

SCALE: 1"=50'

- GENERAL NOTES:
1. Parking areas to be utilized as detention facilities for drainage control (see Preliminary Site Plan)
 2. 5' Sideyard Setback
 3. Land Use:
Lot 1 - Multi-family dwellings (25units/acre)
Lots 2 & 3 Commercial
 4. B/C denotes Back of Curb
 5. Acceleration/Deceleration lanes on East 29th Street to be detailed in the Final Plat Construction Plans
- BENCH MARK - Railroad spike located in a power pole 77 feet northeast of the southern most property corner Elevation 334.91

Place 29
Phase 1
370/857
(plotted)

FIELD NOTES

Being all that certain tract or parcel of land, lying and being situated in the JOHN AUSTIN LEAGUE, in Bryan, Brazos County, Texas, and being part of that 12.599 acre tract conveyed to Mrs. Louis Luza McDonough by Joe P. Luza, et-ux, by deed recorded in Volume 226, Page 477 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING: at an iron rod at the south corner of said 12.599 acre tract, and being in the West right-of-way line of Goessler Road;

THENCE: N 44° 43' 20" W - 511.93 feet to an iron rod for corner;

THENCE: N 45° 16' 15" E - 847.13 feet to an iron rod for corner, said iron rod also being in the South right-of-way line of East 29th Street;

THENCE: S 86° 00' 38" E - 362.61 feet along the South right-of-way line of East 29th Street to an iron rod for corner;

THENCE: S 45° 18' 05" E - 551.29 feet to an iron rod for corner;

THENCE: S 44° 41' 55" E - 240.00 feet to an iron rod for corner, said iron rod also being on the West right-of-way line of Goessler Road;

THENCE: S 45° 18' 05" W - 535.00 feet along the West right-of-way line of Goessler Road to the PLACE OF BEGINNING, and containing 8.989 acres of land, more or less, according to a survey made under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972 in July, 1982.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (we), **STANLEY P SMITH & ASSOCIATES**, Owner(s) and Developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 226, Page 477, and designated herein as the **GROVE - Phase One** Subdivision to 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.

Stanley P. Smith - Gen. Petrus
Owner

Lienholder Approval

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Stanley P. Smith*, 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 on this 13 day of September, 1982.

Donald D. Garrett
Notary Public, Brazos County, Texas

A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

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
Registered Professional Engineer

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor No. 2972, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey on the property made under my supervision of *Stanley P. Smith*.

Donald D. Garrett
Registered Public Surveyor

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, *Frank Bowski*, County Clerk in and for the said County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 29 day of June, 1982, in the Deed Records of Brazos County, Texas, Volume 590, Page 265.

Frank Bowski By Cheryl Thompson

CERTIFICATION BY THE DIRECTOR OF PLANNING

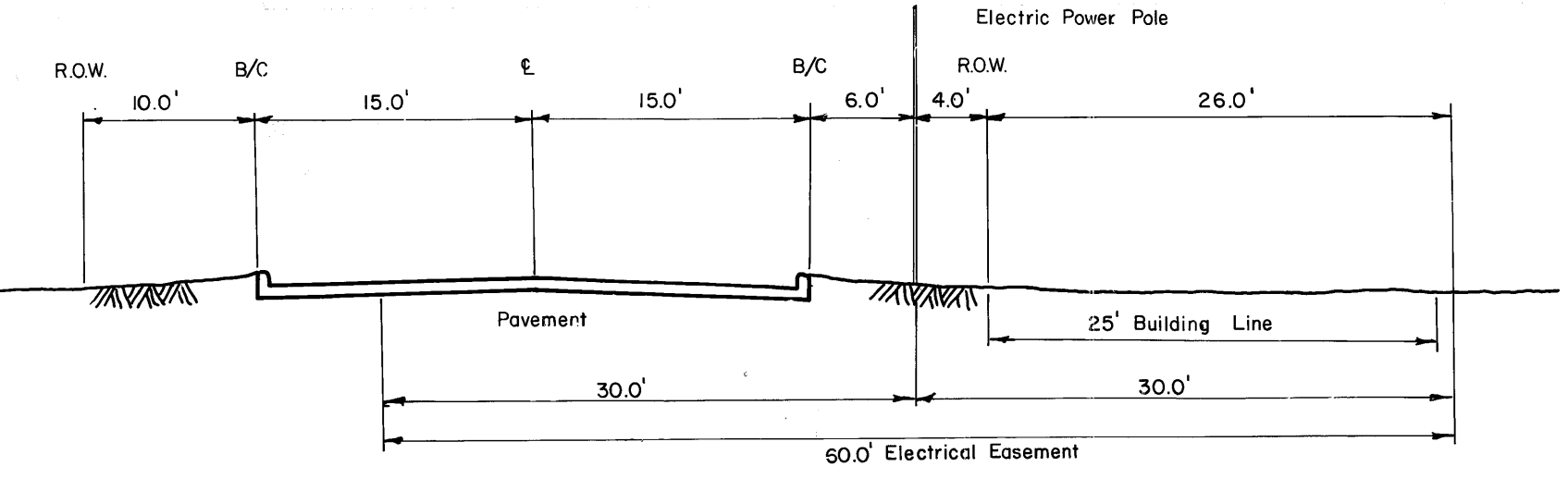
I, the Undersigned, Director of Planning of the City of Bryan hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in the Ordinance.

Donald D. Garrett
Director of Planning, Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION

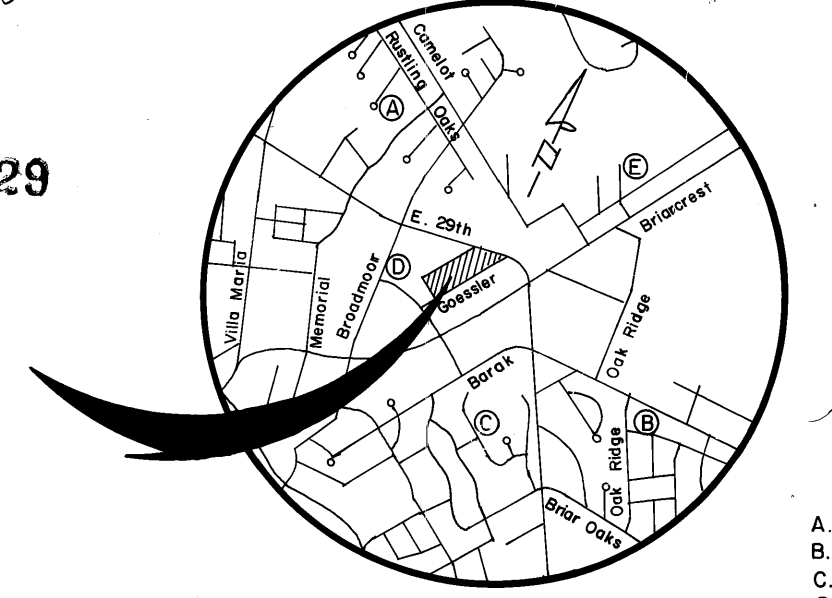
I, **ROGER JACKSON**, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 19th day of AUGUST, 1982, and same was duly approved on the 2nd day of SEPT., 1982, by said Commission.

Roger Jackson
Chairman, City Planning Commission
Bryan, Texas



on baseline
12/1/82 ud

268429



- A. Memorial Forest
- B. The Oaks Addition
- C. Enchanted Meadows
- D. Place 29
- E. Briarcrest

FINAL PLAT

THE GROVE
PHASE ONE
JOHN AUSTIN LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS

Scale: 1" = 50' 8.989 Acres August 1982

Owner & Developer: STANLEY P SMITH & ASSOC. 8400 McFac Expy #201 Austin, Texas 78759

Engineer of Surveyor: GARRETT ENGINEERING 1520 Cavitt Bryan, Texas 77805