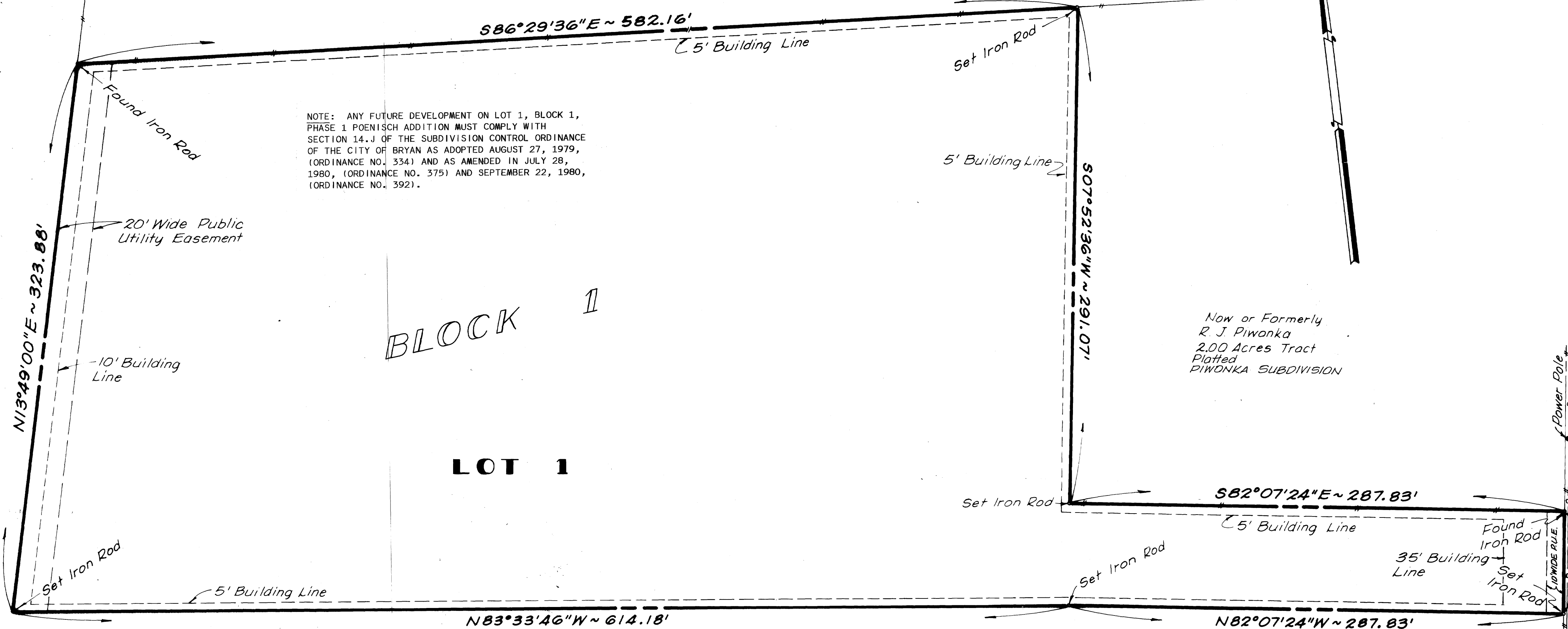


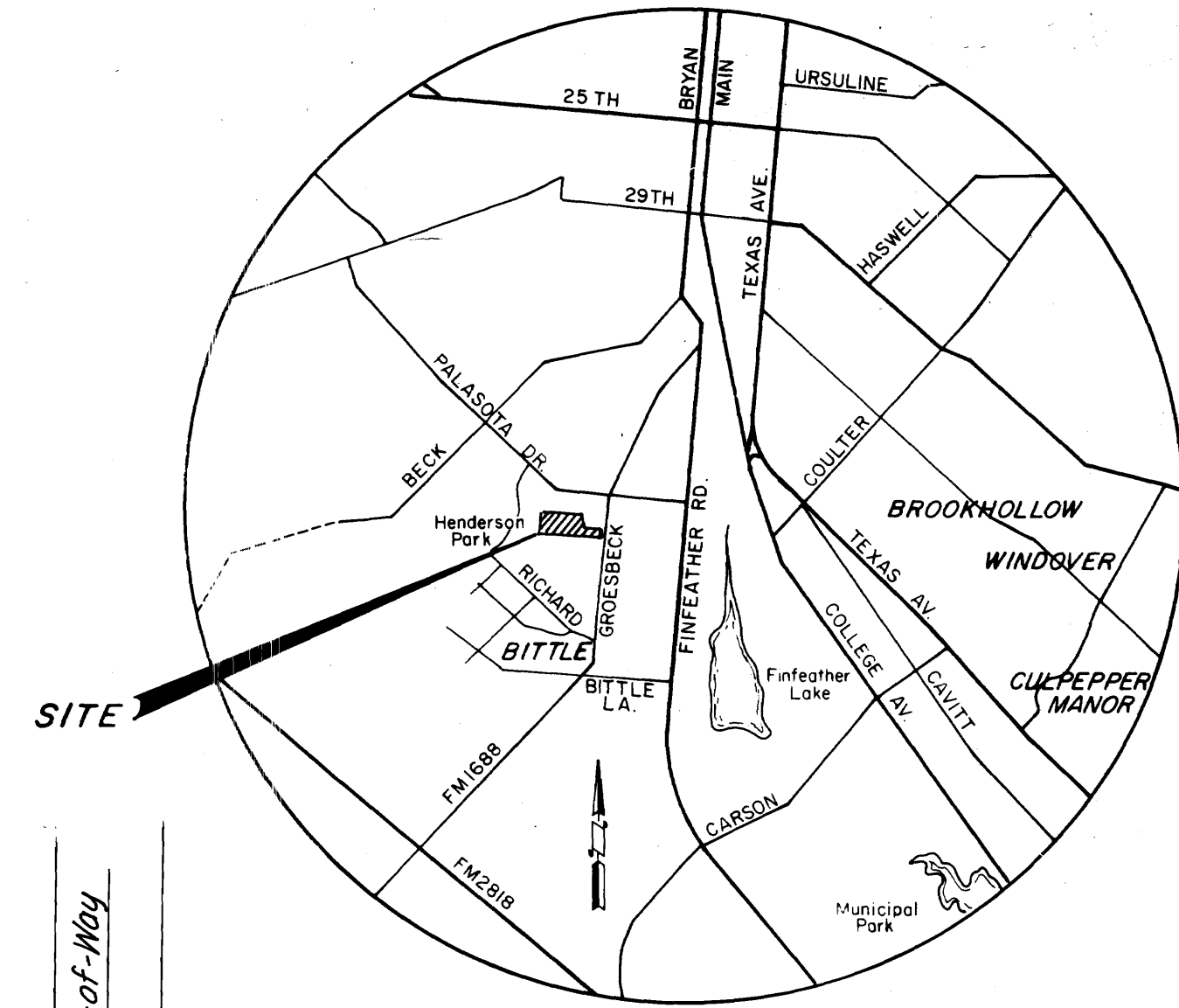
Bench Mark  
R. R. Spike in 30"  
Post Oak Tree  
Elev. = 329.45

Now or Formerly  
Knights of Columbus  
5.96 Acres Tract  
Volume 132, Page 465

Now or Formerly  
St. Louis Southwestern  
Railway Company  
6.28 Acres  
Volume 273, Page 717



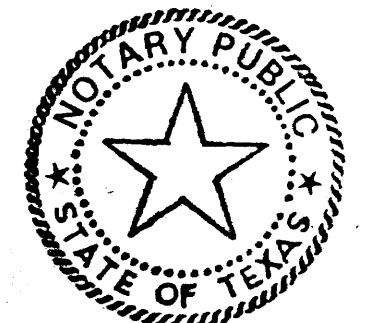
NOTE: ANY FUTURE DEVELOPMENT ON LOT 1, BLOCK 1, PHASE 1 POENISCH ADDITION MUST COMPLY WITH SECTION 14.J OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF BRYAN AS ADOPTED AUGUST 27, 1979, (ORDINANCE NO. 334) AND AS AMENDED IN JULY 28, 1980, (ORDINANCE NO. 375) AND SEPTEMBER 22, 1980, (ORDINANCE NO. 392).



VICINITY MAP  
Scale: 1" = 1/2 Mile  
OWNER'S ACKNOWLEDGEMENT AND DEDICATION

I, DONALD POENISCH, OWNER OF THE TRACT OF LAND SHOWN ON THIS PLAT BEING PART OF THE TRACT OF LAND DESCRIBED IN VOLUME 279, PAGE 82, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND DESIGNATED HEREON AS LOT 1, BLOCK 1, POENISCH 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.

*Donald Poenisch Rhoda Poenisch*  
DONALD POENISCH



SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS THE 13<sup>th</sup> DAY OF Feb, 1984  
*Marian C. La Bell*  
NOTARY PUBLIC, STATE OF TEXAS

Field notes of a 5.000 acres tract or parcel of land lying and being situated in the Zeno Phillips League, A-45, Brazos County, Texas, and being part of the Donald Poenisch, et ux, 24.602 acres tract described in a Deed recorded in Volume 279, Page 82 of the Deed Records of Brazos County, Texas, and recorded on June 17, 1969, said 5.000 acres tract being more particularly described as follows:

BEGINNING at an iron rod found for corner abutting a fence corner, said iron rod marking the most easterly corner of the aforementioned 24.602 acres tract and also the southmost corner of the now or formerly R. J. Piwonka 2.00 acres tract, said iron rod also marking a point on the northwesterly line of Groesbeck Street;

THENCE S 07°52'36" W along a fenceline marking the aforementioned northwesterly line of Groesbeck Street for a distance of 60.00 feet to an iron rod set for corner;

THENCE along the northeasterly line of the remaining tract of the aforementioned 24.602 acres tract for the following two calls:

N 82°07'24" W for a distance of 287.83 feet to an iron rod set for angle point;

N 83°33'46" W for a distance of 614.18 feet to an iron rod set for corner, said iron rod marking the north corner of the aforementioned remaining tract of the 24.602 acres tract, said iron rod also marking a point on the south-easterly line of the now or formerly St. Louis Southwestern Railroad Company 6.28 acres tract;

THENCE N 13°49'00" E along the aforementioned southeasterly line of the 6.28 acres tract for a distance of 323.88 feet to an iron rod found for corner abutting a fence corner,

said iron rod marking the west corner of the now or formerly Knights of Columbus 5.96 acres tract;

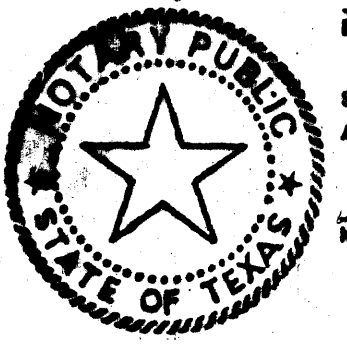
THENCE S 86°29'36" E along a fenceline marking the southwesterly line of the aforementioned 5.96 acres tract for a distance of 582.16 feet to an iron rod set for corner from which a 4-in. creosote corner fence post bears N 55°42'06" E at 1.79 feet, said iron rod marking the northmost corner of the aforementioned now or formerly R. J. Piwonka 2.00 acres tract;

THENCE S 07°52'36" W along the northwesterly line of the aforementioned 2.00 acres tract passing at a distance of 34.99 feet a point of intersection with a fenceline, for a total distance of 291.07 feet to an iron rod set for corner in a fenceline from which a 4-in. creosote corner fence post bears N 80°34'34" W at a distance of 9.36 feet, said iron rod marking the westmost corner of the said 2.00 acres tract;

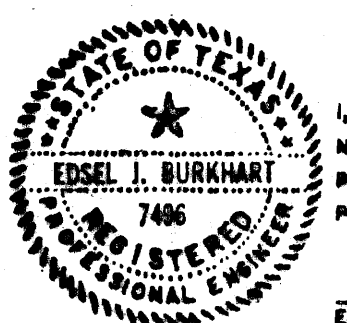
THENCE S 82°07'24" E along a fenceline marking the southwesterly line of the aforementioned 2.00 acres tract for a distance of 287.83 feet to the PLACE OF BEGINNING containing 5.000 acres of land more or less.



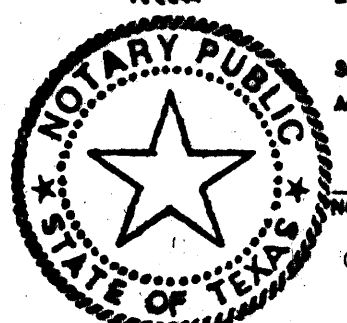
CERTIFICATION BY SURVEYOR  
I, EDELL JAY BURKHART, REGISTERED PUBLIC SURVEYOR NO. 2746, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.  
*Edell Jay Burkhardt*  
EDEL J. BURKHART, R.R. NO. 2715



SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS THE 16 DAY OF FEBRUARY, 1984  
*Gregory M. Morgan*  
NOTARY PUBLIC, STATE OF TEXAS  
GREGORY M. MORGAN



CERTIFICATION BY ENGINEER  
I, EDELL J. BURKHART, REGISTERED PROFESSIONAL ENGINEER NO. 7466, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.  
*Edell Jay Burkhardt*  
EDEL J. BURKHART, R.R. NO. 7466



SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS THE 16 DAY OF FEBRUARY, 1984  
*Gregory M. Morgan*  
NOTARY PUBLIC, STATE OF TEXAS  
GREGORY M. MORGAN

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.  
*Frank Borwick*  
CITY PLANNER, CITY OF BRYAN, TEXAS

CERTIFICATION BY THE COUNTY CLERK  
STATE OF TEXAS |  
COUNTY OF BRAZOS |  
I, *Frank Borwick*, 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 16 DAY OF April, 1984, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 273, PAGE 273.

APPROVAL OF THE PLANNING COMMISSION  
I, *Hank McGuire*, 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 11<sup>th</sup> DAY OF Feb, 1984, AND SAME WAS ONLY APPROVED ON THE 15<sup>th</sup> DAY OF March, 1984, BY SAID COMMISSION.  
*Frank Borwick*  
CITY PLANNING COMMISSION, CITY OF BRYAN, TEXAS

285415

FILED  
APR 6 1984  
*Frank Borwick*

# FINAL PLAT

LOT 1-BLK. 1  
PHASE I  
POENISCH ADDITION

5.000 ACRES TRACT  
ZENO PHILLIPS LEAGUE, A-45  
BRYAN, BRAZOS COUNTY, TEXAS

OWNED BY:  
DONALD POENISCH - RT. 1, BOX 212 C  
INGLESIDE, TEXAS

SCALE: 1" = 40'

JOB NO.: 384-005

LAND USE: INDUSTRIAL

FEBRUARY, 1984

**SPENCER J. BUCHANAN AND ASSOCIATES, INC.**

CONSULTING ENGINEERS BRYAN, TEXAS