

APPROVAL OF THE CITY PLANNER

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 22nd day of August, 2007.

Karen Russell
Planning Administrator
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Art Hulse*, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 22nd day of August, 2007 and same was duly approved on the 22nd day of August, 2007 by said Commission.

Art Hulse
Chairman, Planning and Zoning Commission
City of Bryan, Texas

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 and was approved on the 22nd day of August, 2007.

M. Paul Kagan
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

I, Karen McQueen, 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 22nd day of August, 2007, in the Deed / official Records of Brazos County Texas, in Volume 871, Page 2.

Karen McQueen
County Clerk, Brazos County, Texas
By: *Susie J. Cohen*
Deputy Clerk

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Floyd Stanford, the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 7896 page 135 and Volume 7925 page 50, 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 shown hereon for the purposes identified.

Floyd Stanford
Floyd Stanford

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dorothy Stanford, the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 7896 page 135 and Volume 7925 page 50, 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 shown hereon for the purposes identified.

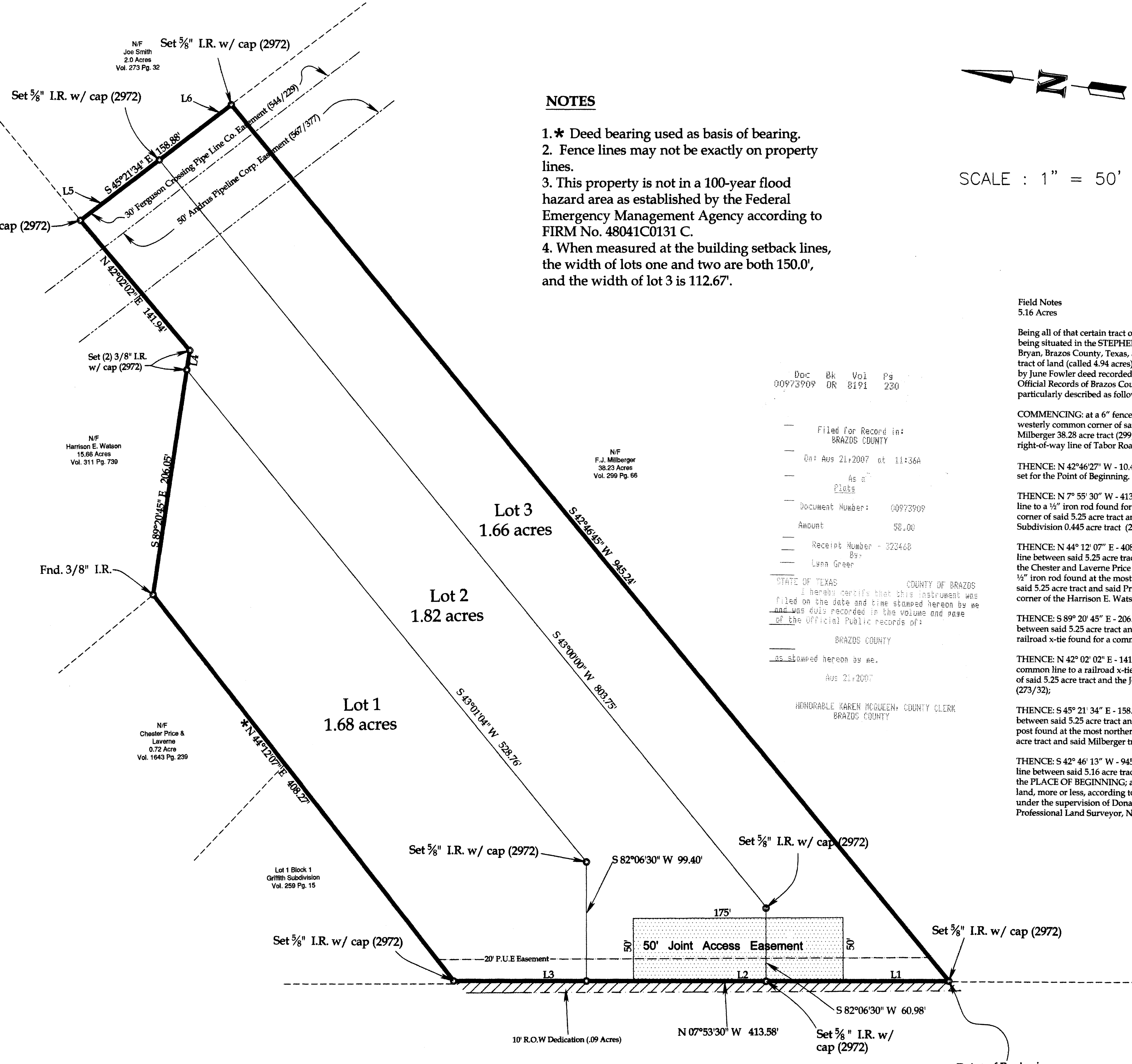
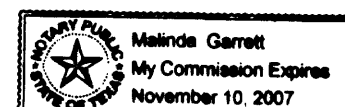
Dorothy Stanford
Dorothy Stanford

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, 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 stated.

Given under my hand and seal of office this 22nd day of August, 2007.

Maureen Garrett
Notary Public, Brazos County, Texas



NOTES

- * Deed bearing used as basis of bearing.
- Fence lines may not be exactly on property lines.
- This property is not in a 100-year flood hazard area as established by the Federal Emergency Management Agency according to FIRM No. 48041C0131 C.
- When measured at the building setback lines, the width of lots one and two are both 150.0', and the width of lot 3 is 112.67'.



SCALE : 1" = 50'

Field Notes
5.16 Acres

Being all of that certain tract of land, lying and being situated in the STEPHEN F. AUSTIN LEAGUE, A-63, Bryan, Brazos County, Texas, and being all of that 5.25 acre tract of land (called 4.94 acres) conveyed to Lori L. Lawrence by June Fowler deed recorded in Volume 2399, page 346, Official Records of Brazos County, Texas and being more particularly described as follows:

COMMENCING: at a 6" fence post found at the most westerly common corner of said 5.25 acre tract and the F.J. Milberger 38.28 acre tract (299/661); same being in the east right-of-way line of Tabor Road (F.M. 974);

THENCE: N 42°46'27" W - 10.46 feet to a 3/4" iron rod w/ cap set for the Point of Beginning.

THENCE: N 7° 55' 30" W - 413.58 feet along said Tabor Road line to a 1/2" iron rod found for the most westerly common corner of said 5.25 acre tract and lot 1, Block 1 Griffith Subdivision 0.445 acre tract (259/12);

THENCE: N 44° 12' 07" E - 408.27 feet along the common line between said 5.25 acre tract and said Lot 1, Block 1 and the Chester and Laverne Price 0.72 acre tract (1643/239) to a 1/2" iron rod found at the most northerly common corner of said 5.25 acre tract and said Price tract; same being an ell corner of the Harrison E. Watson 15.66 acre tract (311/739);

THENCE: S 89° 20' 45" E - 206.05 feet along the common line between said 5.25 acre tract and said Watson tract to a railroad x-tie found for a common ell corner of said tracts;

THENCE: N 42° 02' 02" E - 141.94 feet continuing along said common line to a railroad x-tie found at the common corner of said 5.25 acre tract and the Joe Smith 2.00 acre tract (273/32);

THENCE: S 45° 21' 34" E - 158.88 feet along the common line between said 5.16 acre tract and said Milberger tract to the PLACE OF BEGINNING; and containing 5.16 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 in May 2007.

THENCE: S 42° 46' 13" W - 945.24 feet along the common line between said 5.16 acre tract and said Milberger tract to the PLACE OF BEGINNING; and containing 5.16 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 in May 2007.

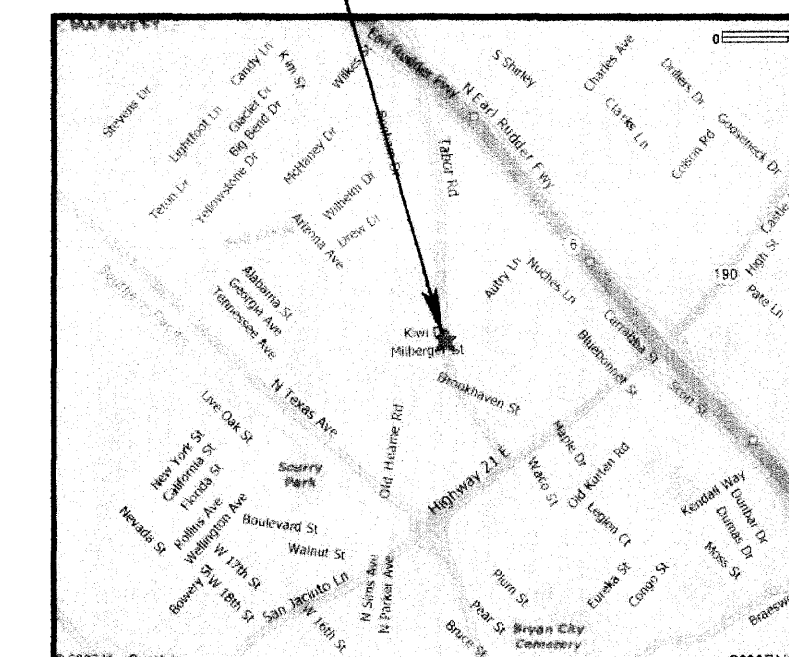
Doc 00973909 Bk OR Vol 8191 Ps 230

Filed for Record in:
BRAZOS COUNTY
On: Aug 21, 2007 at 11:36A
As a
Plat
Document Number: 00973909
Amount 50.00
Receipt Number - 322460
By:
Lynn Greer

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY
as shown hereon by me.
Aug 21, 2007
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

Survey Location



Vicinity Map
-N.T.S.-

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 and that the metes and bounds describing the subdivision describe a closed geometric figure.

Donald D. Garrett
Donald D. Garrett, R.L.S., No. 2972

CERTIFICATE OF THE ENGINEER

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

Donald D. Garrett
DONALD D. GARRETT, P.E., No. 22790

**Final Plat of
Stanford Addition**

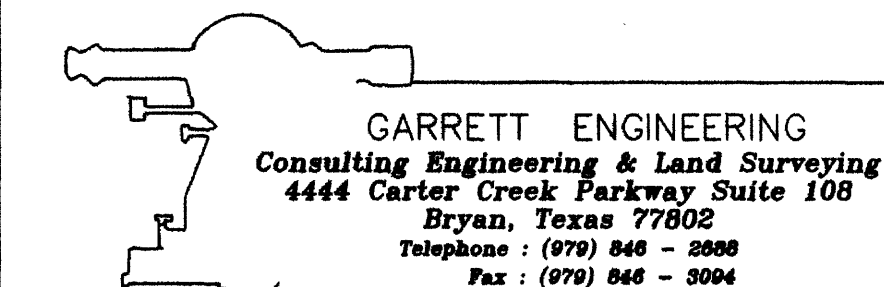
REVISED: 07-18-2007

5.16 Acres out of
Stephen F. Austin Survey, A-63
Bryan,
Brazos County, Texas

Owner/Developer:

Floyd and Dorothy Stanford
2307 Tabor Rd.
Bryan, Texas 77803
(979) 778-5653

April 20, 2007 Scale 1"=50'



TABOR ROAD

25.0' Surface Width (R.O.W Varies)

LINE DATA

- L1 = 152.68'
- L2 = 150.00'
- L3 = 110.90'
- L4 = 16.37'
- L5 = 83.06'
- L6 = 75.82'