

LOCATION MAP

FIELD NOTES

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas, and being a part of Lots 1 and 4 Block 25 of the PHILLIPS ADDITION according to a plat recorded in Volume "W", page 253 of the Deed Records of Brazos County.

BEGINNING: at an iron rod at the South corner of said Lot 4, same being at the intersection of the northwest right-of-way line of Baker Street and the northeast right-of-way line of Thirty-second Street;

THENCE: N 45° 11' 39" W - 8.41 feet along said 32nd Street line to an iron rod for corner, same being in the east right-of-way line of Texas Ave;

THENCE: N 7° 36' 36" E - 319.08 feet along said Texas Ave. line to an iron rod for corner;

THENCE: S 82° 33' 08" E - 90.00 feet to an iron rod for corner;

THENCE: S 6° 44' 06" W - 3.08 feet to an iron rod for corner;

THENCE: S 78° 00' 33" E - 22.57 feet to an iron rod for corner;

THENCE: S 7° 43' 23" E - 13.80 feet and S 15° 12' 15" W - 33.32 feet to an iron rod for corner;

THENCE: N 79° 03' 28" W - 22.01 feet to an iron rod for corner;

THENCE: S 6° 31' 14" W - 14.21 feet and S 8° 19' 12" W - 14.58 feet to an iron rod for corner;

THENCE: S 70° 58' 05" E - 93.15 feet to an iron rod for corner in said Baker Street line;

THENCE: S 45° 00' 00" W - 287.56 feet along said Baker Street line to the PLACE OF BEGINNING and containing 0.736 acres of land, more or less, according to a survey made on the ground by Donald D. Garrett, Registered Public Surveyor, No. 2972, in April, 1987.

NOTES: 1. Stormwater drainage requirements to be met and shown in a drainage report to be turned in with Site Plan.

2. The existing building will be allowed to remain in the setback line, if building is replaced it, will conform to all setback lines as shown.

LAND USE: 2 COMMERCIAL LOTS

REPLAT

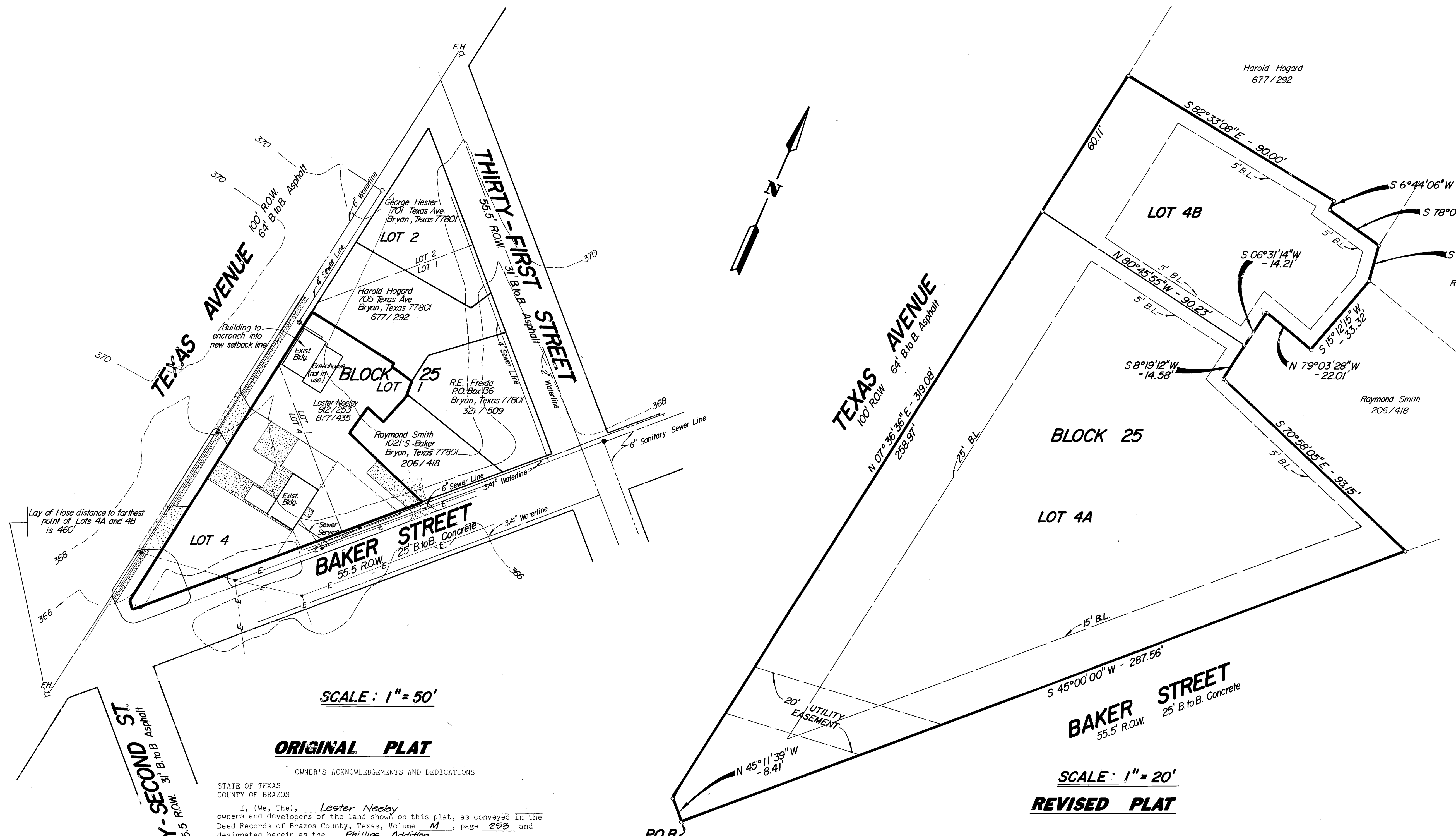
**PHILLIPS ADDITION**  
**LOT 4 and part of LOT 1**  
**ZENO PHILLIPS LEAGUE, A-45**  
**BRYAN, BRAZOS COUNTY, TEXAS**  
 APRIL 1987

OWNER & DEVELOPER

LESTER NEELEY  
 RT. 3 BOX 293  
 COLLEGE STATION, TEXAS 77840  
 (409) 776-8255

ENGINEER & SURVEYOR

GARRETT ENGINEERING  
 4444 CARTER CREEK PKWY 108  
 BRYAN, TEXAS 77802  
 (409) 846-2688



SCALE: 1" = 50'

ORIGINAL PLAT

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, (We, The), Lester Neeley, owners and developers of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume M, page 253 and designated herein as the Phillips Addition Subdivision to 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.

*Lester Neeley*  
 Owner

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Lester Neeley, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

GIVEN under my hand and seal on this 28 day of April, 1987.

*Donald Garrett*  
 Notary Public, State of Texas  
 Notary's name: Donald Garrett  
 Notary's commission expires: 9/19/88

A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS  
 COUNTY OF BRAZOS

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

*Donald Garrett*  
 Registered Professional Engineer

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

*Burt Kan*  
 City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Frank Sauske, 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 17 day of June, 1987, in the Official Records of Brazos County in Volume 978, Page 562.

*Frank Sauske*  
 County Clerk, Brazos County, Texas

CERTIFICATION OF 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.

*Raymond Smith*  
 City Planner, Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION

I, Glenney Mallard, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 29 day of April, 1987, and same was duly approved on the 21 day of May, 1987 by said Commission.

*Glenney Mallard*  
 Chairman, City Planning Commission,  
 Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor, No. 2972, in the State of Texas, hereby certify that the plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

*Donald Garrett*  
 Registered Public Surveyor

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning 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.

*Raymond Smith*  
 Director of Planning

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