 20' 51" W for a distance of 73.48 feet to a 1/2-inch iron rod set for corner;

THENCE N 41° 49' 30" E across the 52 acres tract for a distance of 811.43 feet to a 1/2-inch iron rod set for corner;

THENCE S 62° 48' 40" E for a distance of 50.00 feet to a 1/2-inch iron rod set for corner in a southeast line of the 52 acres tract, same being the northwest line of the Coulter's Subdivision;

THENCE S 27° 11' 20" W along a southeast line of the 52 acres tract, same being the northwest line of the Coulter's Subdivision, for a distance of 870.66 feet to the PLACE OF BEGINNING containing 3.00 acres of land, more or less.

PREPARED FROM A SURVEY MADE ON-THE-GROUND UNDER MY SUPERVISION IN JANUARY, 1990

Martin L. Riley, Jr. 1/11/90
Martin L. Riley, Jr., R.P.S. No. 4089



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, KENNETH NEATHERLIN AND LEONARD BIERMAN, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREON AS THE NEATHERLIN HOMES 3.00 ACRES TRACT, HEREBY DEDICATE ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN TO THE USE OF THE PUBLIC FOREVER FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Kenneth Neatherlin
Leonard Bierman

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared LEONARD BIERMAN known to me to be the person whose name are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and for the purpose therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 22nd day of February, 1990.

Notary Public

My Commission expires on the 14th day of February, 1994.

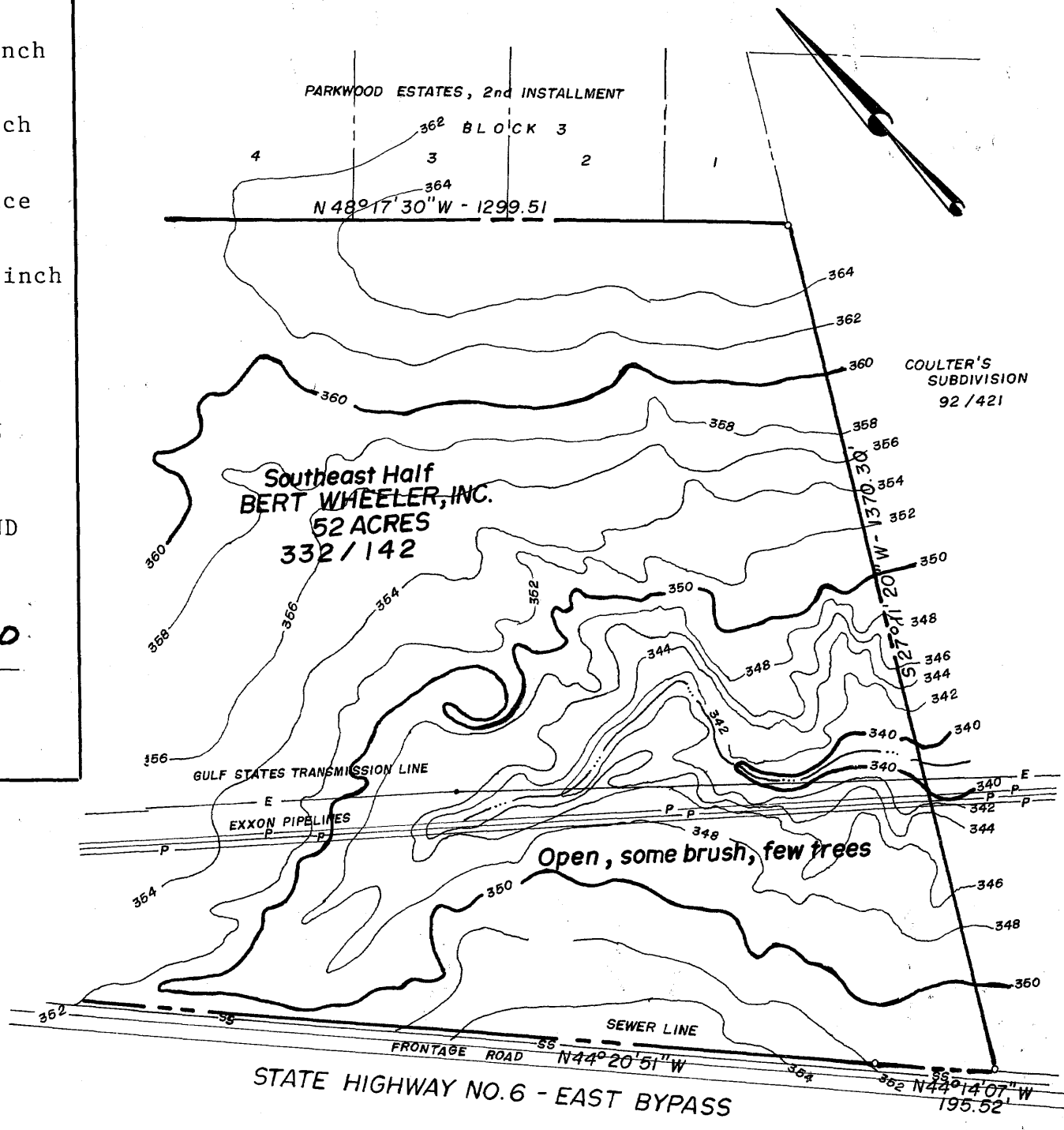
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared Kenneth Neatherlin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity and for the consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 30 day of March, 1990.

Notary Public, Brazos County, Texas

My Commission expires on the 8 day of December, 1990.



EXISTING TRACT

FINAL PLAT
NEATHERLIN HOMES
3.00 ACRES TRACT
S. F. AUSTIN LEAGUE, A-63
BRYAN, BRAZOS COUNTY, TEXAS

Owned and Developed by:
Kenneth Neatherlin & Leonard Bierman
4201 Warwick
Bryan, Texas 77802

Prepared by:
Riley Engineering Company
Rt. 3, Box 1945
Bryan, Texas

January, 1990

FILED

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BRAZOS COUNTY CLERK

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on landbase wd 7/90

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