



SCALE: 1" = 30'

LOCATION MAP

FIELD NOTES  
3.388 Acres

All that certain lot, tract or parcel of land being 3.388 acres situated in the STEPHEN F. AUSTIN LEAGUE NO. 10, Bryan, Brazos County, Texas and being all or a part of those certain tracts as follows: 1) All of that certain 0.43 acre tract by actual survey (called 0.50 acres conveyed to Mary Berger by John Chesak of record in Volume 441 page 464; 2) A part of that certain 2.433 acres of land by actual survey, same being composed of those certain tracts conveyed to Joe Leonard as follows: A) All of that certain called 0.682 acre tract conveyed by Annie Degelia Palermo et ux of record in Volume 196 page 349; B) All of that certain called 0.721 acre tract conveyed by Ben Degelia, et ux of record in Volume 240 page 428; C) All of that certain called 0.127 acre tract conveyed by Ben Degelia, et ux of record in Volume 264 page 57; D) All of that certain called 0.201 acre tract conveyed by Lena Degelia of record in Volume 260 page 1; E) All of that certain called 0.143 acre tract conveyed by Luke Degelia, of record in Volume 260 page 439; F) All of that certain called 0.352 acre tract conveyed by Lucy Degelia, of record in Volume 408 page 212; 3) Being all of that certain 0.56 acres by actual survey, same being a part of that certain called 0.76 acre tract conveyed to S. Kelly Broach, et ux by Richard R. Broach, Jr. of record in Volume 512 page 378; 4) and a part of that certain called 0.23 acre tract and called 0.64 acre tract as set out in Deed executed by S. Kelly Broach, et ux to David Pate of record in Volume 570 page 68; all being Deed Records of Brazos County, Texas; said 3.388 acre tract being more particularly described by metes and bounds as follows:

- BEGINNING: at a 1/2" iron rod set in the east right-of-way line of Old Hearne Road for the northwest corner, same being the northwest corner of said 0.43 acre tract;
- THENCE: S 80°54'24" E along the north lines of said 0.43 acre tract and said 2.433 acre tract respectively a distance of 429.06' to a 3/8" iron rod found for the northeast corner, said corner being the northeast corner of said 2.433 acre tract;
- THENCE: S 7°02'48" W along the east line of said 2.433 acre tract a distance of 280.76' to a 1/2" iron rod found for the most northerly southeast corner, said corner being the southeast corner of said 2.433 acre tract;
- THENCE: N 81°33'04" W a distance of 220.95' to a 1/2" iron rod found for an interior corner; said corner being the northeast corner of said 0.56 acre tract;
- THENCE: S 7°58'01" W along the east line of said 0.56 acre tract a distance of 182.12' to a 1/2" iron rod found for the most southerly corner, said corner being the most southerly corner of said 0.56 acre tract; and also being located in the northeast right-of-way line of Texas Avenue;
- THENCE: N 47°20'32" W along said right-of-way line a distance of 275.24' to a 1/2" iron rod set for the southwest corner, said corner being the southwest corner of said 0.56 acre tract and also being in the east right-of-way line of Old Hearne Road;
- THENCE: N 10°29'12" E along said east right-of-way line a distance of 313.07' to the PLACE OF BEGINNING; and containing an area of 3.388 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 4, 1991.

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

APPROVAL OF PLANNING & ZONING COMMISSION  
ART KING  
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 6TH day of MAY, 1991 and same was duly approved on the 11TH day of JUNE, 1991 by said commission.  
Art King  
Chairman of the Planning & Zoning Commission  
Bryan, Texas

FILED  
JUN 22 1991  
CLERK  
Brazos County, Texas  
Arac Palmero

**FINAL PLAT**  
of  
**LOT 1 , BLOCK 1**  
**OLD HEARNE ROAD SUBDIVISION**  
**3.388 ACRES**  
**STEPHEN F. AUSTIN LEAGUE , A - 10**  
**BRYAN , BRAZOS COUNTY , TEXAS**  
**MAY 15, 1991**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, (We, The), H.E. Butt Grocery Company, owners and developers of the land shown on this plat, being the tracts of land as conveyed to us in the Deed Records of Brazos County in Volume 1267, Page 186, and also in Volume 1267, Page 186, and designated herein as the OLD HEARNE ROAD SUBDIVISION 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.  
H.E. Butt  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, (We, The), Broach Stations, Inc., 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, it) in the Deed Records of Brazos County in Volume 1267, Page 186, and designated herein as the Broach Stations, Inc. 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 R. Broach, Jr.  
Owner

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 records in my office the 11TH day of JUNE, 1991, in the Deed Official Records of Brazos County, Texas, in Volume 1267, Page 186.

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.  
Bruce Rau  
City Engineer, Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Charles C. Butt, 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 purpose and consideration therein stated.  
Given under my hand and seal on this 15th day of May, 1991.

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Charles C. Butt, 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 purpose and consideration therein stated.  
Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

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

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 will describe a closed geometric form.  
Donald D. Garrett  
Donald D. Garrett, R.P.L.S. No. 2972

Charles C. Butt  
Notary Public, State of Texas  
Notary's Name: \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

Charles C. Butt  
Notary Public, State of Texas  
Notary's Name: \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

Donald D. Garrett  
Notary Public, State of Texas  
Notary's Name: \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

Donald D. Garrett  
Notary Public, State of Texas  
Notary's Name: \_\_\_\_\_  
Notary's Commission Expires: \_\_\_\_\_

Owner: H.E. Butt Grocery Co.  
648 South Main Ave.  
San Antonio, Tx. 78204 PH. 512/270 - 8648

Prepared By: Garrett Engineering  
4444 Carter Creek Pkwy. Ste.108  
Bryan, Texas 77802 PH. 409/846-2688

on land base 4/25/91