



LOCATION MAP

Field Notes  
0.23 Acres

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being a Part of Lot 6 and 7, Block 2 of NORTH GARDEN ACRES ADDITION FIRST INSTALLMENT according to the plat recorded in Volume 146 page 39, Deed Records of Brazos County, Texas and being described as follows:

BEGINNING; at an iron rod set for the south corner of said Lot 6, Block 2, same being the intersection of the northeast right-of-way line of Texas Ave. and the northwest right-of-way line of Broadmoor;

THENCE: N 45°50'30" W - 125.00 feet along said Texas Avenue line to an iron rod found for the west corner of said Lot 6, also being the south corner of Lot 1;

THENCE: N 42°27'32" E - 76.00 feet along the common line of said Lots 1 and 6 to an iron rod set for corner;

THENCE: S 52°59'02" E - 116.43 feet across said Lots 6 and 7 to an iron rod set for corner in said Broadmoor line;

THENCE: S 36°46'11" W - 91.20 feet along said Broadmoor line to the POINT OF BEGINNING; and containing 0.23 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on February 22, 1990.

FIELD NOTES  
0.21 Acres

All that certain lot, tract or parcel of land called Lot 7R and being 0.21 of one acre of land situated in Block No. 2 of North Garden Acres Addition, First Installment, an addition to the City of Bryan, Brazos County, Texas and being the same tract as conveyed to Richard A. Smith et ux in Volume 304 page 429, Deed Records of Brazos County, Texas; said 0.21 acre tract being more particularly described by metes and bounds as follows:

BEGINNING; at an iron rod found for the most southerly corner, said corner being the most easterly corner of (Lot 6R) a 0.23 acre tract and being N 36°46'11" E a distance of 3.5' from the most southerly corner of Lot 6 as recorded in Volume 146 page 39, Deed Records of Brazos County, Texas;

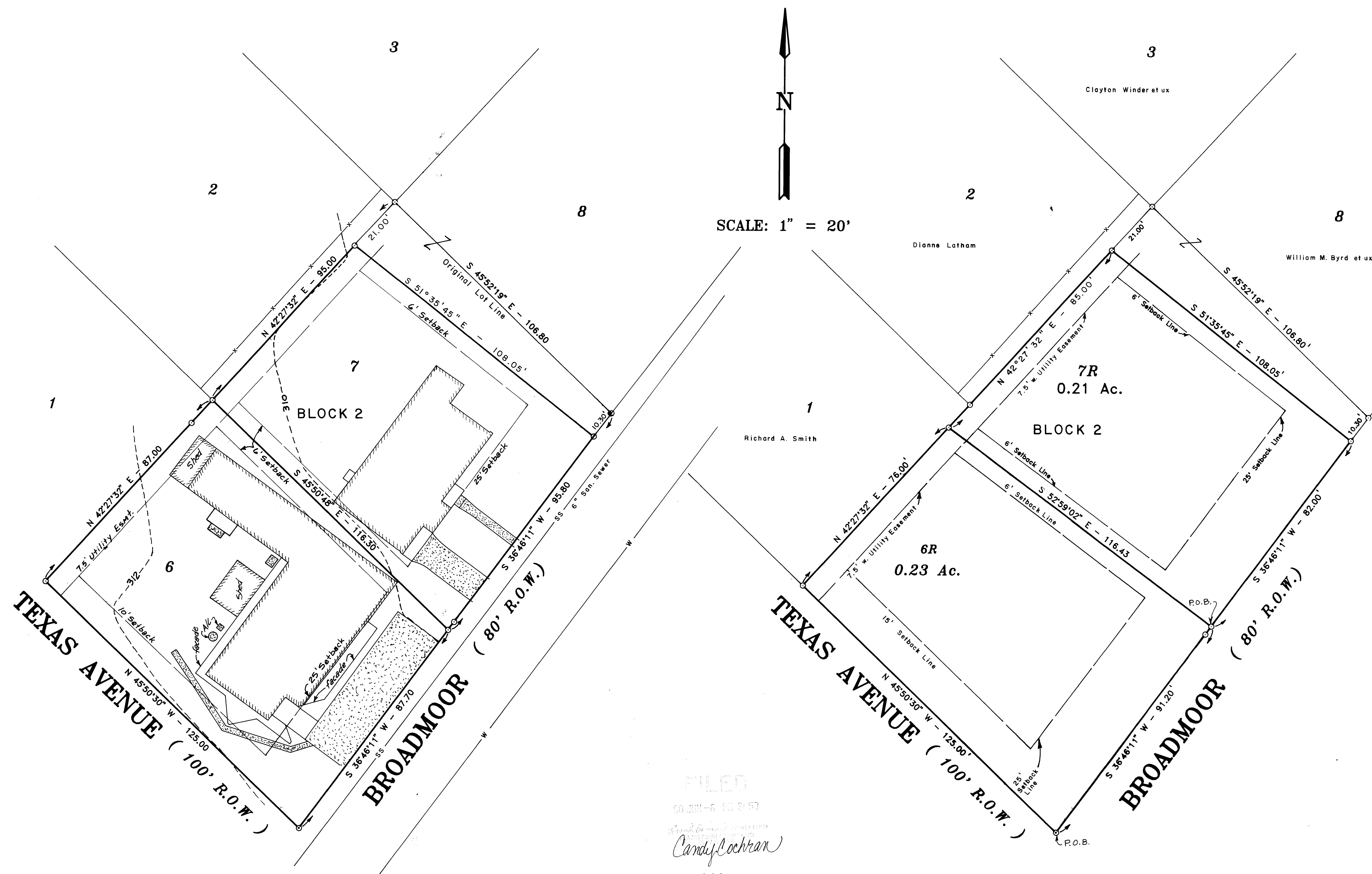
THENCE: N 52°59'02" W along the northeast line of said Lot 6R a distance of 116.43' to an iron rod set for the most westerly corner;

THENCE: N 42°27'32" E a distance of 85.00' to an iron rod found for the most northerly corner;

THENCE: S 51°35'45" E a distance of 108.05' to an iron rod set for the most easterly corner;

THENCE: S 36°46'11" W along the northwest right-of-way line of Broadmoor a distance of 92.00' to the PLACE OF BEGINNING, and containing an area of 0.21 of one acre, more or less.

SCALE: 1" = 20'



ORIGINAL PLAT

AMENDED PLAT

copy on hand

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, (We, The) Richard A. Smith  
owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, R) in the Deed Records of Brazos County in Volume 299, page 429, and designated herein as the NORTH GARDEN ACRES ADDITION 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.

Richard A. Smith  
Owner

APPROVAL OF THE CITY ENGINEER  
I, the undersigned, City 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.  
[Signature]  
City Engineer, Bryan, Texas

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.  
Ray Shanna  
City Planner, Bryan, Texas

CERTIFICATE OF THE ENGINEER  
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that this plat and all consideration has been given to this plat.  
[Signature]  
Donald D. Garrett, P.E. No. 22790

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 old survey of the property made under my supervision on the 22nd day of February, 1990 and same was duly approved on the 14th day of MAY, 1990 by said commission.  
[Signature]  
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE COUNTY CLERK  
I, Frank Borwick, 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 19th day of April, 1990 in the Deed Records of Brazos County, Texas, in Volume 304, Page 429.  
[Signature]  
County Clerk  
Brazos County, Texas

APPROVAL OF PLANNING COMMISSION  
I, ED WAGONER, 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 23rd day of April, 1990 and same was duly approved on the 14th day of MAY, 1990 by said commission.  
[Signature]  
VICE-Chairman of the Planning Commission,  
Bryan, Texas

NOTARY PUBLIC  
STATE OF TEXAS  
Notary Public, State of Texas  
Notary's Name: LeAnn B. Olsen  
Notary's Commission Expires: 13 Sep 91

AMENDING PLAT  
of  
LOT 6 AND PART OF LOT 7  
NORTH GARDEN ACRES ADDITION  
FIRST INSTALLMENT  
Bryan, Brazos County, Texas

Owner:  
Richard A. Smith  
411 Texas Ave. South  
College Station, Texas 77840

Prepared By:  
Garrett Engineering  
4444 Carter Crk. Pkwy. No. 108  
Bryan, Texas 77802

33.5590