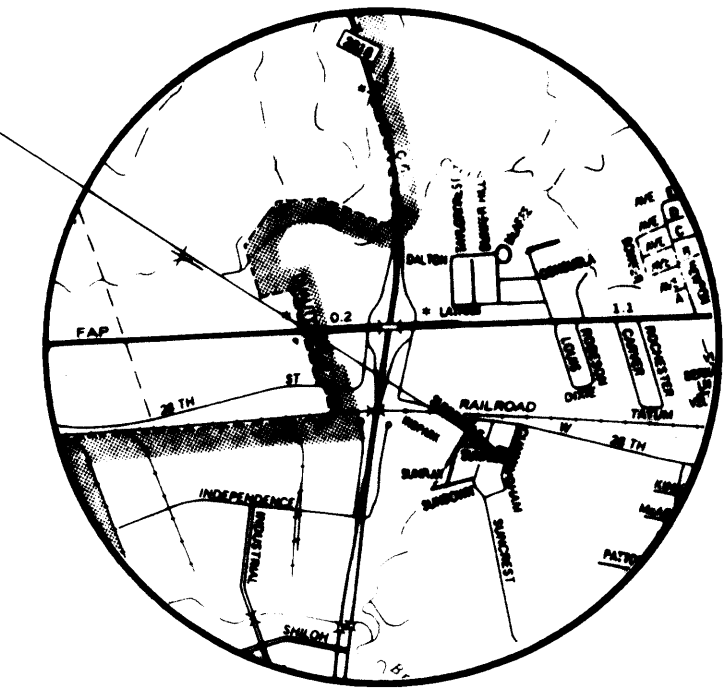


SCALE: 1" = 20"

PROJECT LOCATION



VICINITY MAP
n.t.s.

623857

FILED

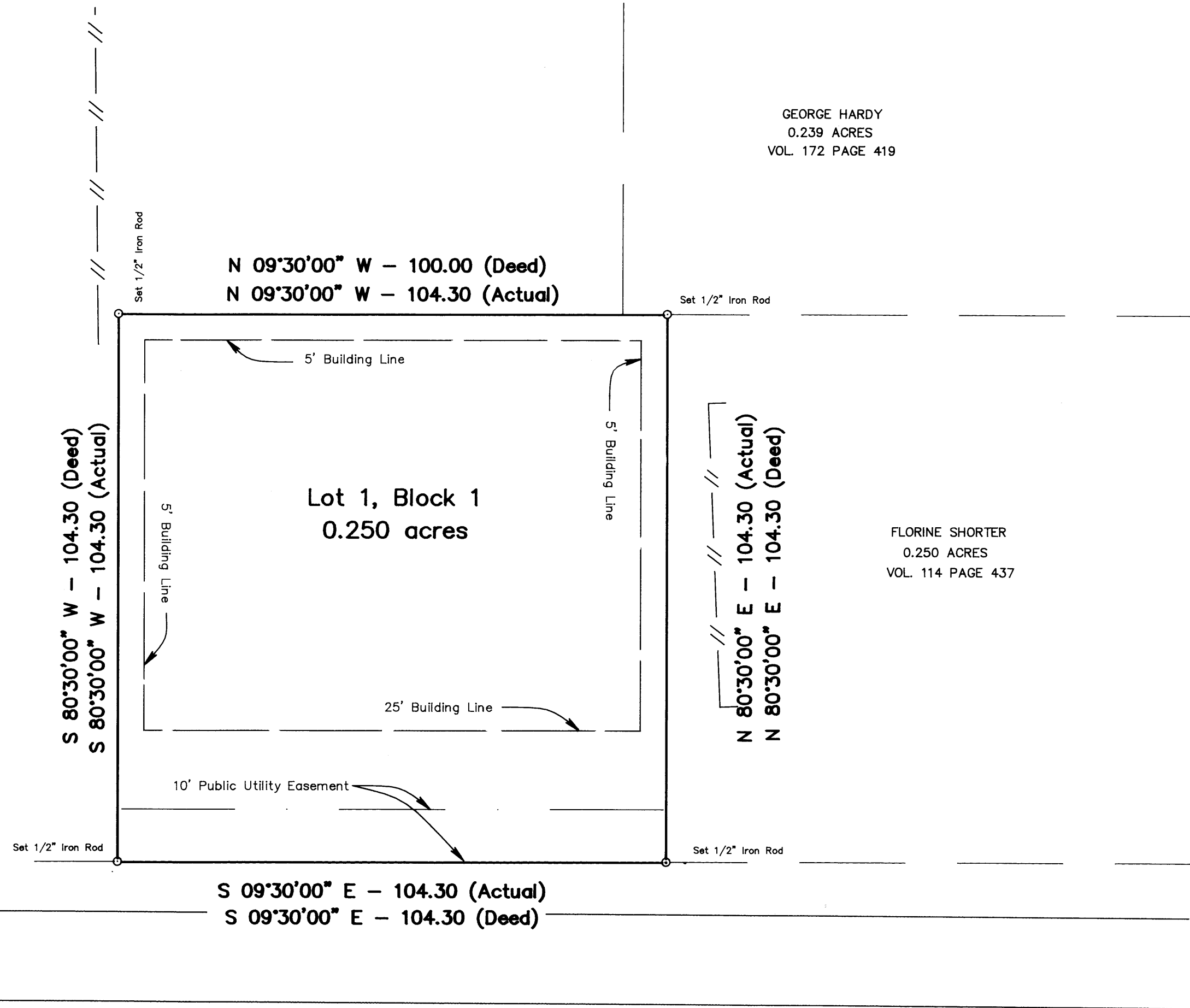
97 FEB 25 PM 2:06

Mary Ann Ward, CO. CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
BY *Debra J. Jolley*
DEPUTY

Remainder of
W. E. PIGFORD, SR.
3.0 ACRES
VOL. 72 PAGE 170

GEORGE HARDY
0.239 ACRES
VOL. 172 PAGE 419

FLORINE SHORTER
0.250 ACRES
VOL. 114 PAGE 437



CUNNINGHAM LANE
17' Wide Gravel Street - 40' Right-Of-Way

Field Notes
0.250 Acre Tract

Being all of that certain tract or parcel of land lying and being situated in the S.F.A. LEAGUE, A-9, Bryan, Brazos County, Texas conveyed from Peter Stangelo and wife Lena Stangelo to Johnnie Hampton and wife Katherine Hampton by deed recorded in Volume 118 page 267 of the Deed Records of Brazos County, Texas and being more particularly described as follows:

COMMENCING; at a to a 1/2" iron rod set for the PLACE OF BEGINNING;

THENCE: S 09°30'00" E - 104.30 feet along the north right-of-way line of Cunningham Lane to a 1/2" iron rod set for corner in the east line of the remainder of the W. E. Pigford, Sr. 3.0 acre tract (72/170);

THENCE: S 80°30'00" W - 104.30 feet across said remainder of W. E. Pigford, Sr. tract to a 1/2" iron rod set for corner;

THENCE: N 09°30'00" W across said remainder of W. E. Pigford, Sr. tract and along the most easterly line of the George Hardy 0.239 acre tract (172/419) for a total distance of 104.30 feet to a 1/2" iron rod set for corner, same being the most westerly common corner of this tract and a Florine Shorter 0.250 acre tract (114/437);

THENCE: N 80°30'00" E - 104.30 feet along the common line of this tract and said Shorter tract to the PLACE OF BEGINNING, and containing 0.250 acres of land, more or less.

- GENERAL NOTES:
1. Basis of bearings is iron rods found along the west right-of-way line of Cunningham Lane.
 2. This property is not in a 100-year flood hazard area as established by the Federal Emergency Management Agency, Community Panel 480082 0129 C Effective Date: July 2, 1992

on land lines
w/ 7/9/91

STATE OF TEXAS
COUNTY OF BRAZOS
I, *Margaret Neblett*, 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 (she) in the Official Records of Brazos County in Volume *118* Page *267* and designated herein as the *NEBLETT TRACT* 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.

Margaret Neblett
Owner

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 set forth in this ordinance.

Donald D. Garrett
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
I, *Donald D. Garrett*, Chairman of the 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 *25th* day of *FEBRUARY*, 1997, and same was duly approved on the *25th* day of *FEBRUARY*, 1997, by said commission.

Donald D. Garrett
Chairman of the Planning & Zoning Commission
Bryan, Texas

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.

Debra J. Jolley
Development Engineer, Bryan, Texas

CERTIFICATE OF SURVEYOR
I, 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 describe a closed geometric form.

Donald D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

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

Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

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 the *25th* day of *FEBRUARY*, 1997, in the Deed/Official Records of Brazos County, Texas, in Volume *623857*, Page *25*.

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

FINAL PLAT OF LOT 1, BLOCK 1 NEBLETT ADDITION

STEPHEN F. AUSTIN LEAGUE, A - 9
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 20'

FEBRUARY 1997

OWNER/DEVELOPER:
Jeff Neblett
703 Live Oak
Bryan, TX 77803
(409) 779-2255

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2888

DONALD GARRETT
Notary Public, State of Texas
My Commission Expires 9-19-2000

Donald D. Garrett
Notary Public, State of Texas