

designated herein as Walter A. Etie, Jr. 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

STATE OF TEXAS **COUNTY OF BRAZOS** 

Before me, the undersigned authority, on this day personally appeared Walter A. Etie, Jr., 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

Given under my hand and seal of office this day of april, 19<u>94</u>.

Mary Public in and for the State & Notary Public States Thornton

under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Registered Professional Land Surveyor Capie 8, 1994

CERTIFICATION BY THE ENGINEER

STATE OF TEXAS COUNTY OF BRAZOS

New Commission Carrier 10-05-1997 13 - 1501.500 Entlactor (1) 00000000

I, John O. Page, Jr., Registered Professional Engineer No. 33679 in the State of Texas, hereby certify that proper engineering consideration been given this plat.

APPROVAL OF THE CITY ENGINEER

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

STATE OF TEXAS **COUNTY OF BRAZOS** 

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 <u>25</u> day of <u>April</u> \_\_\_\_\_\_, 19<u>94</u>, in the Official Public Records of Brazos County in Volume 2092, Page 140.

of APRIL 1994 by aid Commission.

Mary ann Ward by Darbara

County/Clerk, Brazos County/ Johnson, Deputy Clerk

Field notes of a 5.63 acre tract, lot, or parcel of land lying and being situated in the Zeno Phillips League, A-45, in the City of Bryan, Brazos County, Texas, and being part of the land described in the Deed from Lee Smith and wife Lydia Smith to Milam Frank Thurmond, Jr. and Vance Investment Company dated May 28, 1960 and recorded in Volume 205, Page 306, of the Deed Records of said County, and also being part of that certain 20.00 acre tract described in the Release from William G. Adkins, Trustee, to Ramiro Galindo, Inc. dated December 8, 1981 and recorded in Volume 116, Page 541, of the Release Records of said County, and also being all of the tract described in the Deed of Trust from Michael K. Davis, Trustee, to Steve Johnson, Trustee, dated May 24, 1984, and recorded in Volume 685, Page 661, of the Official Records of said County, and being more particularly described as follows: and being more particularly described as follows: BEGINNING at a precast concrete right-of-way marker found on the southwest right-of-way line of Farm Road 2818, the east corner of said 20.00 SITE LOCATION acre tract bears \$ 35° 49' 00" E, 120.97 feet;

> THENCE along said right-of-way line, \$ 35° 49′ 00" E, 120.97 feet to a concrete monument set on said line at the north corner of the tract described in the Deed from William G. Adkins to Ornametal Castings, Inc. dated October 9, 1980 and recorded in Volume 466, Page 259, of said Deed Records, which is also the east corner of said 20.00 acre tract;

SURVEY FOR

WALTER A. ETIE, JR.

5.63 ACRES TRACT ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS

THENCE along the common line of said 20.00 acre tract and said Ornametal Castings, Inc. tract, S 54° 11′ 00" W, 628.27 feet to a concrete monument set at the west corner of said Ornametal Castings, Inc. tract, which is also a corner of said 20.00 acre tract;

THENCE along southern lines of said 20.00 acre tract as follows:

N 35° 49' 00" W, 110.70 feet to an iron rod found (and set in concrete for this survey) at a corner of said 20.00 acre tract, which is also the north corner of the tract described in the Deed from Frank Thurmond, et al, to W.A. Haveron and wife Frances Haveron dated June 16, 1972 and recorded in Volume 305, Page 166 of said Deed Records, and

N 86° 37′ 22" W, 32.35 feet to a concrete monument set for corner;

THENCE through said 20.00 acre tract, N 12° 34′ 18" E, 751.29 feet to a concrete monument set on said right-of-way line;

THENCE along said right-of-way line, \$ 46° 01' 10" E, 517.28 feet to the PLACE OF BEGINNING and containing 5.63 acres of land more or less.

The basis of bearings for this description is FM 2818 in front of this tract bearing S 46° 01′ 10" E.

## FINAL PLAT

OF

WALTER A. ETIE, JR. SUBDIVISION BLOCK 1 5.63 ACRES TRACT

ZENO PHILLIPS SURVEY, A-45 BRYAN, BRAZOS COUNTY, TEXAS

PROJ. NO. 940583 MARCH 1994 DWG. NO. A-923

BUCHANAN/SOIL MECHANICS, INC. CIVIL & GEOTECHNICAL ENGINEERING MATERIALS \* BORINGS \* SURVEYING 206 N. SIMS ST. BRYAN, TEXAS 77803 P. O. BOX 672 BRYAN, TEXAS 77806 (409) 822—3767