

APPROVAL OF PLANNING COMMISSION

I, Steve Arden, Chairman of the Planning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly approved by the Commission on the 16 day of July, 1981.

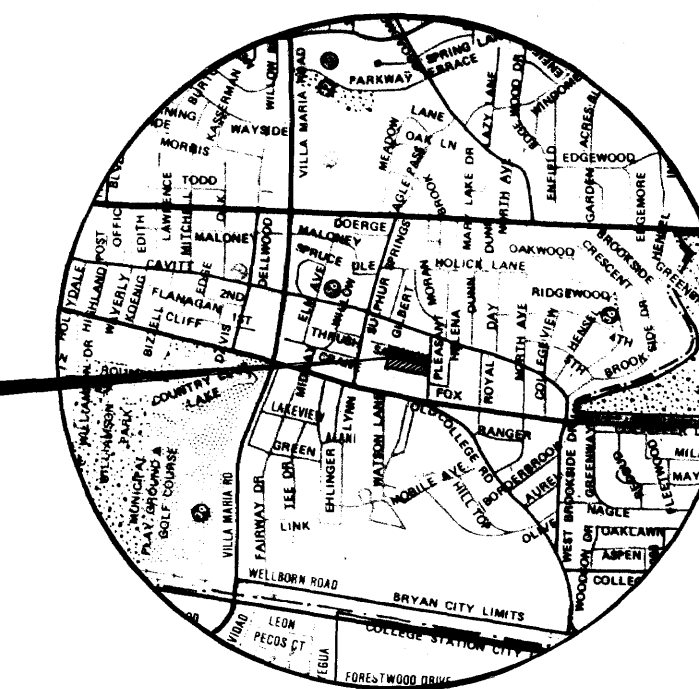
Steve Arden
CHAIRMAN

ATTEST:

SECRETARY

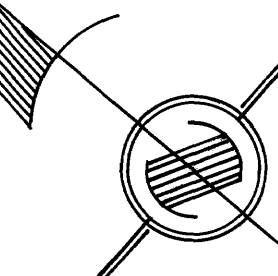
SANDRA DRIVE (50' R.O.W.)

TIMMON'S SUBDIVISION



VICINITY MAP

SCALE: 1" = 2000'



PLEASANT STREET (50' R.O.W.)

122.09' (UNPLATTED) N. 50° 02' 00" E.

105.75' S. 32° 52' 00" E.

3416
3416

74.00'

274.40'

3418

94.65'

LOT 1

25' BUILDING LINE

BLOCK 1

0.665 Acre Tract
J. E. Scott Survey, A-50
Bryan, Brazos County, Texas

LOT 2

LOT 3

0.665 ACRE TRACT

N. 57° 08' 00" E - 109.93'

N. 57° 08' 00" E - 100.77'

25' BUILDING LINE

S. 45° 32' 21" W.

88.66'

Field notes of a 0.665 acre (28,962 square feet) tract or parcel of land lying and being situated in the J. E. Scott Survey, Abstract No. 50, Bryan, Brazos County, Texas, said tract being part of the land described in two tracts to W. G. Barrow in Volume 192, Page 143, and Volume 192, Page 347, of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the iron rod found at the intersection of the southwesterly right-of-way line of Sandra Drive with the northwesterly right-of-way line of Pleasant Street, Bryan, Texas, said iron rod being the most easterly corner of the abovementioned W. G. Barrow tract;

THENCE S 45° 32' 21" W along the northwesterly right-of-way line of Pleasant Street, a distance of 88.66 feet to an iron rod found marking the southerly corner of the said W. G. Barrow tract;

THENCE N 39° 55' 21" W along the southwest line of said W. G. Barrow tract for a distance of 279.24 feet to an iron rod set for the west corner of this description;

THENCE N 50° 02' 00" E at a distance of 78.69 feet pass an iron rod set marking the interior ell corner of the beforementioned W. G. Barrow tract, continue on for a total distance of 122.09 feet to an iron rod set in the southwesterly right-of-way line of Sandra Drive, said iron rod being a north corner of said W. G. Barrow tract;

THENCE S 32° 52' 00" E along said southwesterly right-of-way line of Sandra Drive for a distance of 274.40 feet to the PLACE OF BEGINNING containing 0.665 acres (28,962 square feet) of land, more or less.

91.35'

N. 39° 55' 21" W.

74.56'

279.24'

113.33'

N/F CITADEL APARTMENTS

CERTIFICATE OF ENGINEER

NOTE: THREE FOURPLEX LOTS

FILED
At 10 O'clock AM
SEP 25 1981
FRANK BORISKIE
County Clerk, Brazos County, Bryan, Texas
By Henry M. ... Deputy
208109

FINAL PLAT

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

State of Texas I
County of Brazos I

I, Michael R. Lane, OWNER AND DEVELOPER of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County, Texas, in Volume 484, Page 166, and designated herein as the Timmon's Subdivision 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.

Michael R. Lane
Michael R. Lane, OWNER

CERTIFICATE OF THE COUNTY CLERK

State of Texas I
County of Brazos I

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 25 day of Sept., 1981.

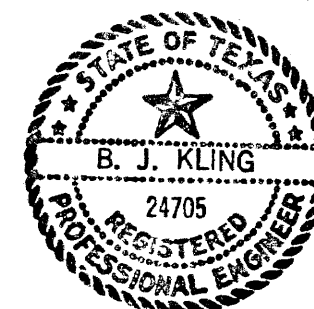
WITNESS my hand and official Seal, at my office in Bryan, Texas.

Frank Boriskie
Frank Boriskie, COUNTY CLERK
BRAZOS COUNTY, TEXAS

Frank Boriskie
FRANK BORISKIE, COUNTY CLERK
BRAZOS COUNTY, TEXAS

State of Texas I
County of Brazos I

I, B. J. Kling, Registered Professional Engineer, No. 24705, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.



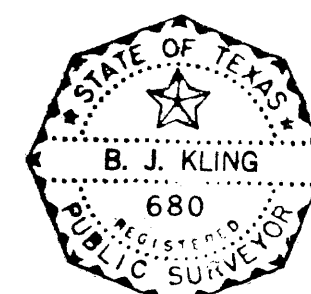
B. J. Kling
B. J. Kling, Registered Professional Engineer

NOTE: Minimum 5' sideline clearance.

CERTIFICATE OF SURVEYOR

State of Texas I
County of Brazos I

I, B. J. Kling, Registered Public Surveyor No. 680, 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.

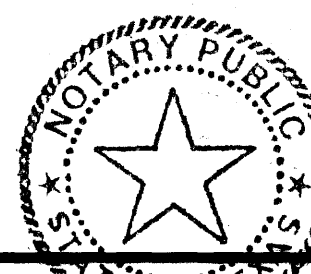


B. J. Kling
B. J. Kling, Registered Public Surveyor

State of Texas I
County of Brazos I

Before me, the undersigned authority, on this day personally appeared _____, 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 2nd day of July, 1981.



Janet Lee Richmond
Notary Public in/for Brazos County, Texas

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.

Helmut Nelson
Director of Planning
City of Bryan, Texas

TIMMON'S SUBDIVISION
J.E. SCOTT SURVEY A-50
BRYAN, BRAZOS COUNTY, TEXAS

OWNED & DEVELOPED BY:
Michael R. Lane
710 Edgemore
Bryan, Texas 77801

PREPARED BY: KLING ENGINEERING & SURVEYING
BRYAN, TEXAS

DATE: MAY, 1981

SCALE: 1" = 10'