

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), EARL ROBINSON, known to me as 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 expressed 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.

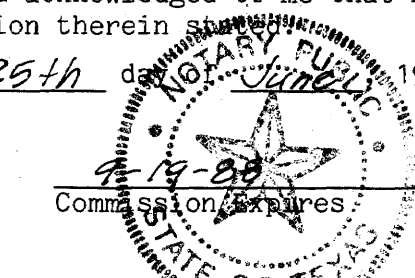
Earl Robinson
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared EARL ROBINSON, known to me as 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 expressed hereto.

GIVEN under my hand and seal on the 26th day of June, 1985.

Donald D. Garrett
Notary Public, Brazos County, Texas
DONALD D. GARRETT



A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Professional Engineer, No. 22750, in the State of Texas, hereby certify that proper engineering consideration has been given 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 the plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Donald D. Garrett
Registered Professional Engineer

CERTIFICATION BY THE COUNTY CLERK:

I, Frank Bereskie, 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 12 day of Sept, 1985, in the Deed Records of Brazos County, in Volume 829, page 545.

Frank Bereskie
County Clerk, Brazos County, Texas
By Raven Murphy, Deputy

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 this ordinance.

Director of Planning

APPROVAL OF THE PLANNING COMMISSION

I, Kevin M. Malar Jr., 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 23rd day of July, 1985, and same was duly approved on the 1st day of Aug, 1985 by said Commission.

Kevin M. Malar Jr.
Chairman, City Planning Commission
Bryan, Texas

LAND USE: 2 COMMERCIAL LOTS

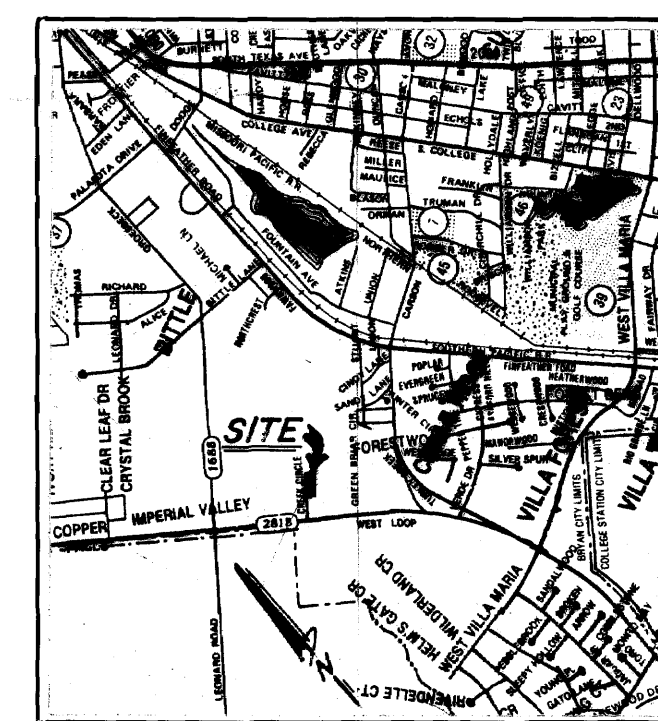
REPLAT

**LOT 3, BLOCK 1
TURKEY CREEK ADDITION
ZENO PHILLIPS LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS
1.39 ACRES**

SCALE: 1" = 30' JUNE 1985

OWNED & DEVELOPED BY:

EARL ROBINSON
Route 5, Box 1246
College Station, Texas
(409) 846-5413



VICINITY MAP
Scale: 1" = 3250'

NOTE: EXISTING UTILITIES HERE LOCATED FROM CITY DATA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. ANY DAMAGES TO EXISTING UTILITIES DUE TO NEGLIGENCE WILL BE PAID FOR AT THE CONTRACTOR'S EXPENSE.

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY THE CITY OF BRYAN ENGINEERING DIVISION FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION IN CITY OF BRYAN RIGHT-OF-WAY AND/OR PUBLIC UTILITY EASEMENT.

Scale: 1" = 30'

Unplatted
ZENO PHILLIPS (Tr. 193)
Lot 52, Block 17
Elmo Neal, Sr.
P.O. Box 926
Bryan, Tx. 77806
Vacant

Unplatted
ZENO PHILLIPS (Tr. 193.1)
Lot 52.1, Block 17
Texas A & M
Vacant

Unplatted
ZENO PHILLIPS (Tr. 193)
Lot 52, Block 17
Elmo Neal, Sr.
P.O. Box 926
Bryan, Tx. 77806
Vacant

Unplatted
ZENO PHILLIPS (Tr. 193.1)
Lot 52.1, Block 17
Texas A & M
Vacant

Unplatted
ZENO PHILLIPS (Tr. 210 & 202)
Lot 47 & 48, Block 17
Brazos County VFW
P.O. Box 3065
Bryan, Tx. 77805
Commercial

Platted Vol. 447/pg. 363
Lot 2, Block 1
Randy Rychik
708 S. Main
Bryan, Tx. 77803
Commercial

Unplatted
ZENO PHILLIPS (Tr. 210 & 202)
Lot 47 & 48, Block 17
Brazos County VFW
P.O. Box 3065
Bryan, Tx. 77805
Commercial

LOT 3A
BLOCK 1
0.975 ACRES
FF = 312'

Curve Data
A: Δ = 70°32'09"
R = 25.00'
T = 17.68'
L = 30.78'
Chd = N 79°41'05"E - 28.87'
B: Δ = 170°00'25"
R = 50.00'
T = 57.90'
L = 148.36'
Chd = N 29°56'46"E - 99.62'

Curve Data
A: Δ = 70°32'09"
R = 25.00'
T = 17.68'
L = 30.78'
Chd = N 79°41'05"E - 28.87'
B: Δ = 112°42'52"
R = 50.00'
T = 75.13'
L = 98.36'
Chd = N 58°35'32"E - 83.25'
C: Δ = 57°17'33"
R = 50.00'
T = 27.31'
L = 50.00'
Chd = N 26°24'41"W - 47.94'

LOT 3B
BLOCK 1
0.420 ACRES
FF = 312'

ORIGINAL PLAT

REVISED PLAT

FIELD NOTES

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being Lot 3, Block One, of the TURKEY CREEK ADDITION to the City of Bryan, according to a plat recorded in Volume 447, page 363 of the Deed Records of Brazos County, Texas being more particularly described as follows:

COMMENCING: at an iron rod at the southeast corner of Lot 4, Block One, TURKEY CREEK ADDITION, said iron rod also being a point on the north right-of-way line of F.M. Road 2818. N 41° 05' 44" E - 131.79 feet to the POINT OF BEGINNING;

THENCE: N 53° 02' 33" W - 198.81 feet to an iron rod on the east right-of-way line of Creak Circle;

THENCE: N 44° 24' 16" E - 7.46 feet along said right-of-way line to an iron rod for corner at a curve to the right;

THENCE: 30.78 feet around said curve to the right with a central angle of 70° 32' 09", a radius of 25.00 feet and whose chord bears N 79° 41' 05" E - 28.87 feet to a curve to the left;

THENCE: 148.36 feet around said curve to the left with a central angle of 170° 00' 25", a radius of 50.00 feet and whose chord bears N 29° 56' 46" E - 99.62 feet to an iron rod for corner;

THENCE: N 37° 22' 05" E - 170.30 feet to an iron rod for corner;

THENCE: S 65° 23' 24" E - 219.20 feet to an iron rod for corner;

THENCE: S 41° 05' 44" W - 345.55 feet to the POINT OF BEGINNING; and containing 1.39 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972, in June 1985.

ON LAMPHOUSE SIGN W/D

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