

RBF2, INC.
1.2383-ACRE TRACT
 JOHN AUSTIN LEAGUE, ABSTRACT No. 2
 BRYAN, BRAZOS COUNTY, TEXAS

Being a 1.2383-acre tract or parcel of land lying and being situated in the John Austin League, Abstract No. 2, Bryan, Brazos County, Texas, and being the aggregate of the following tracts:

1. A 0.1792-acre tract or parcel of land being a part of Block One, Eastside Resurvey Addition to the City of Bryan, Texas, according to the plat recorded in Volume 96, Page 466, Deed Records, Brazos County, Texas, and also being a part of Block 158, J. P. Mitchell's Addition to the City of Bryan, Texas, according to the plat of said addition recorded in Volume O, Page 214, Deed Records, Brazos County, Texas, and furthermore said 0.1792-acre tract being the total of Tracts One and Two described in deeds to Anthony V. Fry recorded in Volume 1201, Page 711 and Volume 1201, Page 713, respectively, Official Records, Brazos County, Texas;
2. A so-called 0.109-acre tract being a part of Block 158, J. P. Mitchell's Addition to the City of Bryan, Texas, according to the plat of said addition recorded in Volume O, Page 214, Deed Records, Brazos County, Texas, and being the same property conveyed by Johnny S. Lampo to William J. Slovacek and wife Bess Warren Slovacek, by deed recorded in Volume 251, Page 33, Deed Records, Brazos County, Texas;
3. A so-called 0.71-acre tract in the John Austin League, Abstract No. 2, conveyed by W. C. Mitchell to William J. Slovacek and wife Bess Warren Slovacek, by deed recorded in Volume 219, Page 631, Deed Records, Brazos County, Texas;
4. Lot 8 and the adjacent 11' of Lot 7, Block 2, Eastside Resurvey Addition, Bryan, Texas, according to the plat recorded in volume 96, Page 466, Deed Records, Brazos County, Texas;

And said 1.2383-acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod set found in concrete at the intersection of the southwesterly right of way line of Burt Street and the northwesterly right of way line of Hudson Street (now known as Dodge Street), said rod also marking the easternmost corner of Block 1, Eastside Resurvey Addition;

THENCE S 44°49'00" W, along the northwesterly right of way line of Dodge Street which is the southeasterly boundary of said Block 1, for a distance of 73.07' to a 3/8" iron rod found set in concrete marking the easternmost corner of the tract owned by Charles H. Stasny with address at 402 Dodge Street, Bryan, Texas 77803;

THENCE N 45°00'00" W, through said Block 1 for the first 21.00', and along the northeasterly boundary of the Stasny tract for a total distance of 108.00' to a 1/2" iron rod found;

THENCE N 43°30'51" W, along the northeastern boundary of the Stasny Tract to the southeasterly line of an alley, for a distance of 120.08' to a 3/8" iron rod found in concrete;

THENCE N 46°28'01" E, along the said alley's southeasterly line, for a distance of 38.64' to a 3/8" iron rod found;

THENCE N 54°33'44" W, along the northeast end line of the referenced alley to the easternmost corner of Lot 13, D. E. Wade's Subdivision, an addition to the City of Bryan, Texas, according to the revised plat recorded in Volume 134, Page 541, Deed Records, Brazos County, Texas, for a distance of 30.28' to a 5/8" iron rod found;

THENCE N 50°07'57" E, along the southeastern end of Burt Street to the southeast corner of Lot 12, of said D. E. Wade's Subdivision, for a distance of 41.30' to a 5/8" iron pipe found;

THENCE N 42°20'30" E, along the southeasterly boundary of said Lot 12 to its easternmost corner, for a distance of 156.85' to a 3/4" iron pipe found, said pipe also marking southwesterly right of way line of a 15' alley platted in the Buchanan Addition, an addition to the City of Bryan, Texas, recorded in Volume 100, Page 171, Deed Records, Brazos County, Texas;

THENCE S 45°11'00" E, along said alley's southwesterly right of way line and Dillard Street's southeast end, for a distance of 89.21' to a 1/2" iron rod set;

THENCE N 44°49'00" E, along the southeasterly right of way line of Dillard Street to the southwestmost corner of Lot 1, Block 1, Coulter's East Side Addition, an addition to the City of Bryan, Texas, according to the plat recorded in Volume 97, Page 86, Deed Records, Brazos County, Texas, for a distance of 11.96' to a 1/2" iron rod set;

THENCE S 45°11'00" E, along the southwesterly boundary line of said Block 1, to the northernmost corner of Lot 8, Block 2, Eastside Resurvey Addition, an addition to the City of Bryan, Texas, according to the plat recorded in Volume 96, Page 466, Deed Records, Brazos County, Texas, for a distance of 83.63' to an angle iron found;

THENCE S 45°11'00" E, continuing along the southwesterly boundary line of Block 1, Coulter's East Side Addition which is also the northeasterly boundary line Block 2, Eastside Resurvey Addition, for a distance of 71.80' to a 1/2" iron rod found 11.00' - S 45°11'00" E from the northernmost corner of Lot 7, Block 2, Eastside Resurvey Addition;

THENCE S 44°49'00" W, through Lot 7, Block 2, East Side Resurvey Addition, to the northeasterly right of way line of Burt Street, for a distance of 124.26' to a 1/2" iron rod set;

THENCE N 45°11'00" W, along said northeasterly right of way line of Burt Street, for a distance of 84.00' to a 1/2" iron rod set at the northwest end line of Burt Street;

THENCE S 50°25'30" W, along said end line of Burt Street, for a distance of 50.24' to a 1/2" iron rod set on the southwesterly right of way line of Burt Street;

THENCE S 45°11'00" E, along said southwesterly right of way line of Burt Street for a distance of 104.00' to the POINT OF BEGINNING, containing 1.2383 acre of land, more or less.

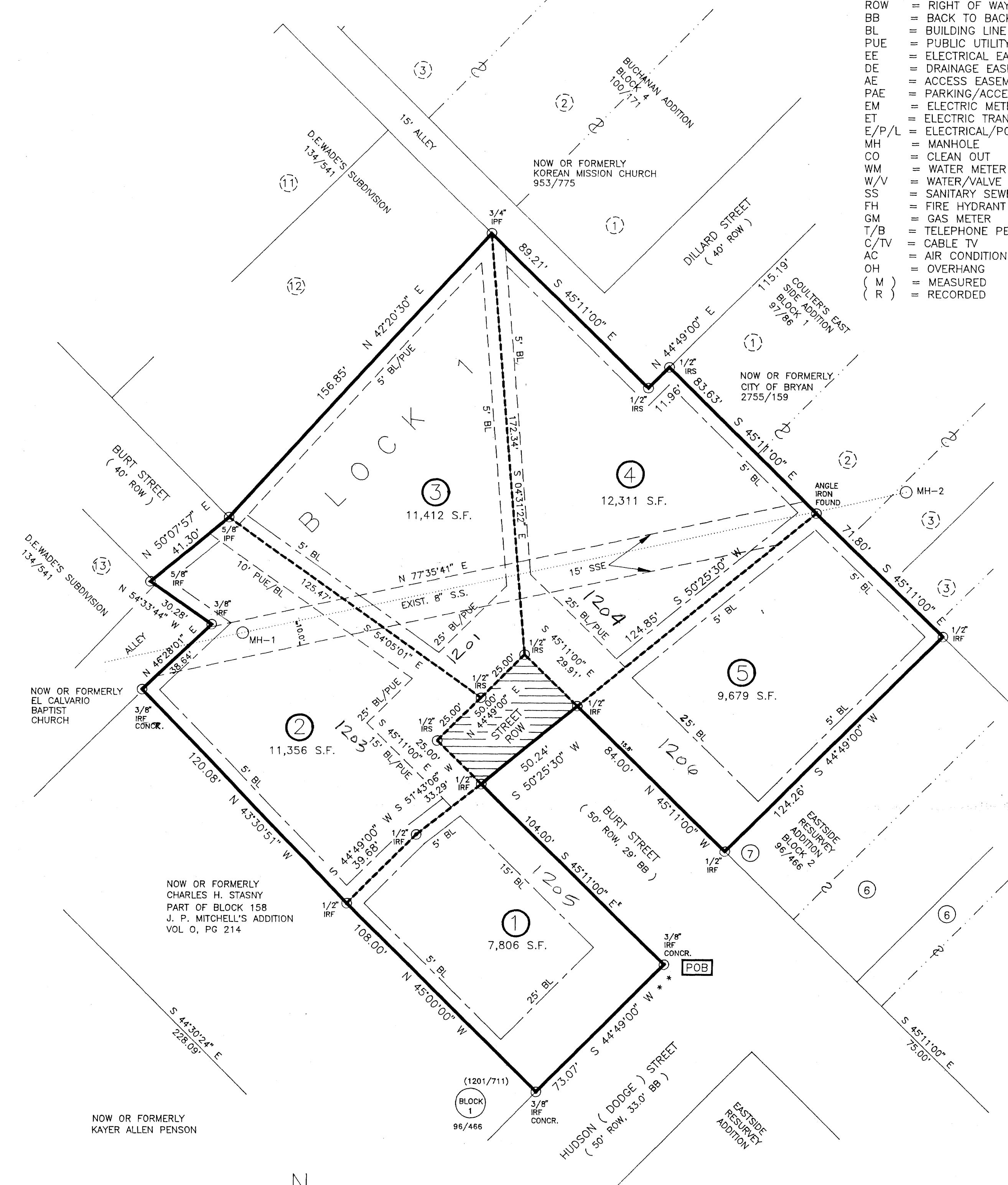
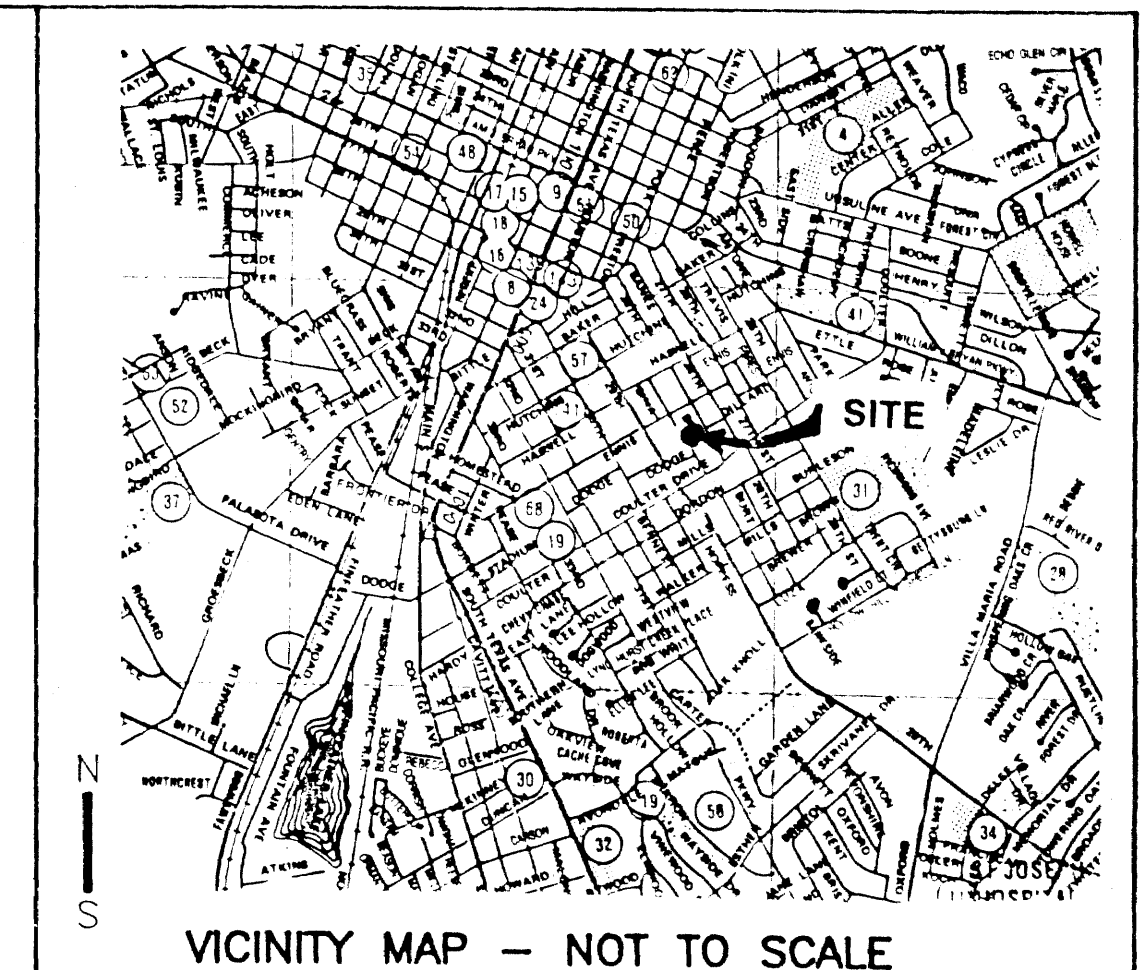
Note: Bearings were obtained from description in deed recorded in Volume 1201/711, Official Records, Brazos County, Texas.

LEGEND

- IR = IRON ROD
- IP = IRON PIPE
- CM = CONCRETE MARKER
- MOC = MARK ON CONCRETE
- S/F = SET OR FOUND
- FP = FENCE POST
- FC = FENCE CORNER
- ROW = RIGHT OF WAY
- BB = BACK TO BACK OF CURB
- BL = BUILDING LINE
- PUE = PUBLIC UTILITY EASMT.
- EE = ELECTRICAL EASEMENT
- DE = DRAINAGE EASEMENT
- AE = ACCESS EASEMENT
- PAE = PARKING/ACCESS EASMT.
- EM = ELECTRIC METER
- E/P/L = ELECTRIC TRANSFORMER
- MH = MANHOLE
- CO = CLEAN OUT
- WM = WATER METER
- W/V = WATER VALVE
- SS = SANITARY SEWER
- FH = FIRE HYDRANT
- GM = GAS METER
- T/B = TELEPHONE PEDESTAL
- C/TV = CABLE TV
- AC = AIR CONDITIONER
- OH = OVERHANG
- (M) = MEASURED
- (R) = RECORDED

NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 1.2383 ACR.
4. BEARING SOURCE IS DEED IN 1201/711.
5. BASE LINE IS NOTED WITH * * *
6. BM IS TOP OF FIRE HYDRANT AT N.W. CORNER OF 30TH & COULTER, ELEV. = 354.93' USGS.
7. PROPOSED FIRE HYDRANT IS TO BE INSTALLED AT NORTHWEST CORNER OF INTERSECTION OF BURT ST. AND COULTER DR., APPROXIMATELY 400 FT. FROM EAST BOUNDARY OF THIS TRACT.
8. BLS IN LOTS 1 & 5, BLOCK 1, WILL BECOME EFFECTIVE WHENEVER EXISTING STRUCTURES ARE MODIFIED.
9. NO IDENTIFIED 100-YR FLOOD PLAIN AFFECTS THIS PROPERTY. FEMA MAP # 48041 C 0133 C, JULY 2, 1992.
10. EXISTING ZONING DISTRICT IS SF-5. PROPOSED LAND UTILIZATION: FIVE 1-FAMILY RESIDENTIAL LOTS.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

WE, RBF2, INC., OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHICH IS PART OF THE TRACT DESIGNATED HEREIN AS THE SMITH HAVEN 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 SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

J. Fred Bayless, President
 OWNER

William J. Slovacek, Jr., Vice President
 OWNER

Li: Mitchell, Secretary
 LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *J. Fred Bayless, President* 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.

Jean Remeau
 Notary Public, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *J. Richard Perkins* 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 _____ DAY OF _____, 1996

CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, JOEY DUNN, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

Joey Dunn
 PLANNING ADMINISTRATOR, CITY OF BRYAN

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, RICHARD PERKINS, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 30th DAY OF July, 1997 AND SAME WAS DULY APPROVED ON THE 21st DAY OF August, 1997.

Richard Perkins
 CHAIR, PLANNING AND ZONING COMMISSION

APPROVAL OF THE DEVELOPMENT ENGINEER

I, LINDA HUFF, P.E., DEVELOPMENT ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

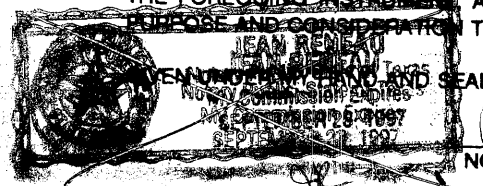
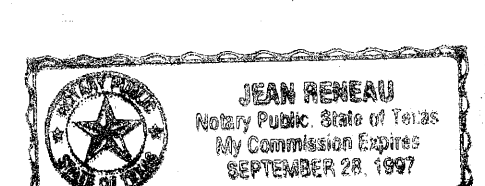
Linda Huff
 DEVELOPMENT ENGINEER, CITY OF BRYAN

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, MARY ANN WARD, 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 30th DAY OF November, 1997, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 2971, PAGE 79.

Mary Ann Ward by Barbara Johnson
 COUNTY CLERK, BRAZOS COUNTY, TEXAS, Deputy Clerk



642731
 FILED
 97 NOV -7 AM 10:03
 CLERK
 BRAZOS COUNTY COURTHOUSE
 BRYAN, TEXAS
 BY *Barbara Johnson*
 DEPUTY

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
 COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, REGISTERED PROFESSIONAL ENGINEER No. 58425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4478, 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, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian A. Galindo
 CHRISTIAN A. GALINDO, P.E., R.P.L.S.

SCALE :
 1" = 30'
 1 : 360

ALINDO ENGINEERS AND PLANNERS
 3833 SOUTH TEXAS AVE., SUITE 280 BRYAN, TEXAS 77802 409-846-8868

FINAL PLAT
SMITH HAVEN SUBDIVISION
 1.2383-ACRE TRACT

OWNER/DEVELOPER: RBF2, INC. J. FRED BAYLISS, P. C. 410 S. TEXAS AVE., STE. 100 COLLEGE STATION, TX 77840 409- 846-4601	PART OF BLOCK 158, J.P. MITCHELL'S ADDITION AND PARTS OF BLOCK 1 AND BLOCK 2 EASTSIDE RESURVEY ADDITION, JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS	DATE: JULY 30, 1997 APPROVED BY: CG REVISIONS: AUG. 5, 1997	PROJECT 10-97 SHEET 1 of 1
---	--	---	-------------------------------------

on base
 no stake

63 206