

OWNER'S ACKNOWLEDGEMENTS AND DELICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I (we), Glen Simmons, Owner(s) and developer(s) of the land shown on this plat, as conveyed in the deed records of Brazos County Volume 427, Page 328, and designated herein as the Simmons 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

Glen Simmons
Owner

NONE
Lien Holder Approval

MISSOURI PACIFIC R.R.

N63°50'59"E - 152.78'

W. E. VERNON
6.0 ACRE TRACT

M. M. AUTREY
0.5 ACRE TRACT

BLOCK 1
LOT 1

WALTER DIPPEL
0.5 ACRE TRACT

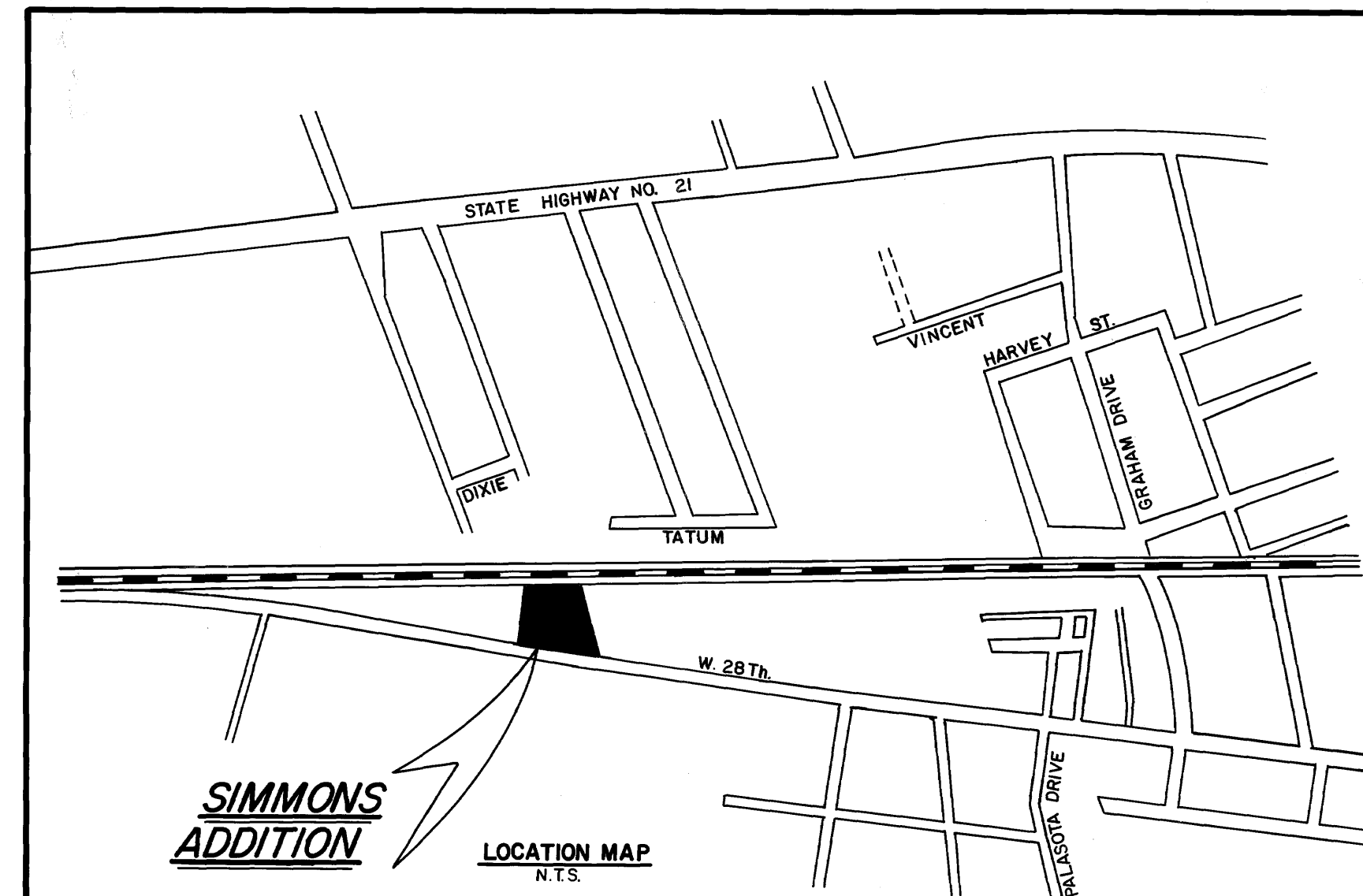
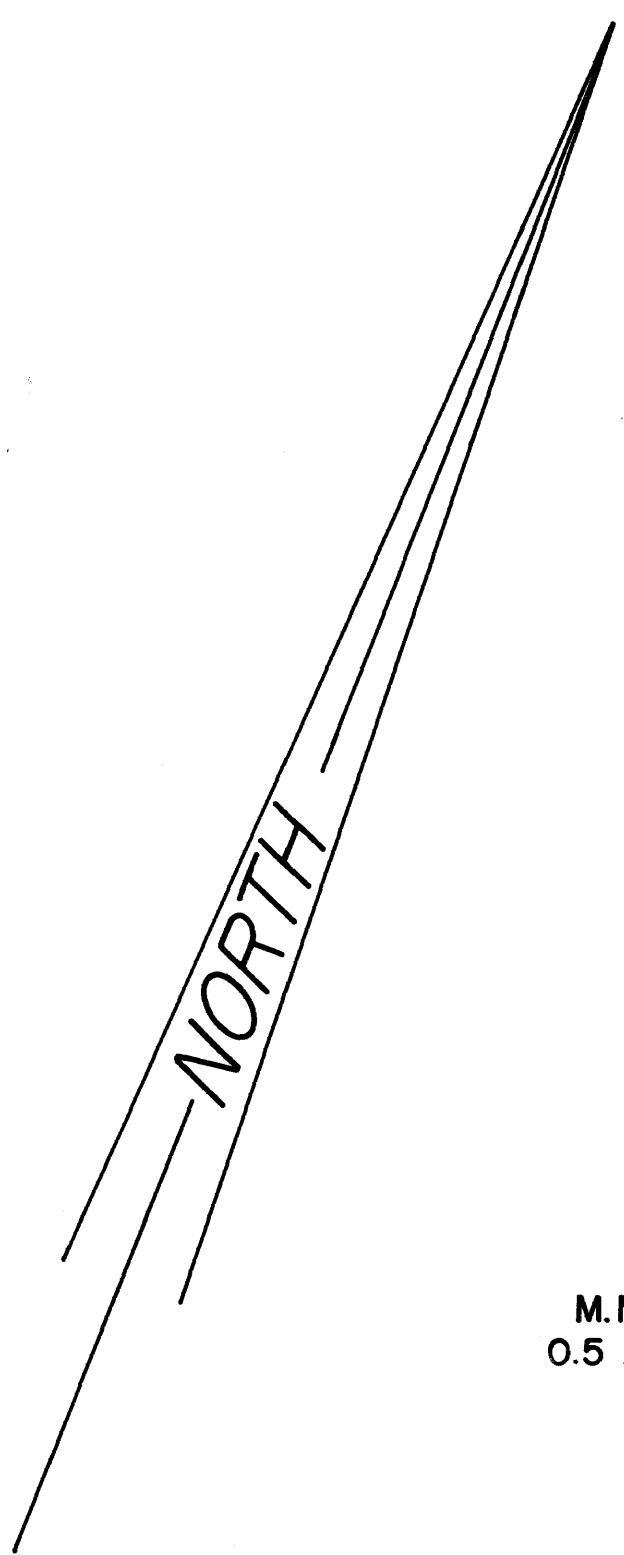
N20°14'37"W - 230.74'

S61°53'-2.1090385

S73°00'00"W - 262.54'

WEST 28th STREET

N74°17'00"E - 98.729'
TO CENTERLINE INTERSECTION
OF 26th STREET AND SCANLIN STREET



ON LAND BASE
WD
7/11/61

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Glen Simmons, 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 18th day of October, 1979.



Orman Bennett
Notary Public, Brazos County, Texas

A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS
COUNTY OF BRAZOS

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

David Garrett
Registered Professional Engineer

APPROVAL OF THE PLANNING COMMISSION:

I, D.D. Williamson, 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 18 day of October, 1979 and same was duly approved on the 1 day of November, 1979 by said Commission.

D.D. Williamson
Chairman, City Planning Commission
Bryan, Texas

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 the Ordinance.

Hubert Nelson
Director of Planning, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

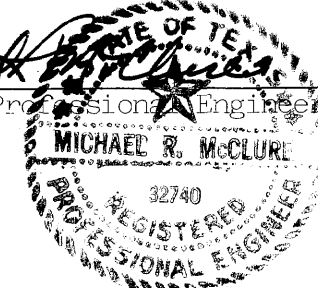
I, Frank Beriski, County Clerk in and for the said County do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 14 day of Nov, 1979, in the Deed Records of Brazos County, Texas, Volume 439, Page 160.

Frank Beriski
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

I, Michael R. McClure, Registered Professional Engineer, No. 3276, 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.

Michael R. McClure
Registered Professional Engineer



GENERAL NOTES

1. Minimum sideyard setback is five (5) feet.
2. Iron rods are set at all lot corners.

FINAL PLAT

SIMMONS ADDITION
117 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE
BRYAN, BRAZOS CO., TEXAS

SCALE: 1" = 30'
OCTOBER 1979

OWNER & OPERATOR
GLEN SIMMONS
705 NALL LANE
BRYAN, TEXAS 77801

ENGINEER & SURVEYOR
GARRETT-McCLURE ENGINEERING
1520 CAVITT AVENUE
BRYAN, TEXAS 77801