

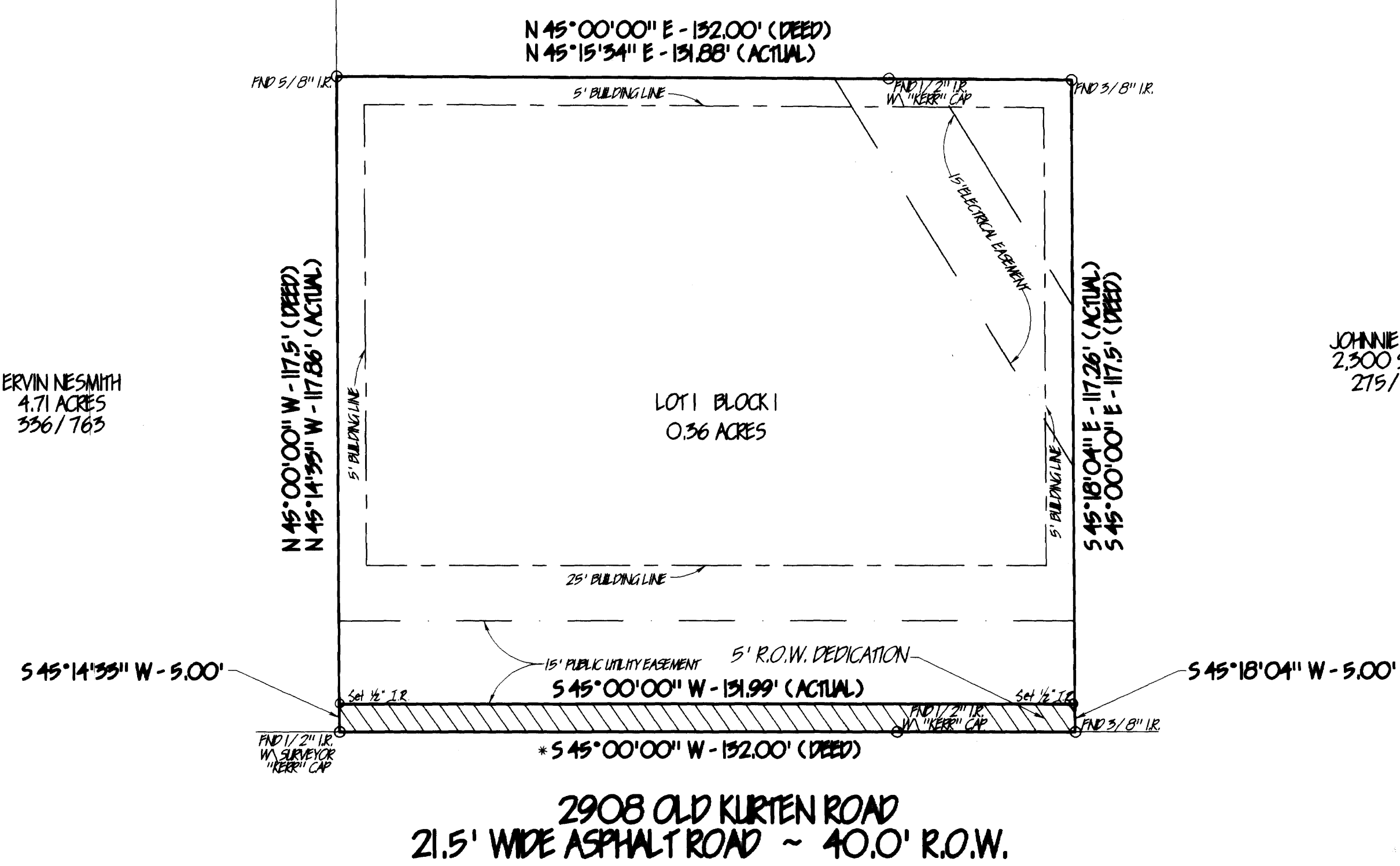
VICINITY MAP  
n.t.s.

- GENERAL NOTES:
1. North Orientation is based on the Southwest line being rotated to deed calls as recorded in Volume 698, Page 285, of the Official Records of Brazos County, Texas.
  2. This property does not lie in the 100 year flood plain according to Flood Insurance Rate Map No. 4804100133 C, effective date July 2, 1992, as prepared by the Federal Emergency Management Agency.
  3. This property is zoned commercial.

JOHNNIE PAYNE  
2,300 SQ. FT.  
219/127

ERVIN NESMITH  
4.71 ACRES  
536/765

JOHNNIE PAYNE  
2,300 SQ. FT.  
219/127



Field Notes  
0.36 Acres

Being all of that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN NO. 10 LEAGUE, A-63, Bryan, Brazos County, Texas and being all of that 0.269 acre tract of land conveyed to Paul Edward Hines by Mamie McCloud by Deed recorded in Volume 698 page 285, Official Records of Brazos County, Texas and all of that 0.086 acre tract quitclaimed by same Deed and being described as follows:

BEGINNING: at a 1/2" iron rod (with survey cap-kerr) found at the south corner of said 0.269 acre tract, same being the east corner of the Ervin Nesmith 4.71 acre tract (536/765); same being in the northwest right-of-way line of Kurten Road;

THENCE: N 45°14'55" W - 117.86 feet along the common line between said 0.269 acre tract and said Nesmith tract to a 5/8" iron rod found for the most westerly common corner of said 0.269 acre tract and the Johnnie Payne 0.086 acre tract (219/127);

THENCE: N 45°15'54" E - 151.88 feet along the common line between said 0.269 acre tract and said Payne tract to a 5/8" iron rod found at the north corner of said quitclaimed tract;

THENCE: S 45°18'04" E - 117.26 feet to a 3/8" iron rod found at the east corner of said quitclaimed tract; same being in said Old Kurten Road line;

THENCE: S 45°00'00" W - 191.99 feet along said Old Kurten Road line to the PLACE OF BEGINNING; and containing 0.36 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 October 12, 1997.

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FILED  
97 NOV 24 AM 10:33  
Mary Ann Ward, CO. CLERK  
BRAZOS COUNTY COURTHOUSE  
BRYAN, TEXAS  
By Barbara Johnson  
DEPUTY

FINAL PLAT  
OF  
LOT 1 BLOCK 1  
PARNELL SUBDIVISION  
0.36 ACRES  
STEPHEN F. AUSTIN NO. 10 LEAGUE, A - 63  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 20' OCTOBER 15, 1997

STATE OF TEXAS  
COUNTY OF BRAZOS  
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 in the Official Records of Brazos County in Volume 285, Page 80, and designated herein as the PARNELL SUBDIVISION LOT 1, BLOCK 1 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.

*Barry Hammond*  
owner

CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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.

*John A. [Signature]*  
Planning Administrator, 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.

*Barbara Johnson*  
Development Engineer, Bryan, Texas.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Barry Hammond* whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 12th day of November, 1997.

*Donald D. Garrett*  
Notary Public, State of 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 will 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 24th day of November, 1997, in the Deed / Official Records of Brazos County, Texas, in Volume 2480, Page 265.

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

OWNER/DEVELOPER:  
Hammond Homes  
204 S. Parker  
Bryan, Texas 77802  
(409) 775 - 5487

GARRETT ENGINEERING  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 108  
Bryan, Texas 77802  
Phone: 409 / 846 - 2888  
DR. P. V. [Signature]

on base  
we show