

Field notes of a 0.921 acre tract or parcel of land lying and being situated in the S. F. Austin League No. 10, Bryan, Brazos County, Texas, and being part of the 23.591 acres tract described in the Deed recorded in Volume 234, Page 403 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a point marking the intersection of the northwest right-of-way of State Highway No. 21 and the northeast right-of-way of State Highway No. 6 East By-Pass, same point being the south corner of a 40,076 sq ft tract now or formerly owned by Bert Wheeler's Inc., said point marking the beginning point of a curve to the left having a central angle of 03°26'59" and a radius of 5,586.09 feet;

THENCE along said curve, same being the northwest right-of-way of State Highway No. 21 for an arc distance of 336.33 feet, the chord bears N 44°41'18" E, a distance of 336.28 feet to an iron rod for corner, said iron rod marking the beginning point of the herein described 0.921 acre tract;

THENCE N 49°06'17" W, for a distance of 200.00 feet to an iron rod set for corner;

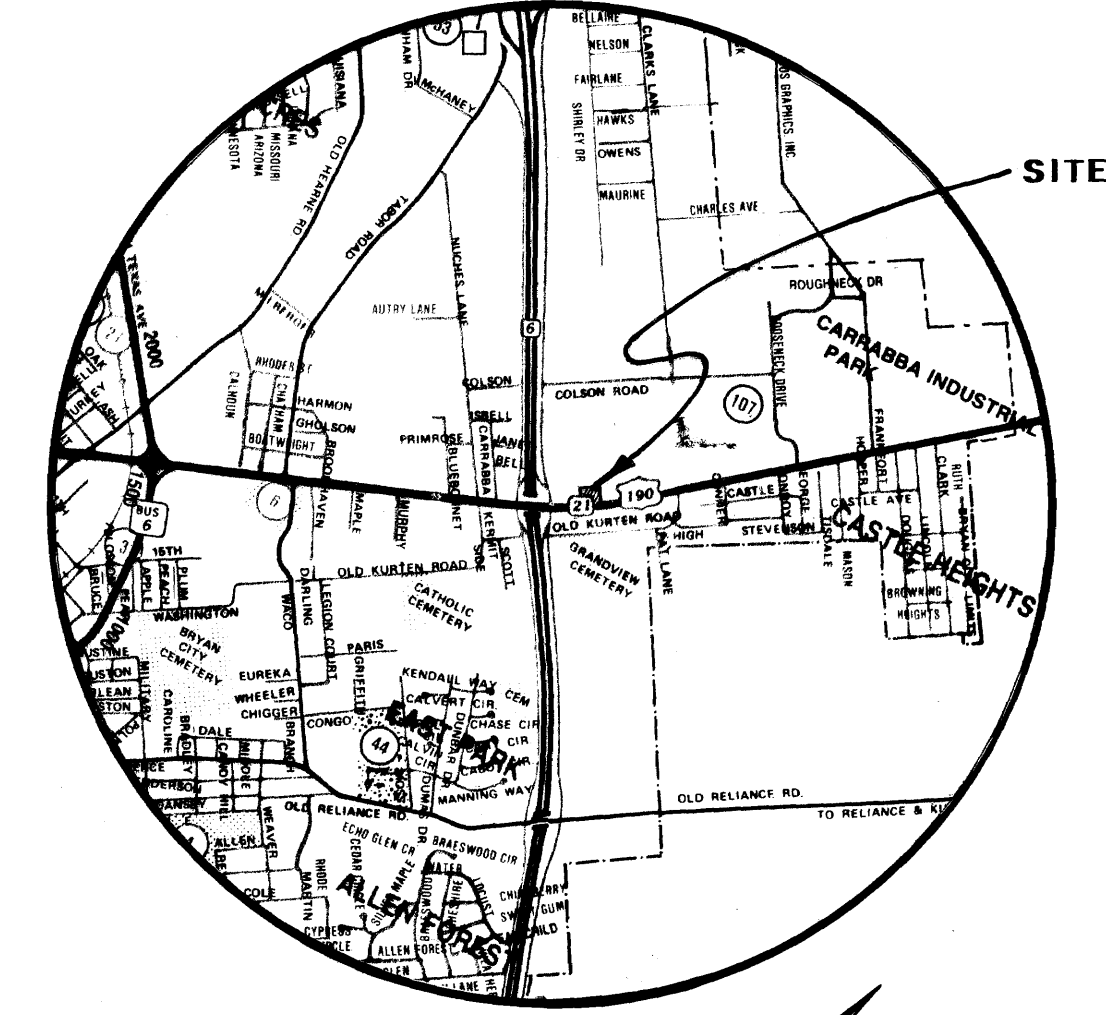
THENCE N 41°56'16" E, a distance of 200.00 feet to an iron rod set for corner;

THENCE S 49°06'17" E, for a distance of 200.00 feet to an iron rod set for corner, said iron rod also being located in the northwest right-of-way of State Highway No. 21, said iron rod also marking the beginning point of a curve to the right, having a central angle of 02°03'05" and a radius of 5,586.09 feet;

THENCE along said curve for an arc distance of 200.00 feet, the chord bears S 41°56'15" W, a distance of 199.99 feet to the PLACE OF BEGINNING containing 0.921 acre of land, more or less.

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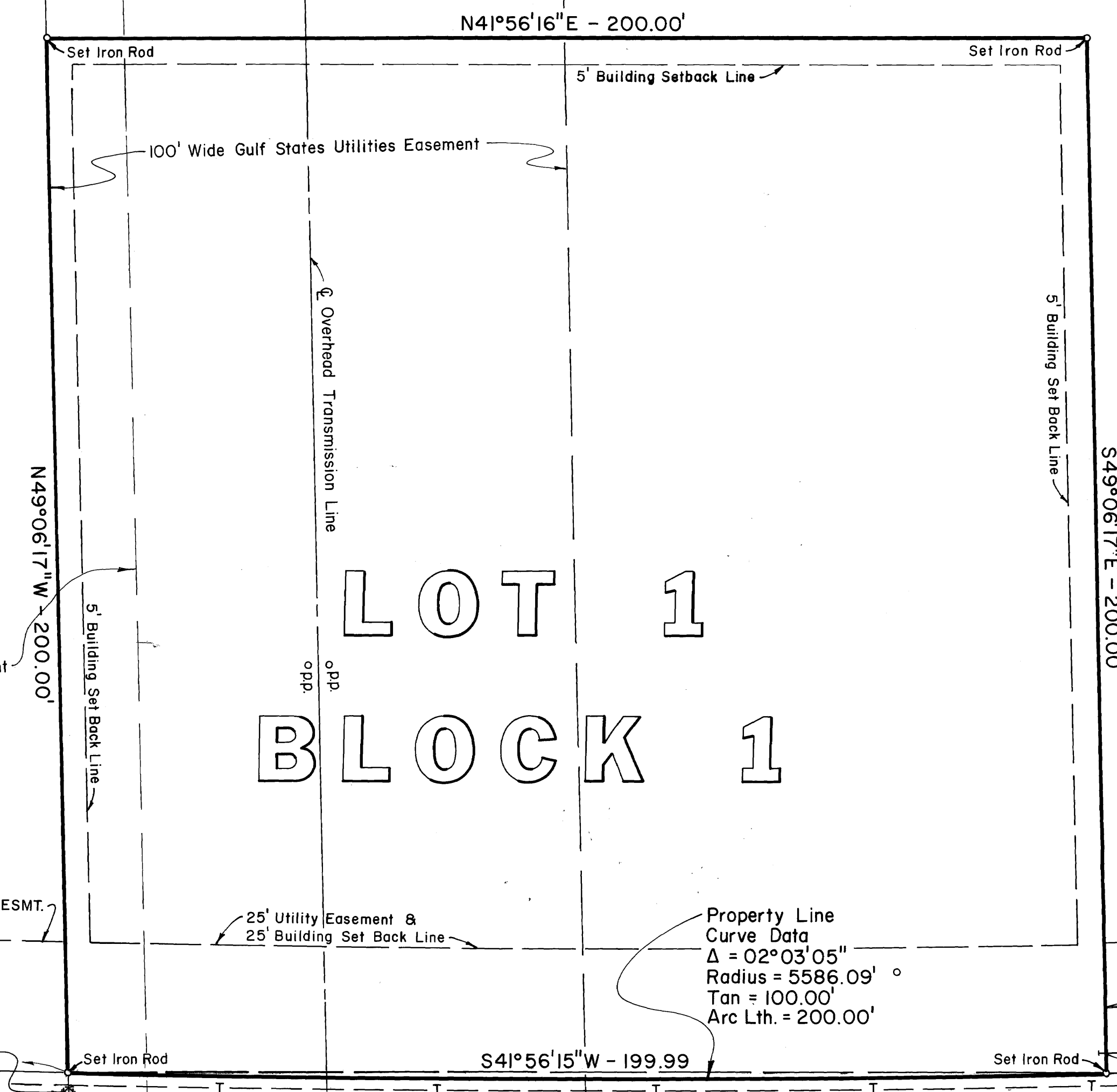
Frank D. Baridsee, COUNTY CLERK  
BRAZOS COUNTY, TEXAS  
Deputy



OWNER'S ACKNOWLEDGEMENT AND DEDICATION:  
STATE OF TEXAS  
COUNTY OF BRAZOS  
We, D. Mark and Cathy Conlee, Owners of the land shown on this plat, being the tract of land conveyed to us in the Official Records of Brazos County, in Volume 749, Page 1, and designated herein as the Trailite Plaza Phase II 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, easements and public places thereon shown for the purpose and consideration therein expressed.  
D. Mark Conlee  
Cathy Conlee  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared D. Mark and Cathy Conlee, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.  
Given under my hand and seal of office this 11th day of JANUARY, 1985.  
Kin Hubbard  
Notary Public in and for Brazos County, Texas

Now or Formerly  
TRAILITE, INC.  
V.234, P.403  
Not Platted



STATE HIGHWAY NO. 6 - EAST BY-PASS

Bench Mark: Top Fire Hydrant at the North Corner of the Intersection of S.H.No. 6 - East By-Pass & U.S. No. 190 ~ S.H.No. 21  
Elevation = 360.55

Property Line Curve Data  
Δ = 03°26'59"  
R = 5586.09  
Chord = N44°41'18" E - 336.28'  
L = 336.33'

CERTIFICATION BY SURVEYOR  
I, EDESEL JAY BURKHART, REGISTERED PUBLIC SURVEYOR NO. 2715, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.  
Edesel Jay Burkhart  
EJESSEL JAY BURKHART, R.P.S. NO. 2715

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS THE 15th DAY OF Nov, 1984  
NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATION BY ENGINEER  
I, EDESEL J. BURKHART, REGISTERED PROFESSIONAL ENGINEER NO. 7496, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.  
Edesel J. Burkhart  
EJESSEL J. BURKHART, R.P.E. NO. 7496

CERTIFICATION BY THE CITY PLANNER  
I, THE UNDERSIGNED, CITY PLANNER OF THE CITY OF BRYAN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN, TEXAS.  
Frank Baridsee  
CITY PLANNER, CITY OF BRYAN, TEXAS

CERTIFICATION BY THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Frank Baridsee, 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 11th DAY OF JANUARY, 1985, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 242, PAGE 24.  
Frank Baridsee  
COUNTY CLERK, BRAZOS COUNTY, TEXAS  
By: Kaycee Murphy, Deputy

APPROVAL OF THE PLANNING COMMISSION  
I, HANK M.C. QUARLES, 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 11th DAY OF NOVEMBER 1984, AND SAME WAS DULY APPROVED ON THE 15th DAY OF NOVEMBER 1984, BY SAID COMMISSION.  
Hank M.C. Quarles  
CHAIRMAN, CITY PLANNING COMMISSION, CITY OF BRYAN, TEXAS

U. S. HIGHWAY NO. 190 ~ STATE HIGHWAY NO. 21  
100 FT RIGHT - OF - WAY ~ TO FT. WIDE ASPHALT PAVEMENT

Curve Data  
Δ = 01°10'10"  
R = 5573.59'  
T = 56.88'

Property Line Curve Data  
Δ = 02°03'05"  
Radius = 5586.09'  
Tan = 100.00'  
Arc Lth. = 200.00'

Prop. 25' Public Utility Esmt.

Proposed 6" Sanitary Sewer Line

Existing 8" Water Line

Existing 6" Sanitary Sewer Line

Existing San Sewer Manhole R = 346.74

Existing Underground Telephone Cable

Existing Fire Hydrant

TRAILITE PLAZA  
PHASE II  
0.921 ACRE TRACT  
S. F. AUSTIN LEAGUE NO. 10, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

Owner:  
D. MARK and CATHY CONLEE  
Bryan, Texas

Land Use:  
Commercial

SCALE: 1" = 20'

JOB NO.: 384-047

NOVEMBER, 1984

FINAL PLAT

SPENCER J. BUCHANAN AND ASSOCIATES, INC.

CONSULTING ENGINEERS

BRYAN, TEXAS

on base