

VICINITY MAP

SCALE: 1" = 20'

NOTE: North Orientation from Plat recorded in 391/868

BENCHMARK - Elevation 359.59'

Location: Top of Fire Hydrant at the Northwest corner of Highway 21 & the East Frontage Road.

FILED

92 OCT 27 AM 8:36

Healy and Ward, CO. CLERK

BRAZOS COUNTY COURTHOUSE

BRYAN, TEXAS

Jason Tolmire

504329

EXISTING PLAT

FINAL PLAT

FINAL PLAT OF LOT 1, BLOCK 1 VALENTA SUBDIVISION

0.92 ACRES
 VOLUME 391, PAGE 868
 STEPHEN F AUSTIN LEAGUE ABSTRACT NO. 10
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 20'
 SEPTEMBER 1992

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner 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.

Ronald J. Ward
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Barbara J. Jansen
 City Engineer, Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Edward W. & Sue Ann Valenta, owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 391, Page 868, 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.

Edward W. & Sue Ann Valenta
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, 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 27 day of October, 1992, in the Deed / Official Records of Brazos County, Texas, in Volume 441, Page 22.

Mary Ann Ward
 County Clerk
 Brazos County, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

ART KING, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 24 day of October, 1992, and same was duly approved on the 27 day of OCTOBER, 1992 by said commission.

Art King
 Chairman of the Planning & Zoning Commission
 Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Edward W. & Sue Ann Valenta, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 27th day of October, 1992.

Donald D. Garrett
 Public, State of Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett
 Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

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
 Donald D. Garrett, P.E. No. 22790

Field Notes
 0.92 Acres

Being all of that certain tract or parcel of land, lying and being situated in the STEPHEN F. AUSTIN LEAGUE, NO. 10, Bryan, Brazos County, Texas and being all of that 0.92 acre tract of land conveyed to Bert Wheeler's, Inc. by Exxon Corp. by deed recorded in Volume 391 page 868, Deed Records of Brazos County, Texas and being described as follows:

BEGINNING; at an iron rod found at the south corner of said 0.92 acre tract, same being the intersection of the northeast right-of-way line of State Hwy. 6 East By-Pass and the northwest right-of-way line of State Hwy. 21;

THENCE: N 41°56'41" W - 200.62 feet along said State Hwy. 6 East By-Pass line to an iron rod found for corner;

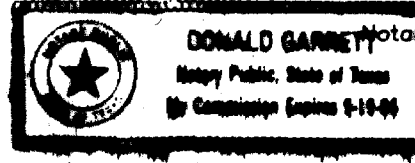
THENCE: N 45°24'04" E - 200.00 feet to an iron rod set for corner;

THENCE: S 41°54'41" E 200.00 feet to an iron rod found for corner in said State Hwy. 21 line;

THENCE: in a westerly direction with said State Hwy. 21 line along a curve to the right with a central angle of 2°03'05", a radius of 5586.09 feet and whose chord bears S 45°13'18" W - 199.91 feet to the PLACE OF BEGINNING; and containing 0.92 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on April 23, 1990.

OWNER: Edward W. & Sue Ann Valenta
 2907 Highway 21 East
 Bryan, Texas 77802
 Phone: 822-6633

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77802
 Phone: 822-6633



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