

FIELD NOTES
4.97 ACRES
TEMPLER SUBDIVISION

All that certain lot, tract or parcel of land being 4.97 acres situated in the MOSES BAINE LEAGUE, Abstract No. 3, Bryan, Brazos County, Texas and being all of that called 4.97 acre tract as described in deed from Alfred Palmer Wohnmeyer to Allen-Paul Templer and recorded in Volume 1295, Page 169 of the Official Records of Brazos County, Texas, said 4.97 acres being more particularly described by metes and bounds as follows:

BEGINNING: at a 3/4-inch Iron Pipe found at the south corner of said 4.97 acre tract, also being in the northeast right-of-way line of Texas Avenue;

THENCE: N 48° 32' 59" W - 208.92 feet along said Texas Avenue line to a 1/2-inch Iron Rod set for corner;

THENCE: N 44° 59' 18" E - 1038.95 feet along the common line between this tract and the Isidore & Christine Bienski 5.00 acre tract to a 1/2-inch Iron Rod set for corner, same being in a fence line;

THENCE: S 48° 23' 15" E - 209.10 feet along said fence line to a 1/2-inch Iron Rod set for corner;

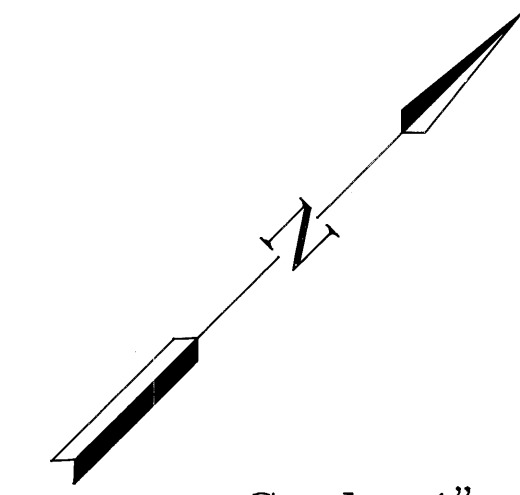
THENCE: S 45° 00' 00" W - 1038.37 feet along the common line between this tract and the Douglas Buckhaults 5.00 acre tract to the PLACE OF BEGINNING; and containing 4.97 acres of land more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972.

General Notes

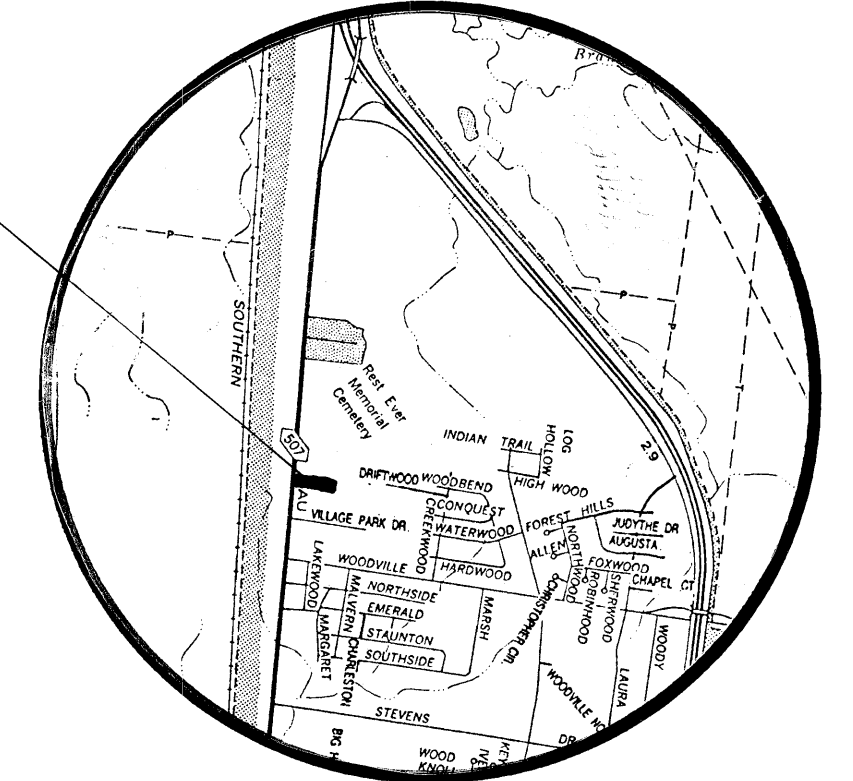
North Orientation is based on the southwest line being rotated to deed calls as recorded in Volume 1295, Page 169 of the Official Records of Brazos County, Texas.

This property does not lie in a flood hazard area as established by the U.S. Army Corps of Engineers and depicted in the FEMA Flood Insurance Rate Map, Community No. 480082, Panel No. 0131, Suffix C, Effective Date: July 2, 1992.

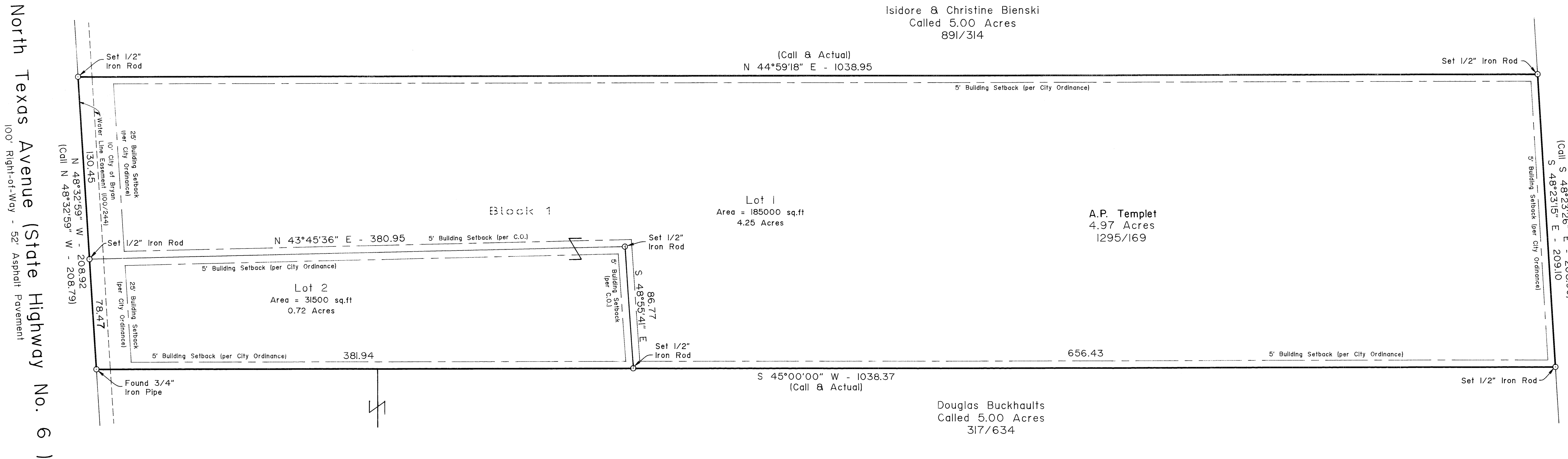
PROJECT LOCATION



Scale 1" = 40'



VICINITY MAP



North Texas Avenue (State Highway No. 61)
100' Right-of-Way - 52' Asphalt Pavement

Isidore & Christine Bienski
Called 5.00 Acres
891/314

(Call & Actual)
N 44°59'18" E - 1038.95

Set 1/2" Iron Rod

5' Building Setback (per City Ordinance)

Set 1/2" Iron Rod

25' Building Setback (per City Ordinance)

Set 1/2" Iron Rod

Block 1
N 43°45'36" E - 380.95

Set 1/2" Iron Rod

Lot 2
Area = 31500 sq.ft
0.72 Acres

5' Building Setback (per C.O.)

Set 1/2" Iron Rod

5' Building Setback (per City Ordinance)

381.94

Found 3/4" Iron Pipe

S 45°00'00" W - 1038.37
(Call & Actual)

Douglas Buckhaults
Called 5.00 Acres
317/634

A.P. Templer
4.97 Acres
1295/169

(Call) S 48°23'26" E - 208.96
S 48°23'15" E - 209.10

Robert C. Reese
Called 10.00 Acres
329/351

**FINAL PLAT
OF
LOT 1 - 2, BLOCK 1
TEMPLER SUBDIVISION**

4.97 ACRES TOTAL
VOLUME 1295, PAGE 169
MOSES BAINE LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40' FEBRUARY 14, 1994

STATE OF TEXAS
COUNTY OF BRAZOS
I, Allen-Paul Templer,
owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the deed/Official Records of Brazos County, Texas in Volume 1295, Page 169, and designated herein as the Templer Subdivision in the City of Bryan, Brazos County, 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.

Allen-Paul Templer
Owner

CERTIFICATION OF THE CITY PLANNER
I, the undersigned, City Planner of the City of Bryan, 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 this ordinance.

Robert Sanchez
City Planner - Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
I, John Godfrey, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, do hereby certify that the attached plat was duly filed for review and approval with the City Planning and Zoning Commission of the City of Bryan on the 26th day of APRIL, 1994 and same was duly approved on the 2nd day of JUNE, 1994 by said commission.

John Godfrey
Chairman of the Planning & Zoning Commission
Bryan, Texas

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

Bruce Taylor
City Engineer - Bryan, Texas

FILED
JUN 29 PM 4:19
BRYAN, TEXAS
COUNTY CLERK'S OFFICE

557394

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Allen-Paul Templer, whose name is subscribed to the foregoing instrument and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 17 day of June, 1994.

Donald D. Garrett
Notary Public of the State of Texas

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground, under my supervision, and that the metes and bounds describing said property will form a closed geometric form.

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

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

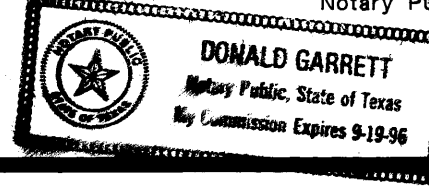
Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS
COUNTY OF BRAZOS
I, the Undersigned, County Clerk in and for Brazos County, Texas, do hereby certify that this plat, together with its certificates of authentication, was filed for record in my office on the 21 day of June, 1994 in the Official Records of Brazos County, Texas, in Volume 1295, Page 169.

Mary Ann Ward by Barbara Johnson
County Clerk
Brazos County, Texas

DEVELOPER: A.P. Templer
1416 Sea Cliff Drive
Bryan, Texas 77802
Phone: 409 / 846 - 2888
(206) 851-5187

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2888



on base 4/14/94