

**FIELD NOTES
RIGHT-OF-WAY DEDICATION**

Being all of that certain tract or parcel of land containing 0.033 acres, lying and being situated in Bryan, Brazos County, Texas, and being a part of lots 39 and 40 of the C.M. EVANS SUBDIVISION to the City of Bryan, Texas, according to a plat recorded in volume 38, page 588 of the Deed Records of Brazos County, Texas, and being more particularly described as follows;

BEGINNING; at an iron rod at the West corner of said 0.033 acre tract, same being the North corner of Lot 39, C.M. EVANS SUBDIVISION;

THENCE: N 46°23'00" E - 14.89 feet to a point on the Northwest Right-of-way line of South College Avenue for the North corner of said tract;

THENCE: S 29°10'55" E - along said Northwest Right-of-way line 100.00 feet to a point for the East corner;

THENCE: S 46°23'00" W - 14.89 feet to a point for the South corner of said tract located on the Northwest right-of-way line of South College Avenue;

THENCE: N 29°10'55" W - 100.00 feet to the PLACE OF BEGINNING; and containing 0.033 acres of land, more or less, according to a survey made under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972 in February 1984.

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The), Gary Carpenter ~ International Equities owner(s) and developer(s) of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, volume 38, Page 588, and designated herein as the R.O.W. Dedication Along College Ave. Subdivision 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.

Gary E. Carpenter
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Gary E. Carpenter, 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 16th day of FEBRUARY, 1984.

Donald D. Garrett
Notary Public, Brazos County, Texas

A CERTIFICATE BY Donald D. Garrett ENGINEER OF

I, Donald D. Garrett, Registered Professional Engineer, No. 22790, 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 Donald D. Garrett ENGINEER

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 Public Surveyor

LOT 3, BLOCK TWO
WILLIAMSON RESUBDIVISION
OWNER: INTERNATIONAL EQUITIES
648 / 243

TOP = 320.74
E 6" IN = 314.99
E 6" IN = 315.56
E 8" OUT = 314.94

CERTIFICATION BY THE COUNTY CLERK:

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Benishie, 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 20th day of March, 1984, in the Deed Records of Brazos County, in Volume 469 Page 653.

Mary Ann Webb
County Clerk, Brazos County, Texas.

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.

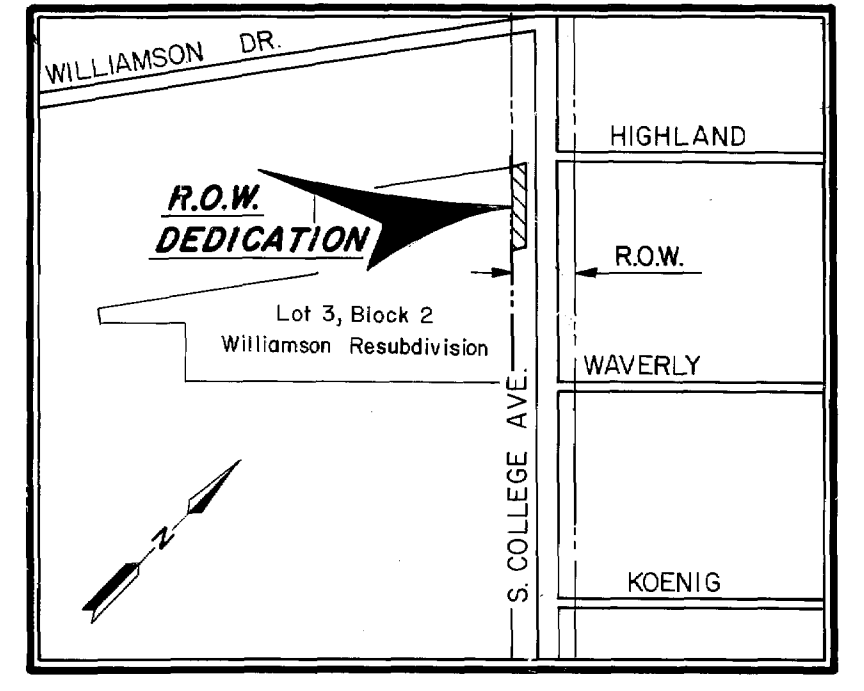
Robert J. Bennett
Director of Planning

APPROVAL OF THE PLANNING COMMISSION

I, HANK McQUAIDE, 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 16th day of FEBRUARY, 1984 and same was duly approved on the 15th day of MARCH, 1984 by said Commission.

Hank McQuaide
Chairman, City Planning Commission
Bryan, Texas.

NOTE: EXISTING UTILITIES WERE 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.



LOCATION MAP
N.T.S.

LAND USE: CITY OF BRYAN STREET R.O.W.

FINAL PLAT

**0.033 ACRES
R.O.W. DEDICATION
SOUTH COLLEGE AVENUE
BETWEEN HIGHLAND STREET AND
WAVERLY STREET
ADJOINING LOT 3, BLOCK 2 OF
WILLIAMSON RESUBDIVISION**

BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 10'
FEBRUARY, 1984
OWNER: INTERNATIONAL EQUITIES, 1860 GREENFIELD PLAZA
BRYAN, TX. 77801

GARRETT ENGINEERING
CONSULTING ENGINEERING & LAND SURVEYING
P.O. BOX 4085 - BRYAN, TEXAS 77801

FILED
MAR 20 1984
Donald D. Garrett