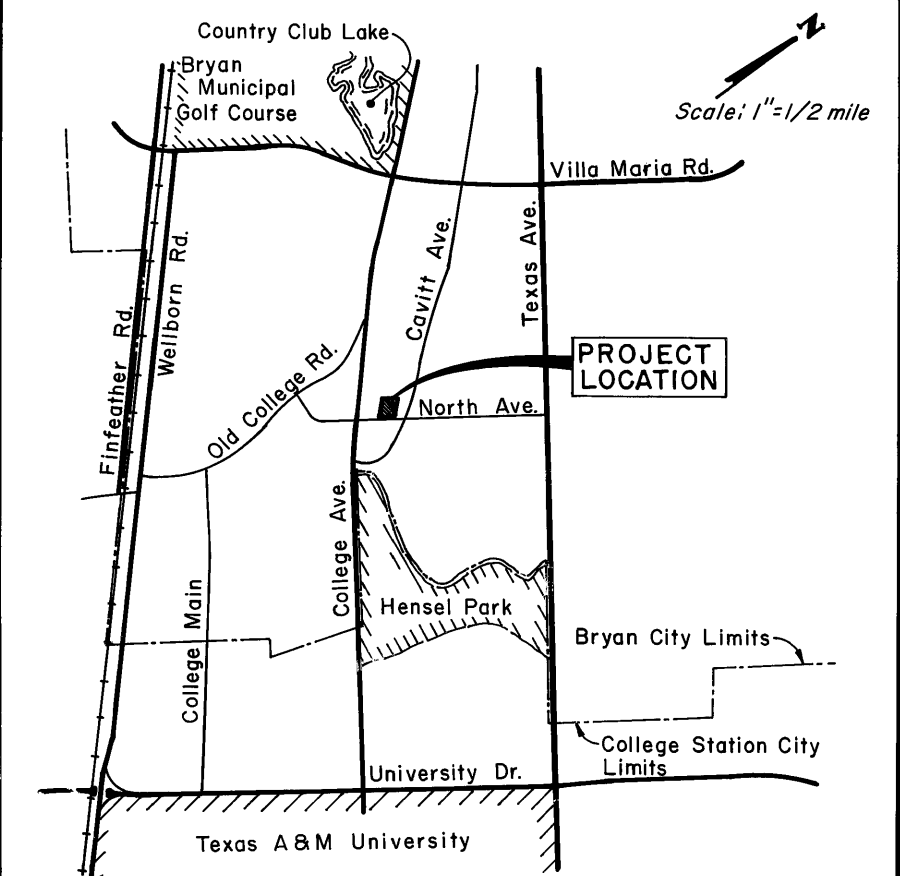
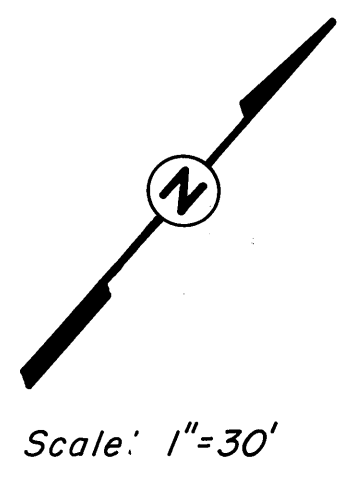


5/12/85 entered on Lumber



VICINITY MAP

FIELD NOTES  
1.6285 ACRE TRACT

Being all that certain tract or parcel of land, lying and being situated in the J. E. SCOTT LEAGUE, A-50 in Bryan, Brazos County, Texas and being two tracts of land conveyed to Mark E. Ferguson, et ux by Edward K. Lucas by deed recorded in Volume 405, Page 160; all of the tract of land conveyed to Mark E. Ferguson, et ux by George L. Derendinger by deed recorded in Volume 474, Page 546; all of that tract of land called 0.132 acres conveyed to Mark E. Ferguson and Marilyn Ferguson by A. A. Wilbanks and Peggy Pendergrass by deed recorded in Volume 576, Page 478; and being all of that tract of land called 0.474 acres conveyed to Mark E. Ferguson, et ux by Peggy W. Pendergrass by deed recorded in Volume 731, Page 844 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2-inch iron rod set in the northwest right-of-way line of North Avenue, said iron rod marking the most southeasterly corner of this tract and the most southwesterly corner of the Robert J. Hoegg, et ux tract as recorded in Volume 211, Page 181 of the Deed Records and from whence a 1/2-inch iron rod found at the south corner of Lot Five (5) of the KENNERLY SUBDIVISION recorded in Volume 150, Page 241 bears N 37° 00' 00" W at a distance of 179.07 feet;

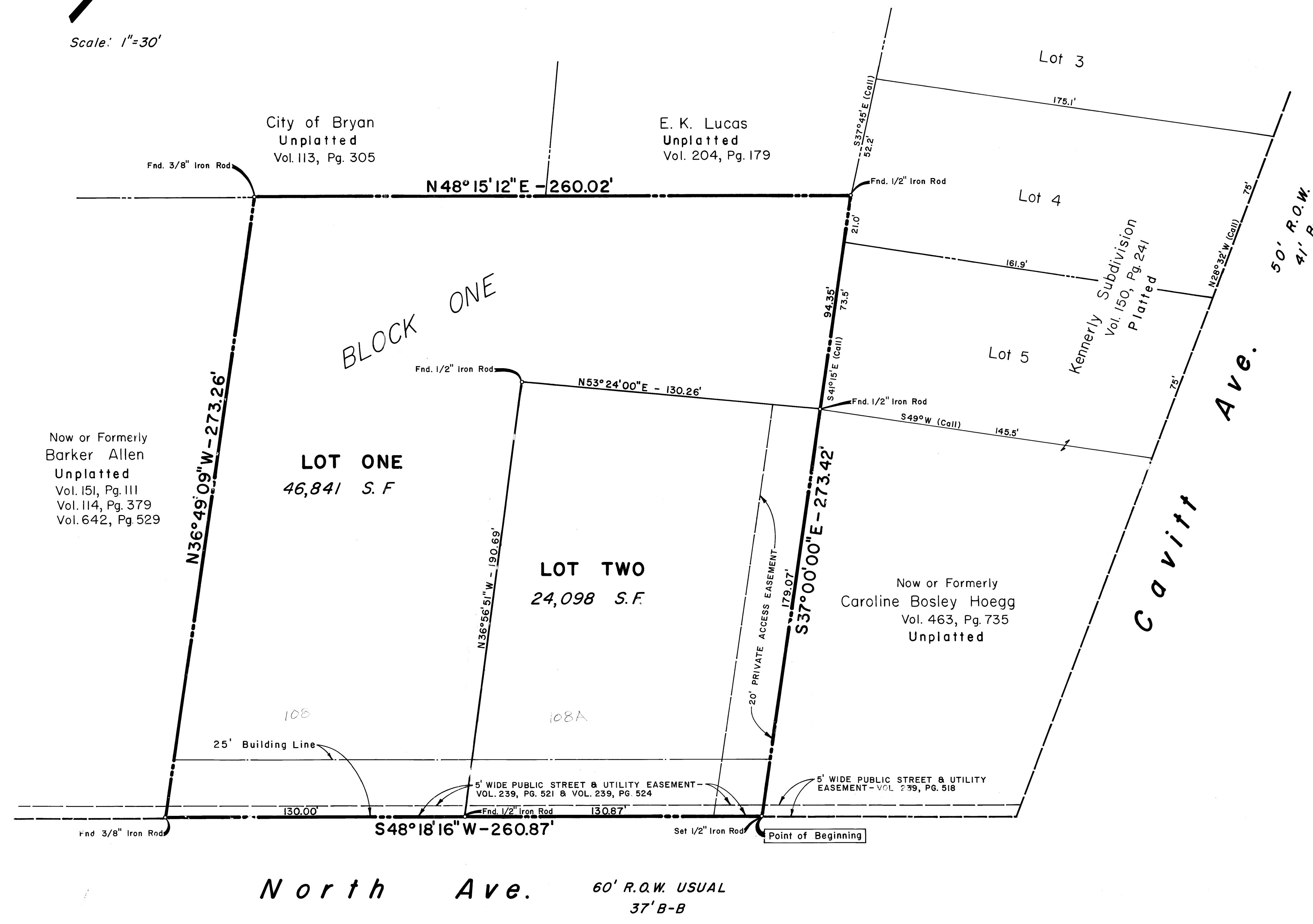
THENCE: S 48° 18' 16" W along the northwest right-of-way line of said North Avenue for a distance of 260.87 feet to a 3/8-inch iron rod found for corner, said iron rod also marking the most southerly corner of the beforementioned Derendinger Tract;

THENCE: N 36° 49' 09" W for a distance of 273.26 feet along the southwest line of the Derendinger tract to a 3/8-inch iron rod found at a fence corner for corner;

THENCE: N 48° 15' 12" E along the northwest lines of said Derendinger and Lucas tracts for a distance of 260.02 feet to a 1/2-inch iron rod found for corner, said iron rod also marking an angle point in the southwest line of the aforesaid KENNERLY ADDITION;

THENCE: S 37° 00' 00" E for a distance of 273.42 feet to the POINT OF BEGINNING and containing 1.6285 acres of land, more or less.

FILED  
1985 APR 11 PM 4:15  
Brazos County Clerk  
KAREN MURPHY  
324382



OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (We, The), Mark E. & Marilyn Ferguson, 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 (See Field Notes) Page and designated herein as The Garden District 1.6285 Ac. Tr. in 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.

Mark E. Ferguson  
Owner  
Marilyn Ferguson

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mark E. & Marilyn Ferguson 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 21<sup>st</sup> day of March, 1985.

Michael R. McClure  
Notary Public in and for Brazos County, Texas  
MICHAEL R. MCCLURE  
Printed Name  
My term expires: 5/27/86

CERTIFICATION OF THE SURVEYOR:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Public Surveyor No. 2859 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.

Michael R. McClure 2/20/85  
Registered Public Surveyor

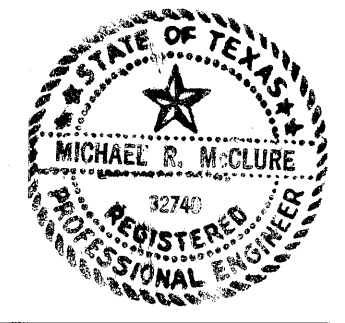


A CERTIFICATE BY THE ENGINEER:

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Engineer No. 32740 in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Michael R. McClure 2/20/85  
Registered Professional Engineer



CERTIFICATION BY THE DIRECTOR OF PLANNING

I, the undersigned, Director of Planning 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.

[Signature]  
Director of Planning  
Bryan, 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 21<sup>st</sup> day of February, 1985, and same was duly approved on the 7<sup>th</sup> day of March, 1985, by said Commission.

Hank McQuaide  
Chairman, City Planning Commission  
Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Frank Beerskee, 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 11 day of April, 1985, in the Deed Records of Brazos County in Volume 720, Page 747.

Frank Beerskee  
County Clerk, Brazos County, Texas