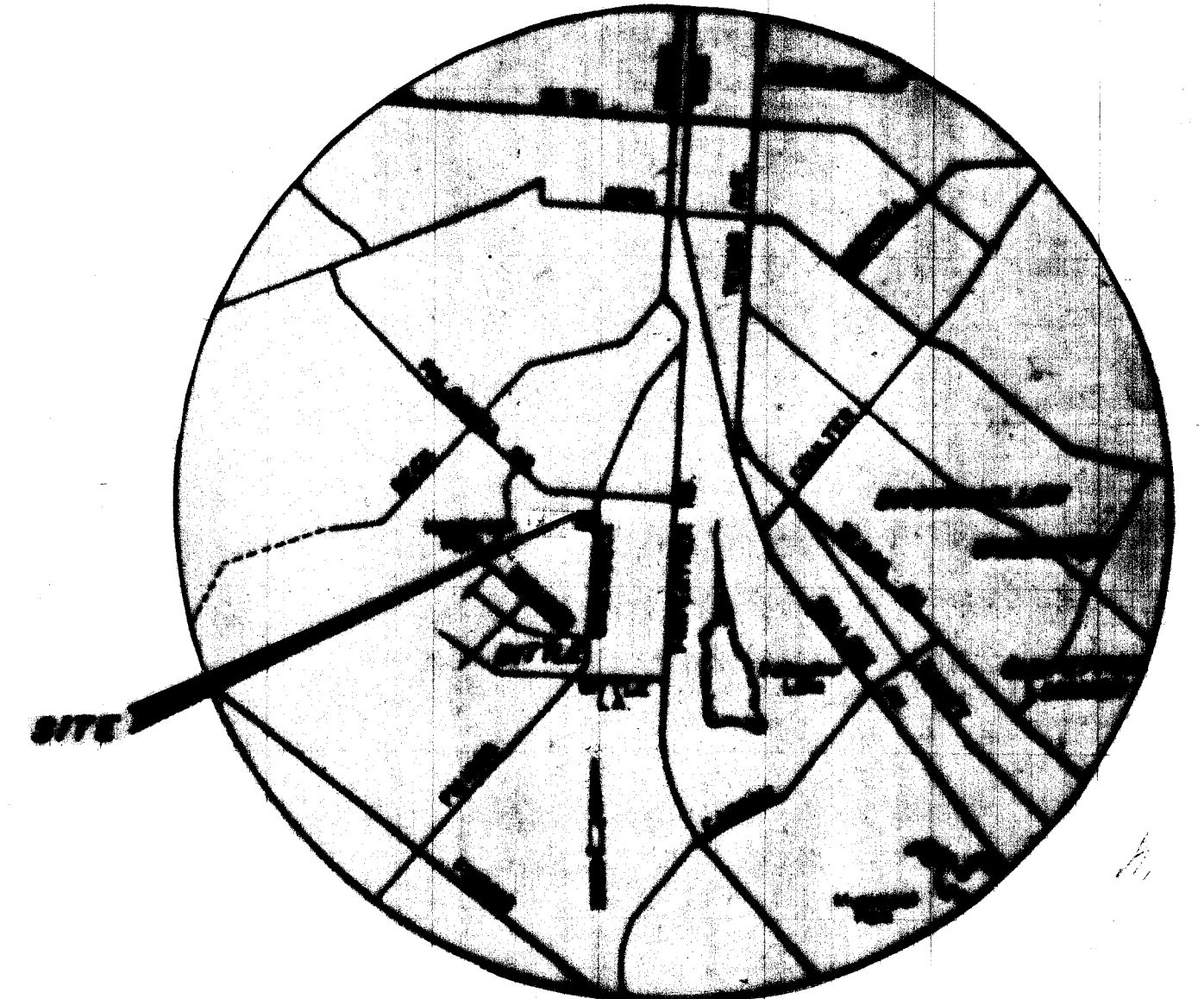


NOW OR FORMERLY
BRYAN KNIGHTS OF COLUMBUS
5.96 ACRES
V.132, P.465
UNPLATTED

NOW OR FORMERLY
KNIGHTS OF COLUMBUS
5.96 ACRES TRACT
VOL. 132, PG. 465



VICINITY MAP
Scale: 2" = 1 Mi.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

We, Raymond J. Piwonka and Cecilia F. Piwonka, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 280, Page 106, and designated as the Piwonka Subdivision in the City of Bryan, Texas, and whose names are 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.

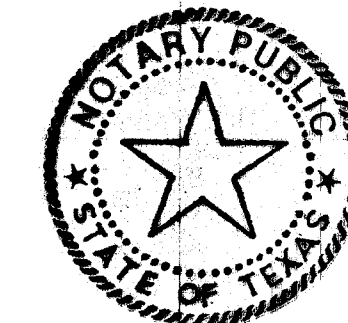
Raymond J. Piwonka
Raymond J. Piwonka
Cecilia F. Piwonka
Cecilia F. Piwonka

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Raymond J. and Cecilia F. Piwonka, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 6TH day of APRIL, 1984

Gregory M. Morgan
Gregory M. Morgan, Notary Public
in and for the State of Texas.
My Commission Expires November 16, 1986.



VACATING and RESUBDIVISION PLAT

PIWONKA SUBDIVISION - VOLUME 648, PAGE 247
2.00 ACRES TRACT
ZENO PHILLIPS LEAGUE A-45
BRYAN, BRAZOS COUNTY, TEXAS

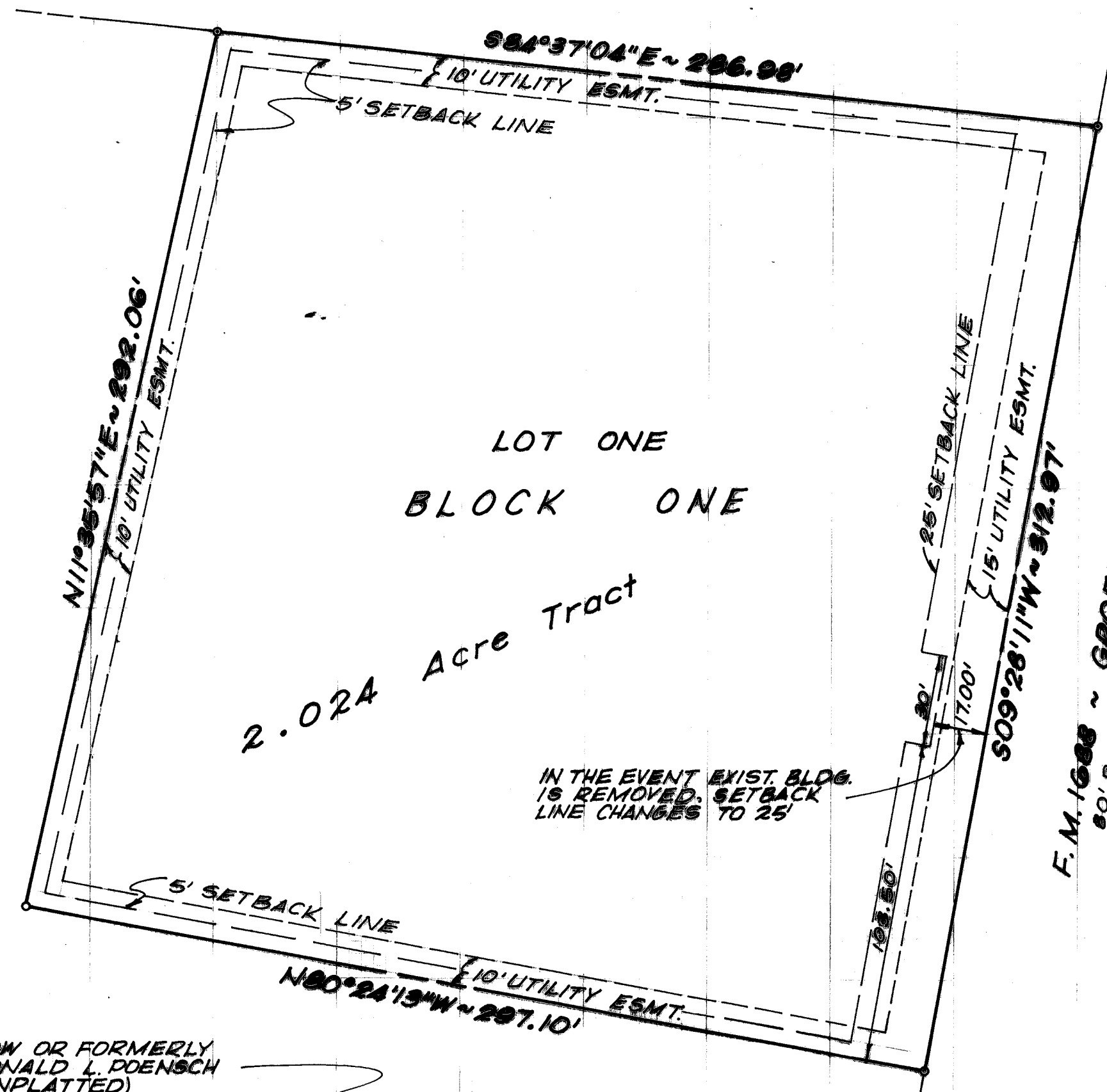
OWNER: Raymond J. & Cecilia F. Piwonka
Leonard Road - Bryan, Texas
LAND USE: Mobile Home Park
3 Mobile Home Lots

SCALE: 1" = 40'
APRIL, 1984

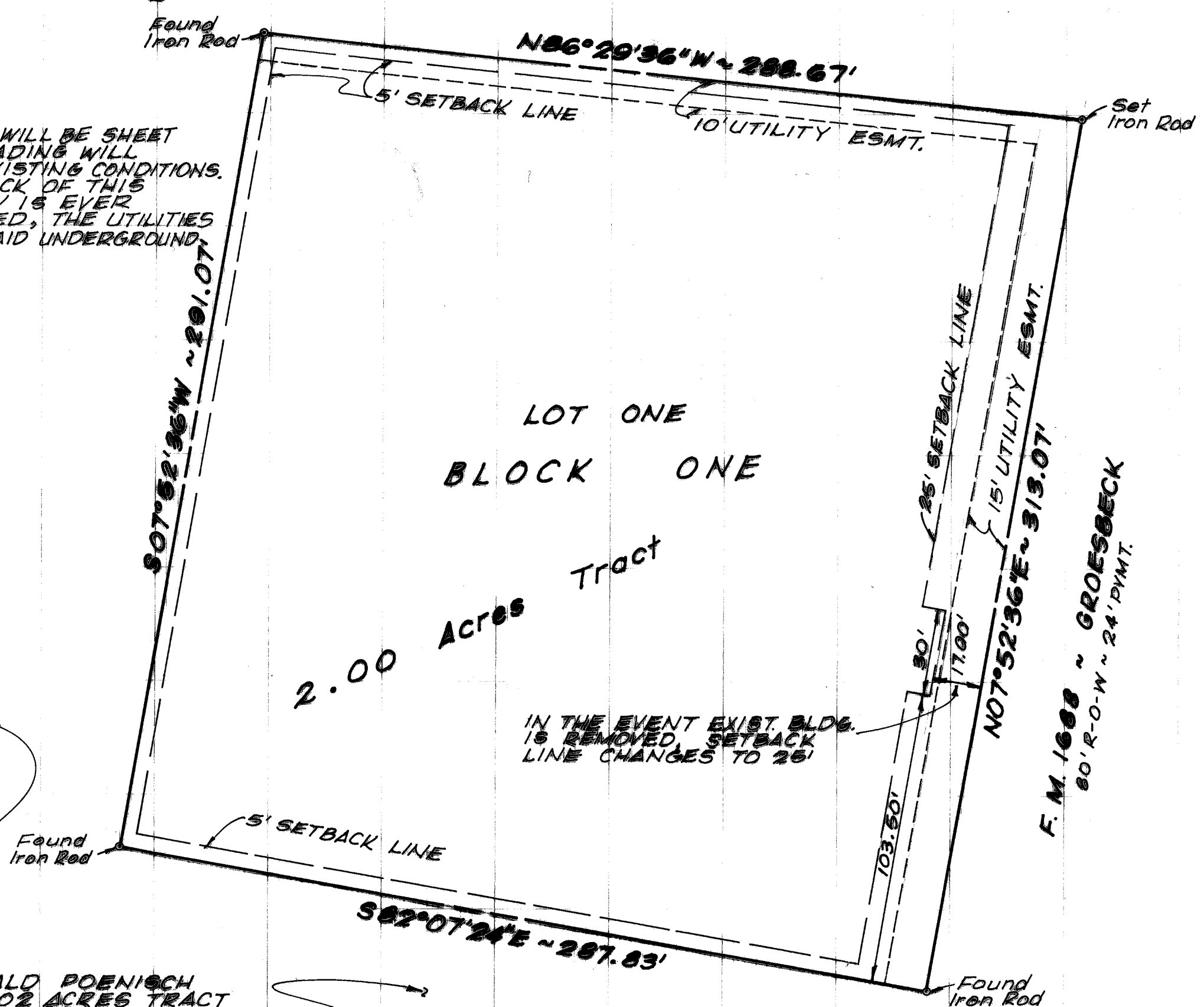
SPENCER J. BUCHANAN AND ASSOCIATES, INC.

CONSULTING ENGINEERS - BRYAN, TEXAS

445051



VACATING PLAT



RESUBDIVISION PLAT

NOTE -
DRAINAGE WILL BE SHEET
FLOW - GRADING WILL
MATCH EXISTING CONDITIONS.
IF THE BACK OF THIS
PROPERTY IS EVER
DEVELOPED, THE UTILITIES
WILL BE LAID UNDERGROUND.

All that certain tract of 2.00 acres of land in the Zeno Phillips League, A-45, Bryan, Brazos County, Texas, and being part of the 42.4 acres tract conveyed to F. J. Braczyk by Lelia A. Adams in the Deed dated March 1, 1924, and recorded in Volume 64, Page 91 of the Deed Records of Brazos County, Texas, and being the 2.0 acres tract conveyed to Raymond J. Piwonka and wife, Cecilia F. Piwonka, by Mrs. Josephine Braczyk, et al, in the Deed dated October 30, 1965, and recorded in Volume 280, Page 106 of the Deed Records of Brazos County, Texas, said 2.00 acres tract being more particularly described as follows:

THENCE S 82°07'24" E, along a north line of the said Poenisch tract, said line also being the south line of the said Piwonka tract, for a distance of 287.83 feet to an iron rod found for corner, said iron rod marking a northeast corner of the Poenisch tract and the southeast corner of the Piwonka tract, said iron rod also being located in the aforementioned northwest right-of-way line of FM 1688 (Groesbeck Street);

THENCE N 07°52'36" E, along the northwest right-of-way line of FM 1688 (Groesbeck Street) for a distance of 313.07 feet to the PLACE OF BEGINNING containing 2.00 acres of land more or less.

BEGINNING at an iron rod set at the intersection of the northwest right-of-way line of FM 1688 (Groesbeck Street) and the southwest line of the tract conveyed to the Bryan Council No. 1834, Knights of Columbus by the Deed recorded in Volume 132, Page 465 of the Deed Records of Brazos County, Texas, said iron rod also marking the northeast corner of the aforementioned 2.0 acres tract;

THENCE N 86°29'36" W, along the common line of the aforementioned Knights of Columbus tract and the aforementioned Piwonka tract for a distance of 288.67 feet to an iron rod found for corner at a common corner of the Piwonka tract and the 24,602 acres tract conveyed to Donald H. Poenisch, et ux, in the Deed recorded in Volume 279, Page 82 of the Deed Records of Brazos County, Texas, said 24,602 acres tract also being part of the aforementioned Braczyk tract;

THENCE S 07°52'36" W, along an east line of the said Poenisch tract, said line also being the west line of the said Piwonka tract for a distance of 291.07 feet to an iron rod found for corner, said iron rod marking an interior ell corner of the Poenisch tract and the southwest corner of the Piwonka tract;

CERTIFICATION BY SURVEYOR
I, EDELL JAY BURNHART, REGISTERED PUBLIC SURVEYOR NO. 2715, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Edzell Jay Burnhart
EJEL JAY BURNHART, R. P. NO. 2715
SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS THE 5TH DAY OF APRIL, 1984.
Gregory M. Morgan
NOTARY PUBLIC, STATE OF TEXAS

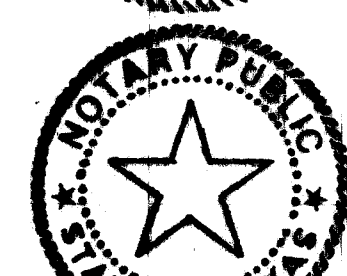
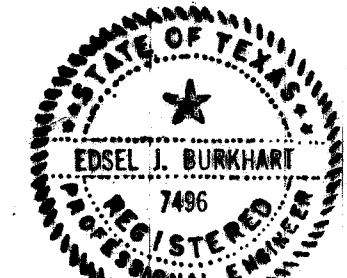
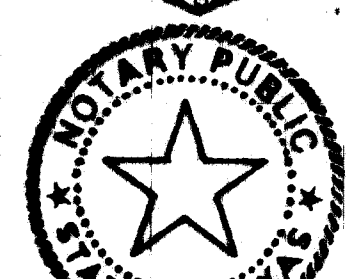
CERTIFICATION BY THE CITY PLANNER
I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN, TEXAS.

CERTIFICATION BY THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, *Frank M. Quaide*, 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 ON THE 3RD DAY OF MAY, 1984 IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 648, PAGE 247.
Frank M. Quaide
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING COMMISSION
I, *Hank McQuaide*, 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 5TH DAY OF APRIL, 1984 AND SAME WAS DULY APPROVED ON THE 10TH DAY OF APRIL, 1984, BY SAID COMMISSION.
Hank McQuaide
CHAIRMAN, CITY PLANNING COMMISSION, CITY OF BRYAN, TEXAS

CERTIFICATION BY ENGINEER
I, EDELL J. BURNHART, REGISTERED PROFESSIONAL ENGINEER NO. 7496, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.
Edzell Jay Burnhart
EJEL J. BURNHART, R. P. E. NO. 7496

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS THE 5TH DAY OF APRIL, 1984.
Gregory M. Morgan
NOTARY PUBLIC, STATE OF TEXAS



own business check as

FILED