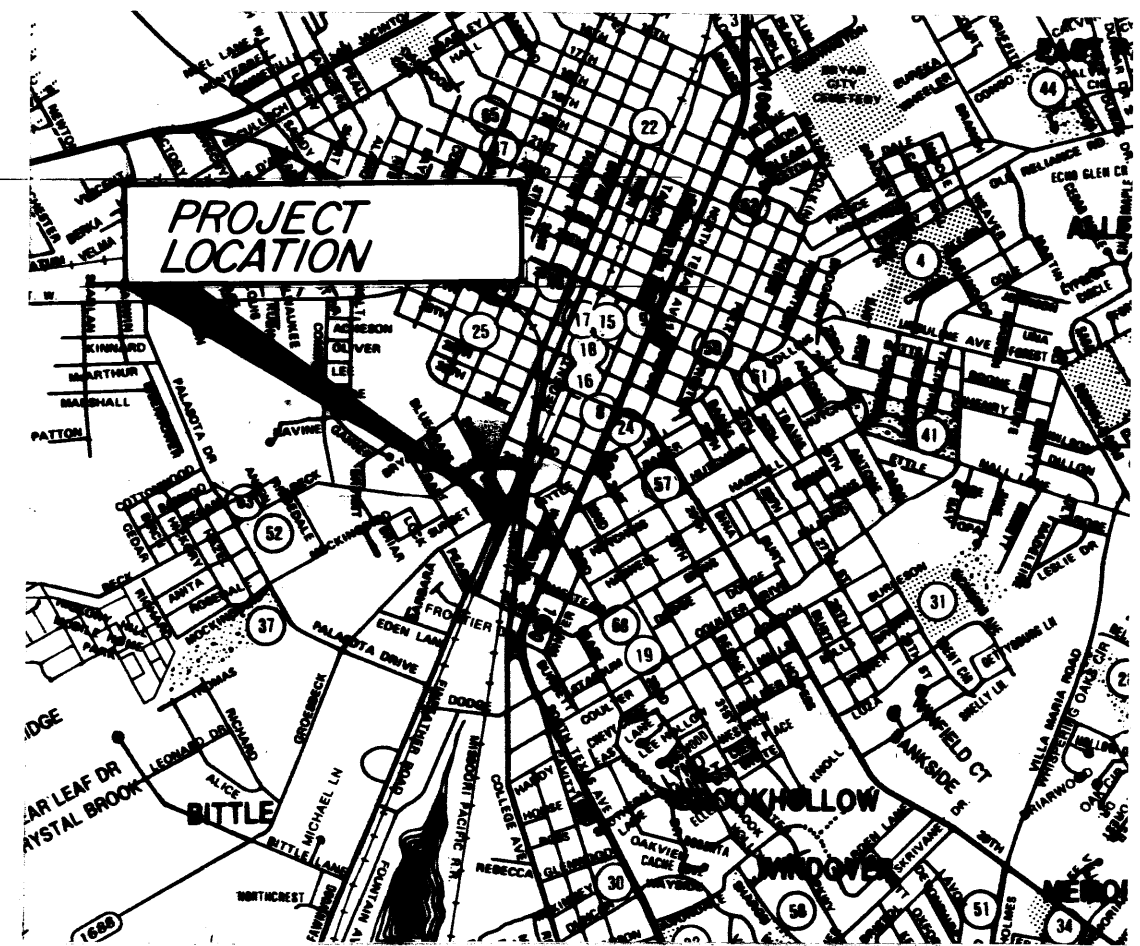


WASHINGTON STREET 80' R.O.W. 33' Conc. pvmnt.

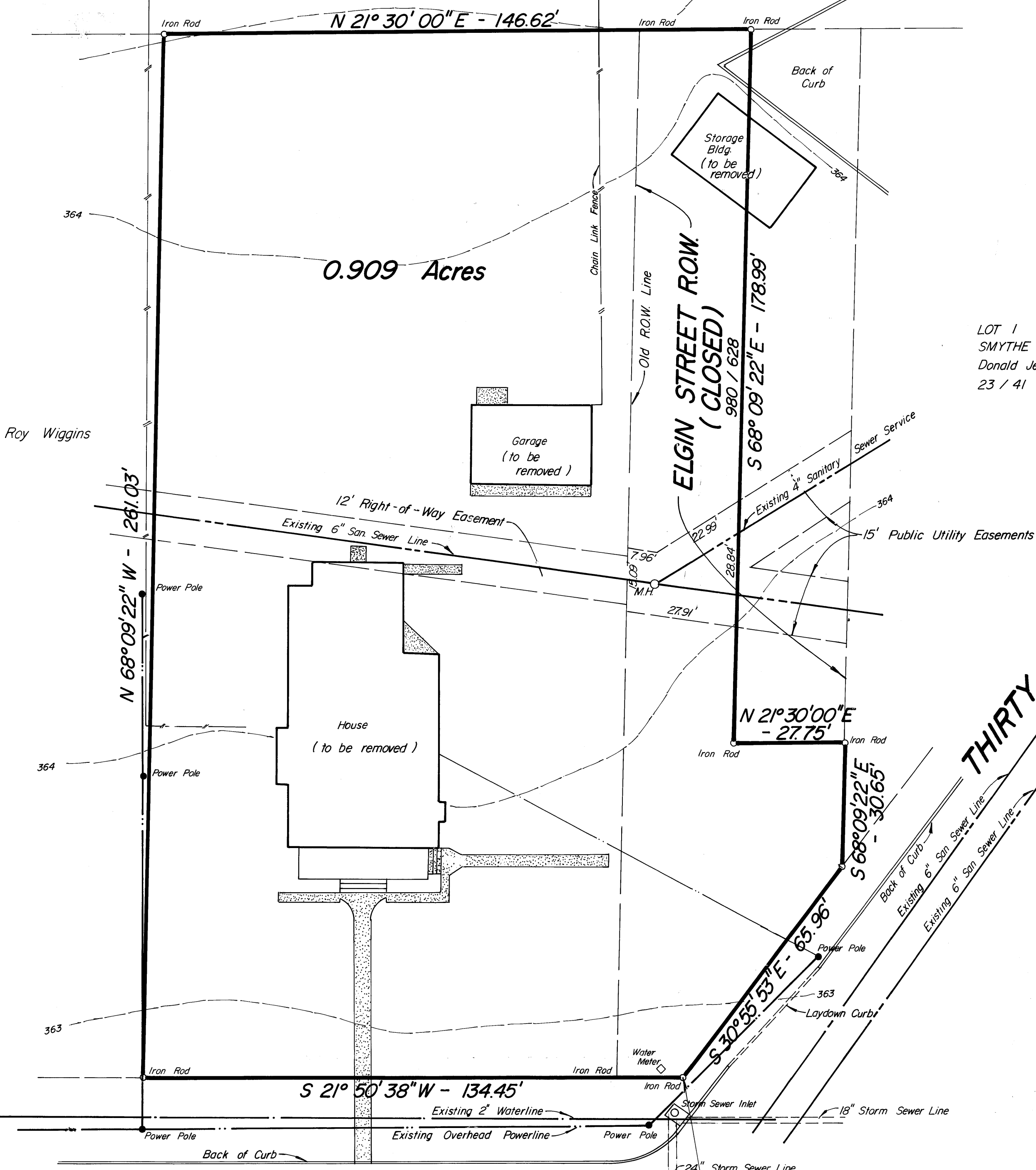
WASHINGTON STREET 80' R.O.W. 33' Conc. pvmnt.



LOCATION MAP

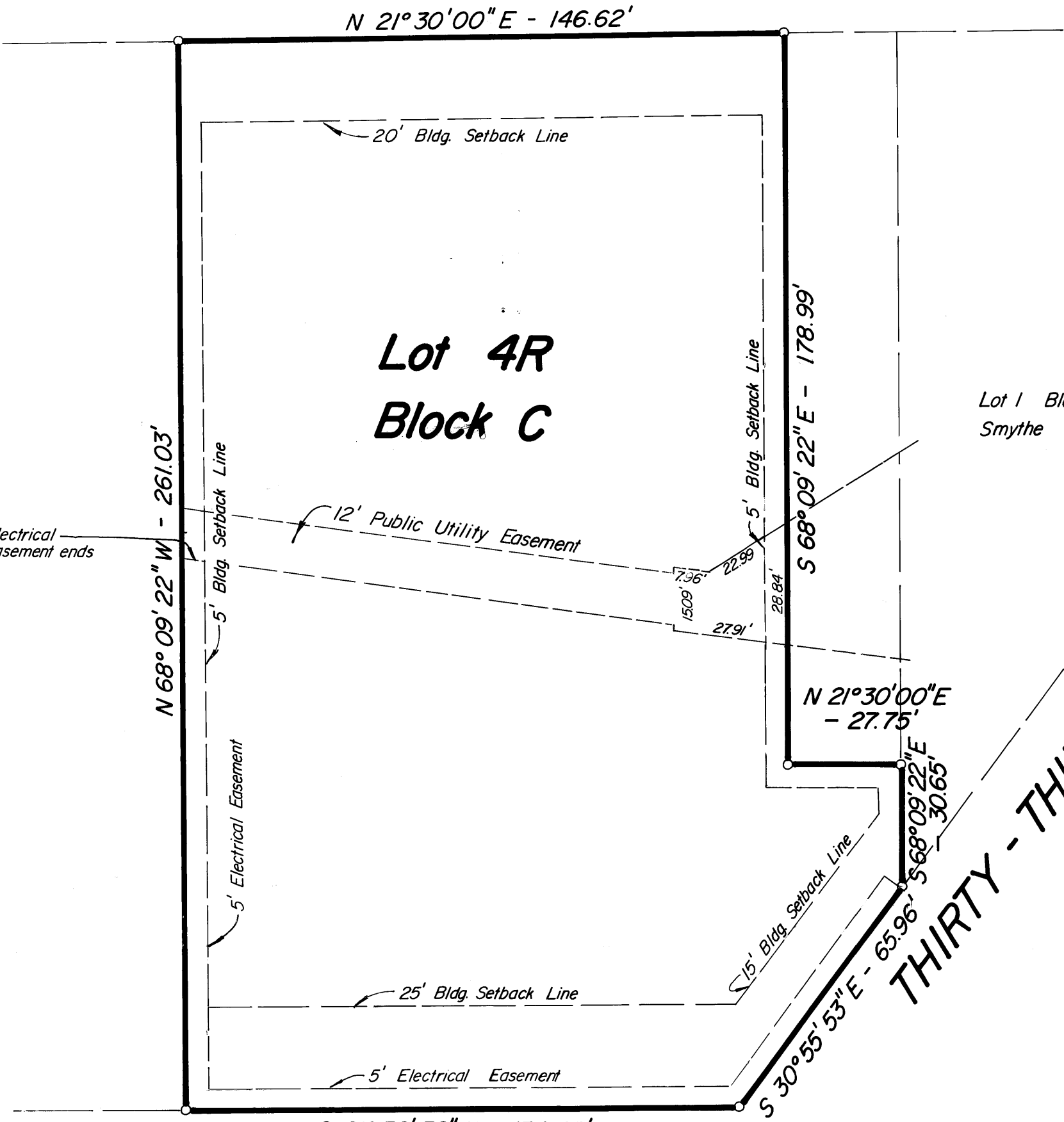
Field Notes R. M. Vick Estate

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas, and being part of Block C of the SMYTHE ADDITION to the City of Bryan according to a plat recorded in Volume 23, Page 41 of the Deed Records of Brazos County and being all of that 0.196 acre tract conveyed from the City of Bryan to the R.M. Vick Estate by Quitclaim Deed recorded in Volume 980, Page 628 of the Deed Records of Brazos County, Texas, and being more particularly described as follows: BEGINNING: at an iron rod at the intersection of the Southwest right-of-way line of Thirty-third Street and the West right-of-way line of Texas Avenue; THENCE: S 21° 50' 38" W - 134.45 feet along said West line of Texas Avenue to an iron rod for corner; THENCE: N 68° 09' 22" W - 261.03 feet to an iron rod for corner in the East right-of-way line of Washington Street; THENCE: N 21° 30' 00" E - 146.62 feet along said East line of Washington Street to an iron rod for corner in the centerline of the closed Elgin Street right-of-way; THENCE: S 68° 09' 22" E - 178.99 feet along said centerline to an iron rod for corner; THENCE: N 21° 30' 00" E - 27.75 feet to an iron rod for corner in the North right-of-way line of the said closed Elgin Street; THENCE: S 68° 09' 22" E - 30.65 feet to an iron rod for corner in the Southwest right-of-way line of said Thirty-third Street; THENCE: S 30° 55' 53" E - 65.96 feet along said Southwest line of Thirty-third Street to the POINT OF BEGINNING and containing 0.909 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972, in August, 1987.



ORIGINAL PLAT

Scale: 1" = 20'



REVISED PLAT

Scale: 1" = 30'

LOT 1 BLOCK B SMYTHE ADDITION Donald Jensen 23 / 41

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS STATE OF TEXAS COUNTY OF BRAZOS I, (We, The), Jack F. Vick owners and developers of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 23, page 41, and designated herein as the Lot 1, Block C, Smythe Addition 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.

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Jack F. Vick, 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 22nd day of Sept., 1987.

CERTIFICATION BY THE COUNTY CLERK STATE OF TEXAS COUNTY OF BRAZOS I, Frank Bariskie, 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 Nov., 1987, in the Official Records of Brazos County in Volume 1026, Page 351.

CERTIFICATION OF CITY PLANNER I, the undersigned, City Planner 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 this Ordinance.

APPROVAL OF THE PLANNING COMMISSION I, ED WAGONER, 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 23 day of SEPTEMBER, 1987, and same was duly approved on the 5 day of NOVEMBER, 1987 by said Commission.

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.

STATE OF TEXAS COUNTY OF BRAZOS I, Donald D. Garrett, Registered Public Surveyor, No. 2972, in the State of Texas, hereby certify that the plat is true and correct as prepared from an actual survey of the property made under my supervision on the ground.

APPROVAL OF THE CITY ENGINEER I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

LAND USE: 1 COMMERCIAL LOT

REPLAT

BLOCK C of the SMYTHE ADDITION R.M. VICK ESTATE BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER 1987

DEVELOPED BY: WHATABURGER, INC. GARRETT ENGINEERING 4444 CARTER CREEK PARKWAY NO. 108 BRYAN, TEXAS 77802

GARRETT ENGINEERING CONSULTING ENGINEERING & LAND SURVEYING P.O. BOX 6025 - BRYAN, TEXAS 77802

on lab base 3/15/81 WD