

OWNER'S ACKNOWLEDGEMENTS AND DEDICATION:

STATE OF TEXAS
COUNTY OF BRAZOS

We, Earl Robinson, Raymond Reppel, Joe N. Baggery Owners and Developers of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 435, Page 228, and designated herein as the Turkey Creek Addition 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.

Earl Robinson
Owner

Raymond Reppel
Owner

Joe N. Baggery
Owner

Samuel R. Nigh
Lien Holder Approval

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Earl Robinson, Raymond Reppel, Joe N. Baggery known to me to be the persons whose names are 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 20 day of February, 1980.

David Garrett
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Samuel R. Nigh 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 22 day of February, 1980.

David Garrett
Notary Public, Brazos County, Texas

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
Registered Professional Engineer

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Professional Engineer, No. 22790, 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 no division on the ground.

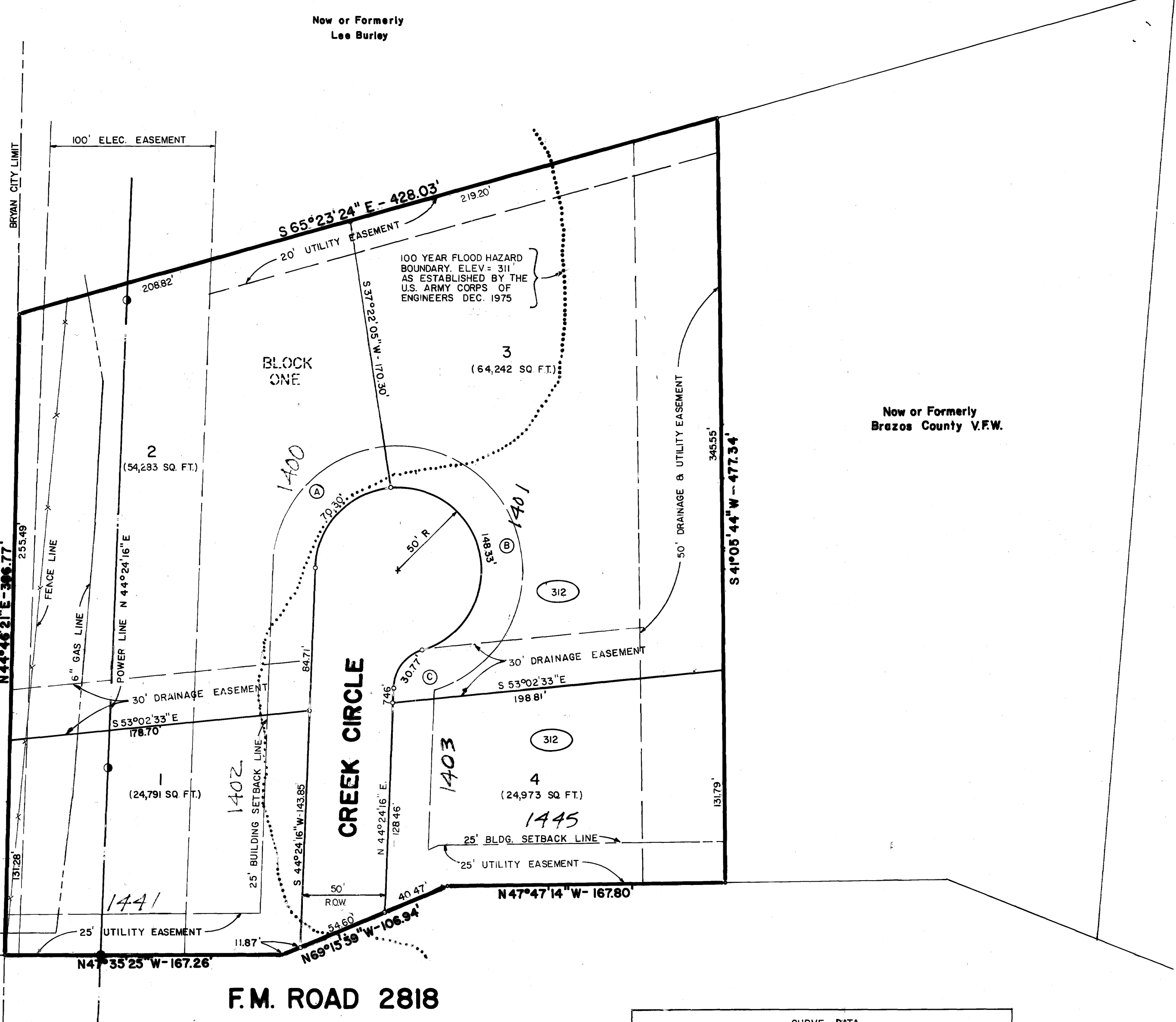
Donald D. Garrett
Registered Professional Surveyor

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boriskie, 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 11 day of March, 1980, in the Deed Records of Brazos County, Texas, Volume 447, Page 563.

Frank Boriskie
County Clerk, Brazos County, Texas



CURVE DATA

A	RADIUS	TANGENT	CHORD	LENGTH	
A	80°33'39"	50.00'	42.37	64.65	70.30
B	169°58'05"	50.00'	56.67	99.62	148.33
C	70°31'44"	25.00'	17.68	28.87	30.77'

FILED

At 3 O'clock P.M.

MAR 11 1980

FRANK BORISKIE
County Clerk, Brazos County, Bryan, Texas
By Theresa Ann Meyer, Deputy

176876
176576

312 - DENOTES MINIMUM SLAB ELEVATION 1.0 FOOT ABOVE FLOOD ELEVATION.
100 YEAR FLOOD HAZARD BOUNDARY ELEV. = 311' (AS ESTABLISHED BY THE U.S. ARMY CORPS OF ENGINEERS DEC. 1975)

BENCHMARK - CHISELED SQUARE ON TOP OF NORTH END OF WEST HEADWALL LOCATED AT THE INTERSECTION OF TURKEY CREEK AND STATE HIGHWAY 2818 (U.S. COAST AND GEODETIC 1929 MEAN SEA LEVEL DATUM) ELEVATION = 298.52

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.

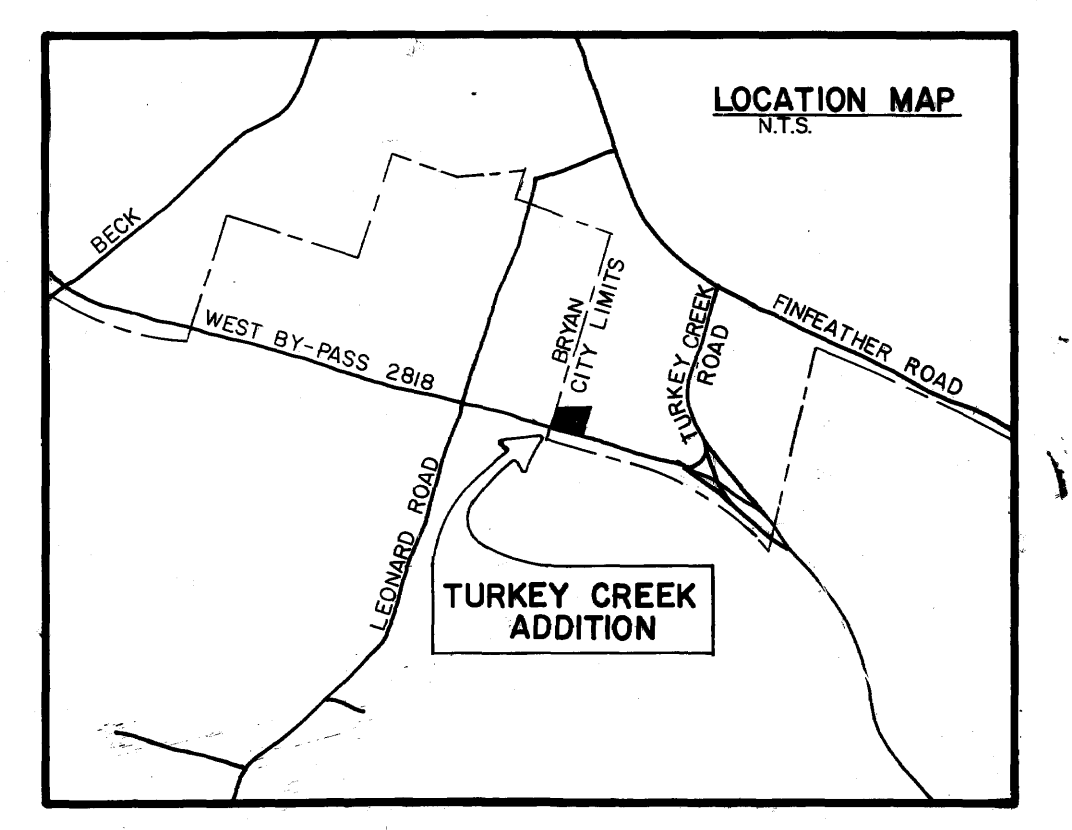
Hubert Nelson
Director of Planning, Bryan, Texas

APPROVAL OF THE PLANNING COMMISSION:

I, D.P. Williamson, 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 24 day of January, 1980 and same was duly approved on the 14 day of February, 1980 by said Commission.

D.P. Williamson
Chairman, City Planning Commission
Bryan, Texas

- GENERAL NOTES**
- MINIMUM SIDEYARD SETBACK IS FIVE (5) FEET.
 - WATER WILL BE FURNISHED BY A WELL SYSTEM. SEWERS WILL BE SEPTIC SYSTEMS UNTIL CITY SERVICES ARE AVAILABLE.



4 COMMERCIAL LOTS

FINAL PLAT

TURKEY CREEK ADDITION

4.170 ACRE TRACT
ZENO PHILLIPS LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 50'
NOVEMBER 1979

OWNER & DEVELOPER
BAGGERLY MECHANICAL
P.O. BOX 3488
BRYAN, TEXAS

ENGINEER & SURVEYOR
GARRETT-MCCLURE ENGINEERING
1520 A CAVITT AVENUE
P.O. BOX 4082
BRYAN, TEXAS