



SCALE: 1"=20'

I, Paul Van Riper, Owner and Developer of the tract of land shown hereon and designated as the Samuelson Subdivision, hereby dedicate to the use of the public forever all easements, rights-of-way and public places thereon shown for the purpose and consideration herein expressed.

Paul Van Riper
Paul Van Riper

NOTARIAL PUBLIC, BRAZOS COUNTY, TEXAS
R. A. THURMAN
Notary Public State of Texas
My Commission Expires 10/22/85

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, Frank Boriskie, COUNTY CLERK,
DO HEREBY CERTIFY THAT THIS PLAT
RECORDED WITH THE COUNTY CLERK'S OFFICE HAS BEEN
FILED FOR RECORD IN THE PUBLIC RECORDS OF THE
COUNTY OF BRAZOS, TEXAS, VOLUME 553, PAGE
393.

Frank Boriskie
By Cheryl Thompson

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.
APPROVAL BY THE CITY PLANNER
I, ROSE L. JACKSON, CHIEF OF THE CITY
PLANNING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS,
HEREBY CERTIFY THAT THE APPLICANT HAS FILED
FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE
CITY OF BRYAN ON THE 21st DAY OF DECEMBER, 1982,
AND SAME WAS ONLY APPROVED ON THE 21st DAY OF DECEMBER,
1982, BY SAID COMMISSION.

CERTIFICATION BY SURVEYOR
I, ROBERT J. BURMAN, REGISTERED PROFESSIONAL SURVEYOR
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.
I, ROBERT J. BURMAN, REGISTERED PROFESSIONAL SURVEYOR
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.

CERTIFICATION BY ENGINEER
I, ROBERT J. BURMAN, REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF TEXAS, HEREBY CERTIFY THAT
THE PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM
A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.
I, ROBERT J. BURMAN, REGISTERED PROFESSIONAL ENGINEER
IN THE STATE OF TEXAS, HEREBY CERTIFY THAT
THE PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM
A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

Field notes of a 0.468 acre tract or parcel of land lying and being situated in the John Austin No. 8 Survey, A-2, Bryan, Brazos County, Texas, and being comprised of a 0.433 acre tract of land conveyed to Paul P. Van Riper from Ora Lee Joseph, et al, by Deed dated May 17, 1982, and recorded in Volume 523, Page 691 of the Deed Records of Brazos County, Texas, and a 0.035 acre tract of land conveyed to Paul Van Riper from J. D. Conlee by Deed dated December 3, 1981, and recorded in Volume 526, Page 286 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner, said iron rod being located in the northeast right-of-way line of East 26th Street, said iron rod marking the common corner of the said 0.433 acre tract and a tract of land now or formerly owned by Glenda B. Harris, said iron rod marking the most westerly corner of the herein described 0.468 acre tract;

THENCE N 45°00'00" E along the common line between the said 0.468 acre tract and the said Harris tract, at a distance of 138.75 feet pass a steel fence post marking the common corner of the said Harris tract and a tract of land now or formerly owned by Ray S. Rosier, a total distance of 190.89 feet to an iron rod set for corner, said iron rod being located in the southwest right-of-way line of Travis Street, said iron rod marking the common corner of the said 0.468 acre tract and the said Rosier tract, said iron rod marking the most northerly corner of the herein described 0.468 acre tract;

THENCE S 45°26'44" E along the right-of-way line of said Travis Street, a distance of 43.76 feet to an axle found for corner, said axle marking the common corner of the said 0.468 acre tract and a tract of land now or formerly owned by Mary Mattingly;

THENCE along the line marking the common boundary between the said 0.468 acre tract and the said Mattingly tract for the following calls:

S 45°07'22" W, a distance of 36.61 feet to an axle found for corner;

S 42°46'09" E, a distance of 81.82 feet to an axle found for corner, said axle marking the common corner of the said 0.468 acre tract and the said Mattingly tract, said axle being located on the line marking the common boundary between the said 0.468 acre tract and a tract of land now or formerly owned by Henry Batten, Jr., said axle marking the most easterly corner of the herein described 0.468 acre tract;

THENCE S 50°03'09" W along the line marking the common boundary between the said 0.468-acre tract and the said Batten tract, a distance of 135.70 feet to a 3-in. iron pipe found for corner, said iron pipe being located in the northeast right-of-way line of the aforementioned East 26th Street, said iron pipe marking the common corner of the said 0.468 acre tract and the said Batten tract, said iron pipe marking the most southerly corner of the herein described 0.468 acre tract;

THENCE N 52°19'04" W along the northeast right-of-way of the said East 26th Street, a distance of 124.58 feet to the PLACE OF BEGINNING, and containing 0.468 acre of land, more or less.

FILED
At 2:00 O'clock
JAN 12 1983
FRANK BORISKIE
County Clerk, Brazos County, Bryan, TX
By _____ Deputy



251584

FINAL PLAT
SAMUELSON SUBDIVISION
0.468 ACRE TRACT
JOHN AUSTIN LEAGUE NO.8, A-2
BRYAN, BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
PAUL P VAN RIPER
611 MONTCLAIR ST COLLEGE STATION, TEXAS
PREPARED BY:
SPENCER J. BUCHANAN AND ASSOCIATES, INC.
CONSULTING ENGINEERS