

- A. PHILLIPS ADDITION
- B. WINTERS ADDITION
- C. FRONTIER DEVELOPMENT
- D. MYLERS ADDITION

LOCATION MAP
NOT TO SCALE

FIELD NOTES

Being all of that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, A-45 in Bryan, Brazos County, Texas and being more particularly described as follows:

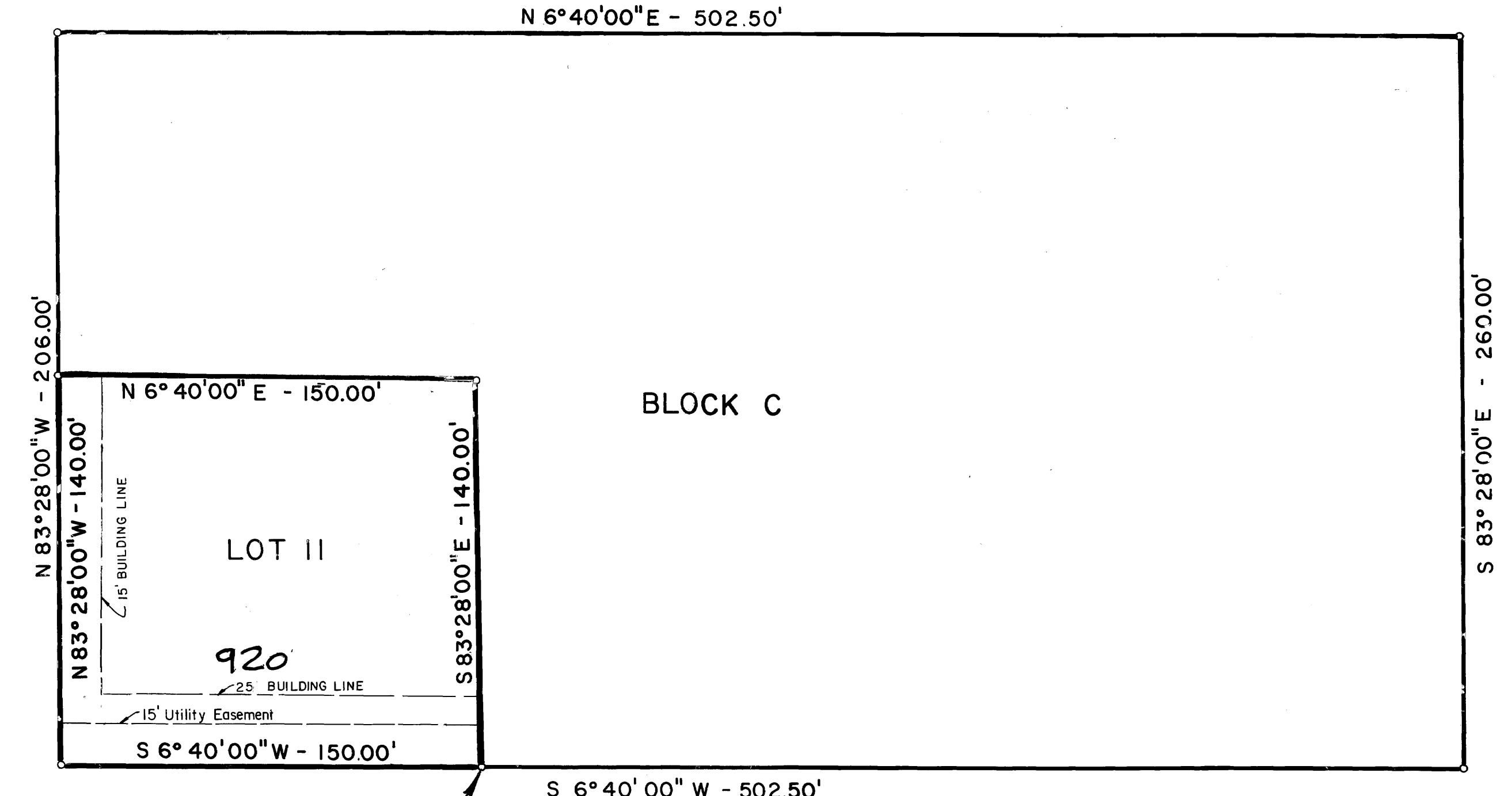
BEGINNING: at an iron rod in the West right-of-way line of Texas Avenue, said iron rod also being the Northeast property corner;

THENCE: S 6° 40' 00" W - 150.00 feet along said right-of-way line to an iron rod for corner, said iron rod also being in the North right-of-way line of Homestead Street;

THENCE: N 83° 28' 00" W - 140.00 feet along said right-of-way line to an iron rod for corner;

THENCE: N 6° 40' 00" E - 150.00 feet to an iron rod for corner;

THENCE: S 83° 28' 00" E - 140.00 feet to the PLACE OF BEGINNING and containing 0.482 acres of land, more or less, according to a survey made under the supervision of Donald D. Garrett Registered Public Surveyor No. 2972, in August, 1982.



REVISED PLAT
SCALE: 1" = 40'

NOTE: 5' SIDEYARD SETBACK

ORIGINAL PLAT
SCALE: 1" = 40'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (we) E.C. Archambault, owner(s) and developer(s) of the land shown on this plat, and designated herein as the SMYTHE ADDITION - No. 1 Subdivision to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Land shown on this plat conveyed in Volume 276, Page 558 of the Deed Records of Brazos County, Texas.

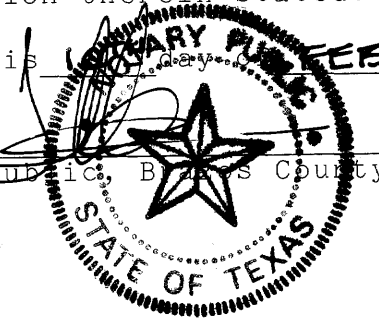
E.C. Archambault

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared E.C. ARCHAMBAULT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 15th day of February, 1983.

Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Professional Engineer, Public Surveyor No. 2972, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Donald D. Garrett

A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

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

Donald D. Garrett
Registered Professional Engineer

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boriskie, County Clerk in and for the said County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 2 day of August, 1983, in the Deed Records of Brazos County, Texas, Volume 297, Page 151.

Frank Boriskie
County Clerk, Brazos County, 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.

Frank Boriskie
Director of Planning, Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, Roger Jackson, 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 20th day of JANUARY, 1983 and same was duly approved on the 3rd day of FEBRUARY, 1983 by said Commission.

Roger Jackson
Chairman, City Planning Commission
Bryan, Texas

The owners of the land shown on this plat and whose names are subscribed hereto in person, hereby declare lot / in Block / of the SMYTHE ADDITION #1, according to the plat recorded in Volume 276, Page 41 of the Deed Records of Brazos County, Texas, to be vacated and to establish lots / / / block / as shown in the Replatted Plat.

FILED
At 11:20 o'clock A.M.
AUG 3 1983
FRANK BORISKIE
County Clerk, Brazos County, Texas

LAND USE - ONE COMMERCIAL LOT

REPLAT

SMYTHE ADDITION - No. 1
ZENO PHILLIPS LEAGUE No. A-45
BRYAN, BRAZOS COUNTY

SCALE: AS SHOWN JANUARY 1983

OWNER & DEVELOPER
HCH & W INC.
335 LITTLEFIELD BUILDING
AUSTIN, TEXAS 78701

GARRETT ENGINEERING
CONSULTING ENGINEERING & LAND SURVEYING
P.O. BOX 4063 BRYAN, TEXAS 77801

on landbase 3/15/81 WD