

Metes and bounds description of all that certain 1.278 acre tract or parcel of land, being comprised of all of Lot 69 and part of Lot 68, Beverly Estates Resubdivision, as depicted by plat recorded in VOLUME 215, PAGE 556 of the Deed Records of Brazos County, Texas, said 1.278 acre tract being composed of all that same called 0.51 acre tract, found by current on-the-ground survey to contain 0.522 acres, conveyed from Beverly Estates Corporation to William M. Sparks, et ux, as described by deed recorded in VOLUME 178, PAGE 257 of the Deed Records, and all that some 0.756 acre remainder of that same called 150 acre tract conveyed from I.P. Cooner to Beverly Estates Corporation, as described by deed recorded in VOLUME 98, PAGE 494, of said Deed Records, said 1.278 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the south corner of said Lot 69, and lying in the northeast right-of-way line of Texas Avenue.

THENCE N 43° 37' 55" W - 239.85 feet with said right-of-way line to a 1/2" iron rod set for corner in the southwest line of Lot 68 and being the southwest corner of that same 1.103 acre tract conveyed to Thomas F. Vettters, as described by deed recorded in VOLUME 362, PAGE 600 of said Deed Records.

THENCE N 45° 49' 48" E - 247.50 feet across said Lot 68 with the common line between said 0.756 acre tract and said 1.103 acre tract to a 1/2" iron rod set for corner in the southwest line of Lot 67, Beverly Estates, as depicted by plat recorded in VOLUME 98, PAGE 420 of said Deed Records.

THENCE S 26° 34' 55" E - 41.95 feet with the common line between said Lot 68 and Lot 67 to a 3/4" iron rod found for angle point, and being the common corner of Lot 67, Lot 68, Lot 69, and Lot 70.

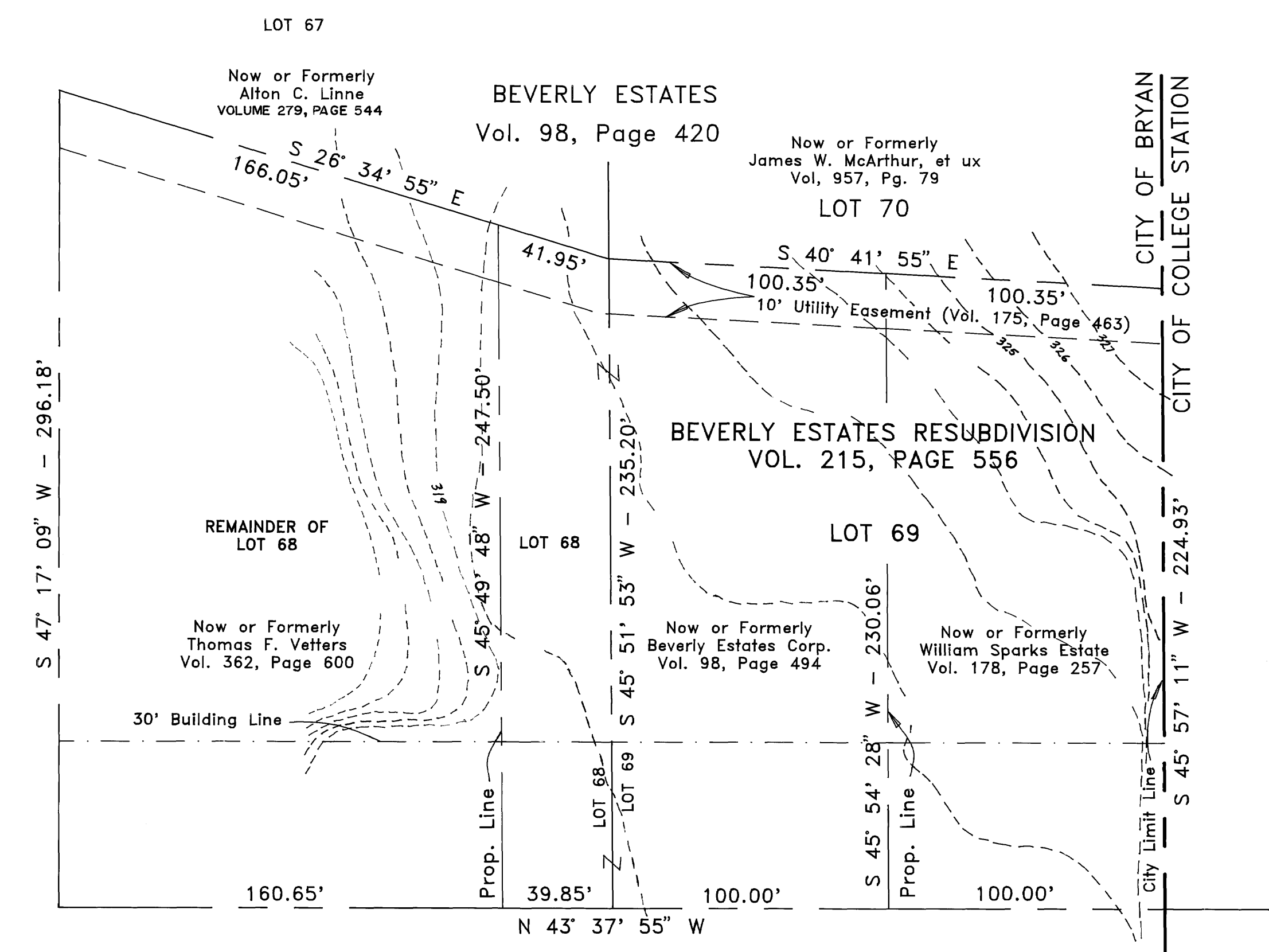
THENCE S 40° 41' 55" E - 200.70 feet with the common line between said Lots 69 and 70 to a 1/2" iron rod found for the common corner in the southeast line of said Beverly Estates Resubdivision.

THENCE S 45° 57' 11" W - 224.93 feet with said southeast line to the PLACE OF BEGINNING, and containing 1.278 acres of land.

BEVERLY ESTATES
VOL. 98, PAGE 420

LOT 70
NOW OR FORMERLY
JAMES W. McARTHUR, et ux
VOL. 957, PAGE 79

SCALE: 1" = 20'



Scale: 1" = 40'

NOTE: By Filing of this plat, the 30' Building Line depicted on the Resubdivision Plat of Beverly Estates (Vol. 215, Page 556) is hereby released.

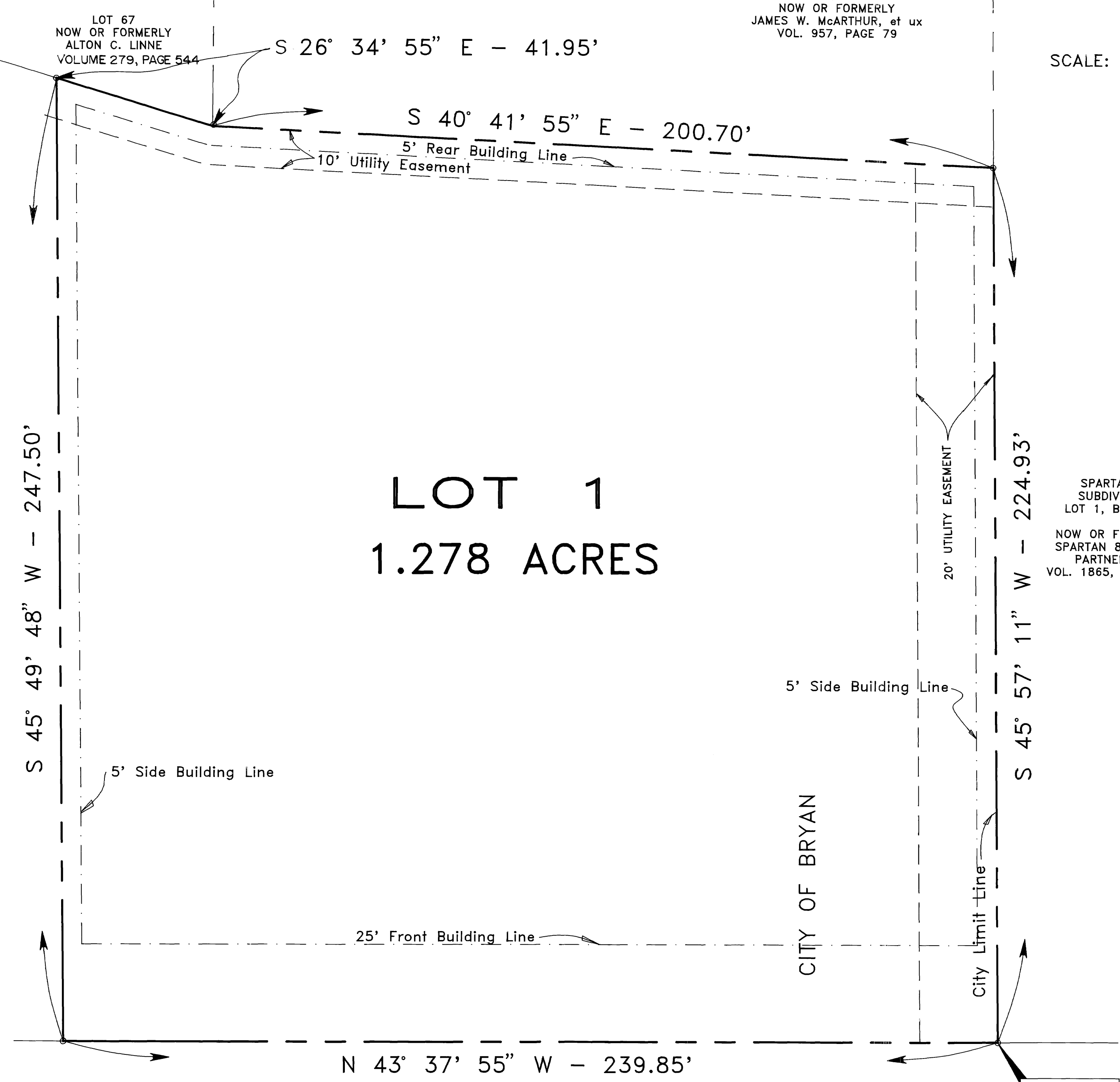
NOW OR FORMERLY
THOMAS F. VETTTERS
VOL. 362, PAGE 600
1.103 AC. TRACT

REMAINDER
OF
LOT 68

BEVERLY
ESTATES
Resubdivision
Vol. 215, Pg 556

NOTES:

1. This Tract does not lie within the 100 year flood plain as graphically depicted by FEMA-FIRM Community Panel No. 48041C0142C.
2. BASIS OF BEARING: Northwest Line of Spartan 8 Subdivision called N45°57'11"E.
3. Subdivision Monuments are 1/2" Iron Rods except as noted otherwise.



TEXAS AVENUE (100' R.O.W.)

RESUBDIVISION PLAT

OWNER'S ACKNOWLEDGEMENT AND DEDICATIONS AND NOTARY

STATE OF TEXAS
COUNTY OF BRAZOS

HERITAGE INN NUMBER I.
LIMITED PARTNERSHIP

I, (We, The) 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 Records of Brazos County in Volume Page, and designated herein as the THARALDSON SUBDIVISION in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Kenneth Scheel N/A
Owner Lienholder Approval

STATE OF NORTH DAKOTA
COUNTY OF CASS

Before me, the undersigned authority, on this day personally appeared *Kenneth Scheel* 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 of office this 17th day of February, 1994.

Craig A. Johnson
Notary Public in and for

APPROVAL BY 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.

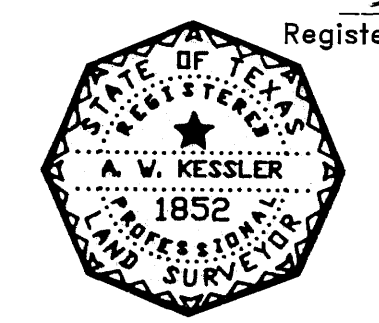
Chris [Signature]
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, *A.W. Kessler*, Registered Professional Land Surveyor No. 1852 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 and that the metes and bounds describing said subdivision will describe a closed geometric form.

A.W. Kessler
Registered Professional Land Surveyor



CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary Ann Ward, 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 Records of Brazos county in Volume 2452, Page 17.

Mary Ann Ward
County Clerk, Brazos County, Texas

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.

[Signature]
City Planner, Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION

I, ART KING, 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 25th day of FEBRUARY, 1994, by said Commission.

Art King
Chairman, City Planning Commission
Bryan, Texas

MUNICIPAL DEVELOPMENT GROUP
203 HOLLEMAN DRIVE EAST
COLLEGE STATION, TEXAS 77840
(409)693-5359
Engineering • Planning • Surveying

A FINAL PLAT OF
THARALDSON SUBDIVISION
1.278 ACRES
BEING A
REPLAT OF THE BEVERLY ESTATES RESUBDIVISION
Volume 245, Page 556
BRYAN, BRAZOS COUNTY, TEXAS

Prepared for:
THARALDSON DEVELOPMENT CO.
c/o JON McLAUGHLIN
1500 54TH STREET, S.W.
(701) 238-1167

Scale: AS NOTED
Date: FEBRUARY, 1994
Sheet:

MDG No. 000266-2403

55,5050