

Field notes of a 0.361 acre tract or parcel of land, lying and being situated in the Stephen F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, and being all of Lot 1 and part of Lot 2, Block 5, of the Sunset Addition No. 2, to the City of Bryan, Texas, the plat of which is recorded in Volume 96, Page 635, of the Deed Records of Brazos County, Texas, said 0.360 acre tract being more particularly described as follows:

BEGINNING at the 1/2 inch iron rod set at the south corner of the abovementioned Lot 1, same being the intersection of the north right-of-way line of Texas State Highway No. 21 (San Jacinto Road) with the northeast right-of-way line of Sixteenth Street (formerly Sun Street);

THENCE N 45° 00' 00" W along the northeast right-of-way line of Sixteenth Street, same being the southwest line of said Lot 1 for a distance of 117.80 feet to a 1/2 inch iron rod set marking the west corner of same, an iron rod found marking the west corner of Block 5 bears N 45° 00' 00" W 350.00 feet;

THENCE N 45° 00' 00" E along the common line of Lots 1, 2 and 3, for a distance of 131.37 feet to a 1/2 inch iron rod set for the north corner of Lot 2 and the east corner of Lot 3;

THENCE S 30° 55' 06" E across Lot 2 for a distance of 164.03 feet to a 1/2 inch iron rod set for corner in the north right-of-way line of Texas State Highway No. 21, same being the south line of Lot 2;

THENCE S 68° 05' 35" W along the south lines of Lots 2 and 1, same being the north line of Texas State Highway No. 21, for a distance of 100.00 feet to the PLACE OF BEGINNING, containing 0.361 acres of land, more or less.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

State of Texas  
County of Brazos

We, Louis Ponzio and Joe Reina, Owners and Developers of the land shown on this plat, being all of the tract of land as conveyed to us in the Deed Records of Brazos County, Texas, in Volume 96, Page 635, and designated herein as the Replat of Lots 1 and 2, Block 5, of the Sunset Addition No. 2, to 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 thereon shown for the purpose and consideration therein expressed.

*Louis Ponzio*  
Louis Ponzio  
*Joe Reina*  
Joe Reina

State of Texas  
County of Brazos

Before me, the undersigned, on this day personally appeared Louis Ponzio and Joe Reina, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this the 16th day of February, 1984.



*Isabel C. Carter*  
Isabel C. Carter  
Notary Public, State of Texas

- GENERAL NOTES:
- 1.) The Original Plat of Sunset Addition No. 2 is Recorded in Volume 96, Page 635 of The Deed Records of Brazos County, Texas.
  - 2.) There Shall Be Minimum 5 Foot Side Yard Set Back Lines.
  - 3.) Drainage Shall Be In Compliance With Section 14 - J of The Subdivision Control Ordinance, City of Bryan.
  - 4.) Land Use Shall Be Commercial.
  - 5.) Subject Tract Contains 0.361 Acres of Land.
  - 6.) Topography Shown Is Based On Existing City of Bryan/United Aerial Mapping Topography Maps.
  - 7.) B.C. Denotes Back of Curb.
  - 8.) Sg<sup>1</sup> - Denotes Existing Sanitary Sewer Lines, Size and Direction of Flow.

CERTIFICATION BY THE DIRECTOR OF PLANNING

I, Clifford G. Miller, Director of Planning 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 the Ordinance.

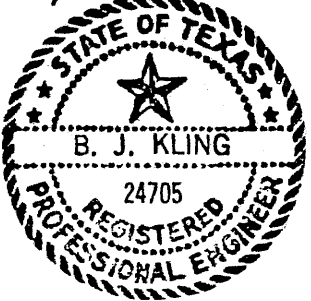
*Clifford G. Miller*  
Clifford G. Miller, Director of Planning  
City of Bryan, Texas

CERTIFICATE OF ENGINEER

State of Texas  
County of Brazos

I, B. J. Kling, Registered Professional Engineer, No. 25705, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

*B. J. Kling*  
B. J. Kling, P.E. No. 24705

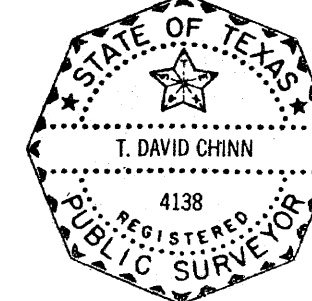


CERTIFICATE OF SURVEYOR

State of Texas  
County of Brazos

I, T. David Chinn, Registered Public Surveyor No. 4138, 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.

*T. David Chinn*  
T. David Chinn  
Registered Public Surveyor No. 4138



**ORIGINAL PLAT**

**REVISED PLAT**

CERTIFICATE OF THE COUNTY CLERK

State of Texas  
County of Brazos

I, Frank Boriskie, 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 17th day of January, 1984, in the Deed Records of Brazos County, Texas, in Volume 693, Page 327.

Witness my hand and official Seal, at my office in Bryan, Texas.

*Frank Boriskie*  
Frank Boriskie, County Clerk  
Brazos County, Texas

APPROVAL OF THE PLANNING COMMISSION

I, Hank McQuaide, 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 19th day of January, 1984, and same was duly approved on the 2nd day of February, 1984.

*Hank McQuaide*  
Chairman, City Planning Commission  
City of Bryan, Texas

**REPLAT**  
of  
**LOT 1 and LOT 2, BLOCK 5**

**SUNSET ADDITION - NO. 2**  
**S. F. AUSTIN SURVEY, A-62**  
**BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1" = 20' JAN., 1984

OWNED and DEVELOPED by  
LOUIS PONZIO and JOE REINA  
RT. 2, BOX 148  
BRYAN, TEXAS 77803  
PH (409) 589-2393

PREPARED BY:

**KLING ENGINEERING & SURVEYING**  
1806 WILDE OAK CIRCLE - P.O. BOX 4234 - BRYAN, TEXAS - PH. 409/846-6212

on two bases  
7/6/01  
600

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