

ORIGINAL PLAT
Scale: 1" = 40'

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), Boyce Oliver
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 315, Page 762, and designated herein as the Phillips 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.

Boyce Oliver
Owner

Before me, the undersigned authority, on this day personally appeared Boyce Oliver, 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 the purpose and consideration therein stated.

Given under my hand and seal on this 6th day of October, 1988.

Donald Garrett
Notary Public, State of Texas
Notary's name: Donald Garrett

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.

[Signature]
City Planner, Bryan, Texas

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.

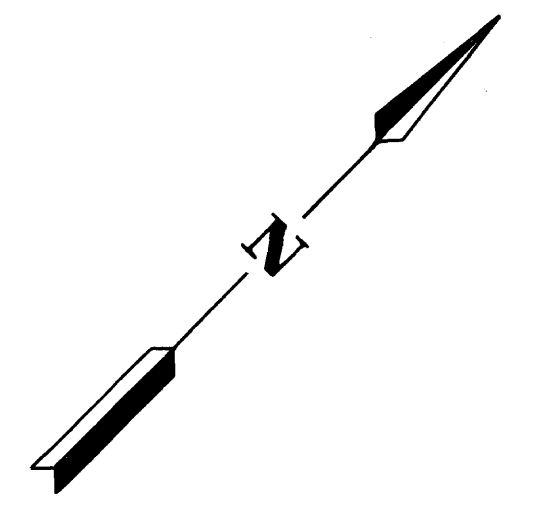
[Signature]
City Engineer, Bryan, Texas

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 3rd day of November, 1988 and same was duly approved on the 3rd day of November, 1988 by said commission.

Ed Wagoner
Chairman of the Planning Commission,
Bryan, Texas

419350



FILED
1988 DEC 21 PM 1:19

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas, and being a part of Block 13 of the Phillips Addition to the City of Bryan, and being a part of the 0.439 acre tract conveyed to Boyce B. Oliver et ux from Joe P. Dyer et ux by deed recorded in Volume 315, page 762 of the Deed Records of Brazos County, Texas, and being a part of the 0.09 acre tract (closed alley) conveyed to Louise Dyer Oliver, et al from the City of Bryan by Quitclaim Deed recorded in Volume 96, page 57 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING: at the intersection of the northeast right-of-way line of Thirtieth Street and the northwest right-of-way line of Baker Avenue, same being the south corner of said 0.439 acre tract;

THENCE: N 45°00'00" E - 135.52 feet along said northwest line of Baker Avenue to an iron rod for the POINT OF BEGINNING;

THENCE: N 45°00'00" W - 40.00 feet to an iron rod for corner;

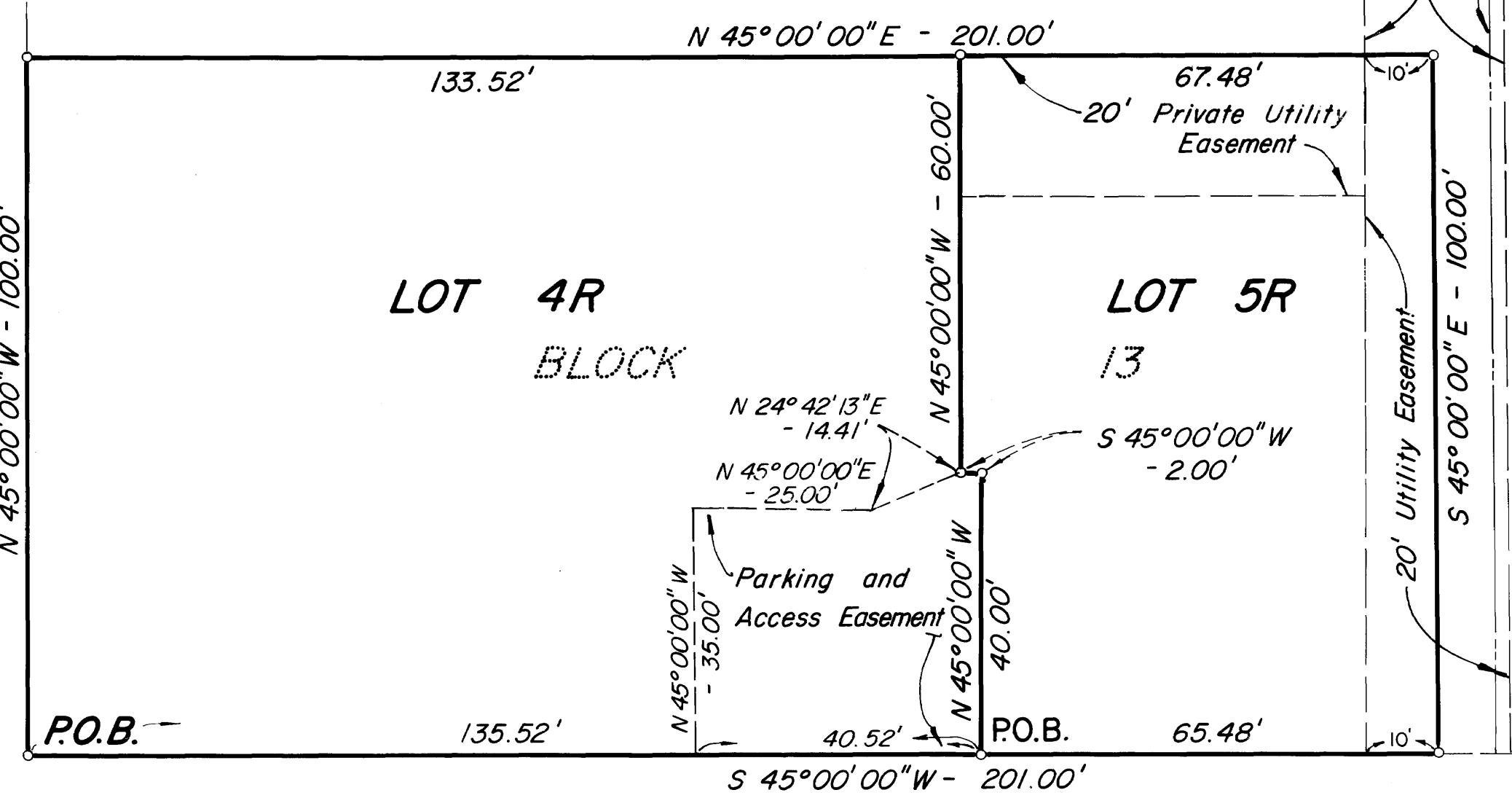
THENCE: S 45°00'00" W - 2.00 feet to an iron rod for corner;

THENCE: N 45°00'00" W - 60.00 feet to an iron rod for corner, same being in the northwest line of said 0.439 acre tract;

THENCE: N 45°00'00" E - 67.48 feet to an iron rod for corner, same being in the centerline of said closed alley;

THENCE: S 45°00'00" E - 100.00 feet along said centerline to an iron rod for corner, same being in the northwest right-of-way line of Baker Avenue;

THENCE: S 45°00'00" W - 65.48 feet along said Baker Avenue line to the POINT OF BEGINNING, and containing 0.153 acres of land, more or less.



REVISED PLAT
Scale: 1" = 20'

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boriske, 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 21 day of December, 1988, in the Deed Records of Brazos County, Texas, in Volume 1691, Page 459.

WITNESS my hand and Official Seal, at my office in Bryan, Texas.

Frank Boriske
County Clerk
By: Kevin McCaskey
Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Public Surveyor No. 2972, in 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
Registered Professional Engineer, No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

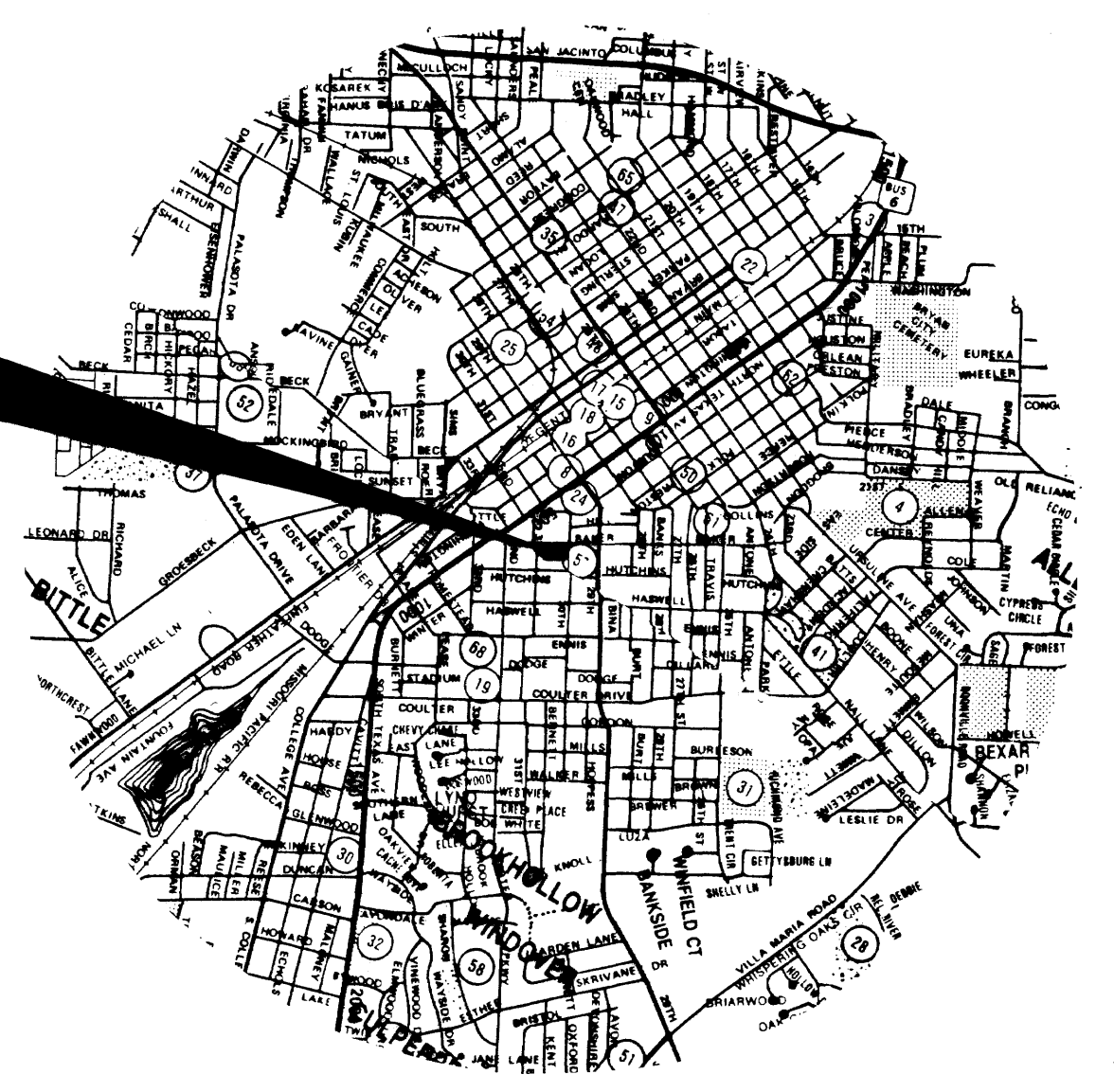
Donald D. Garrett
Professional Engineer, No. 22790

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
Professional Engineer, No. 22790

PART OF LOT 4
BLOCK 13
PHILLIPS ADD.



LOCATION MAP

FIELD NOTE DESCRIPTION
(LOTS 4R and 5R)

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas, and being a part of Block 13 of the Phillips Addition to the City of Bryan, and being all of that 0.439 acre tract conveyed to Boyce B. Oliver et ux from Joe P. Dyer et ux by deed recorded in Volume 315, Page 762 of the Deed Records of Brazos County, Texas, and being a part of the 0.09 acre tract (closed alley) conveyed to Louise Dyer Oliver, et al from the City of Bryan by Quitclaim Deed recorded in Volume 96, Page 57 of the Deed Records of Brazos County, Texas, and being more particularly described by metes as bounds as follows, to wit:

BEGINNING: at the intersection of the northeast right-of-way line of Thirtieth Street and the northwest right-of-way line of Baker Avenue, same being the south corner of said 0.4385 acre tract;

THENCE: N 45°00'00" W - 100.00 feet along said northeast line of Thirtieth Street to an iron rod for corner;

THENCE: N 45°00'00" E - 201.00 feet to an iron rod for corner, same being in the centerline of said closed alley;

THENCE: S 45°00'00" E - 100.00 feet along said centerline of closed alley to an iron rod for corner, same being in said northwest line of Baker Avenue;

THENCE: S 45°00'00" W - 201.00 feet along said northwest right-of-way line of Baker Avenue to the POINT OF BEGINNING, and containing 0.461 acres, more or less.

LAND USE: 2 Multi-family Lots (Duplex)

REPLAT
of a portion of
BLOCK 13
PHILLIPS ADDITION

ZENO PHILLIPS LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 20' OCTOBER 1988

Owned and Developed By: Boyce Oliver
901 N. Rosemary Dr.
Bryan, Texas 77802

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