

FIELD NOTES
0.115 Acres

Being all that certain tract of land being situated in a tract commonly referred to as W.J. Bryan's Second Addition, (unrecorded) in the City of Bryan, Brazos County, Texas according to map on file in Brazos County Appraisal District in Bryan, Texas, and being the same lot of land conveyed to Ed Griffin, et ux, Adlee, by deed from J.W. Batts, et ux, dated October 6, 1910 and recorded in Volume 35, Page 67 Deed Records of Brazos County, Texas and being more fully described as follows:

BEGINNING at a 1/2" iron rod set in SW Right-of-Way line of Martin Luther King Jr. Street marking the E corner of a lot of land conveyed to Mrs. Mary M. Batts by deed recorded in Volume 32, Page 459, Deed Records of Brazos County, Texas;

THENCE, S 45 degrees 04' 44" W, 100.15' to a 1/2" iron rod set for corner;

THENCE, N 45 degrees 00' 00" W, 50.00' to a 1/2" iron rod set for corner;

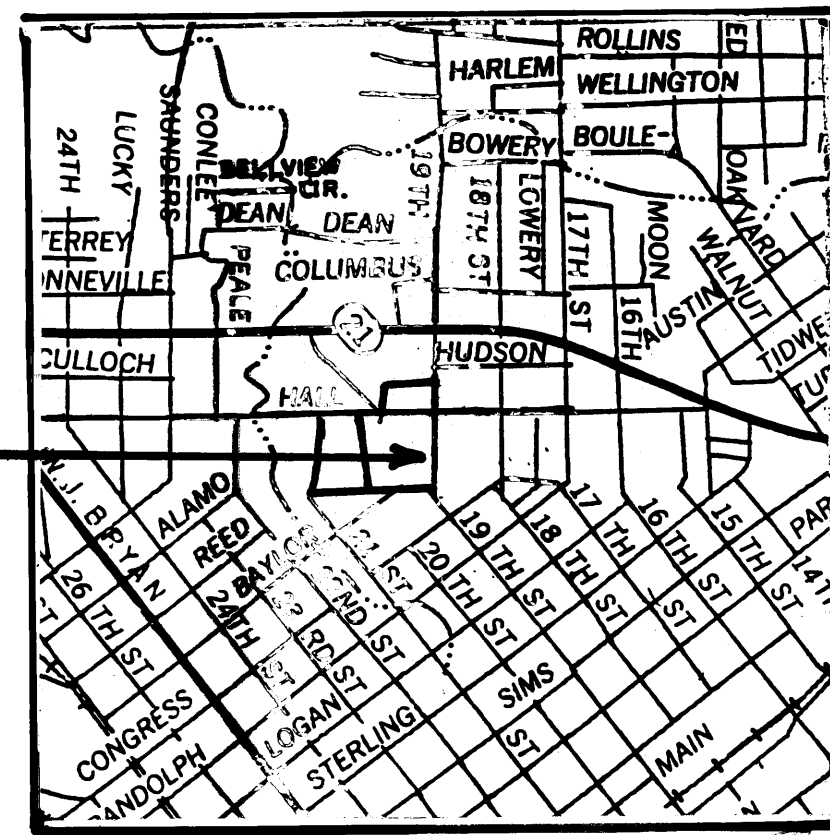
THENCE, N 45 degrees 04' 44" E, 100.15' to an "x" chisled in concrete in SW ROW line of Martin Luther King Jr Street for corner;

THENCE, S 45 degrees 00' 00" E, 50.00' along SW ROW line of Martin Luther King Jr Street to the POINT OF BEGINNING and containing 0.115 acres of land, more or less.

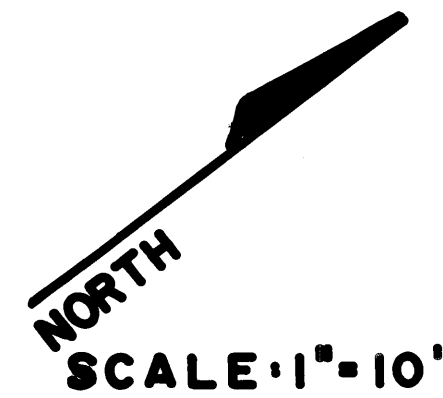
Surveyed By:

Denson W. Henry
Reg. Prof. Land Surveyor #3293
September 15, 1995

PROJECT LOCATION

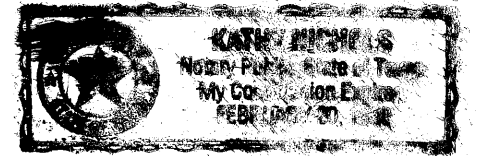


VICINITY MAP



STATE OF TEXAS
COUNTY OF BRAZOS

I, (WE, THE) WILLIE H. PRUITT
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 OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 456, PAGE 397, AND DESIGNATED HEREIN AS THE WILLIE H. PRUITT 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 EXPRESSED



Willie H. Pruitt
OWNER

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.

Mark L. Smith
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF PLANNING & ZONING COMMISSION

I, Mark L. Smith, 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 2nd DAY OF May, 1996 AND SAME WAS DULY APPROVED ON THE 27th DAY OF June, 1996 BY SAID COMMISSION.

Mark L. Smith
CHAIRMAN OF THE PLANNING & ZONING COMMISSION
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.

Bruce Kau
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

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 3 DAY OF May, 1996 IN THE DEED / OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 4635, PAGE 11.

Mary Ann Ward by Barbara Johnson
COUNTY CLERK
BRAZOS COUNTY, TEXAS
Deputy Clerk

CERTIFICATE OF SURVEYOR

I, DENSON W. HENRY REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3293, 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.

Denson W. Henry
DENSON W. HENRY, R.P.L.S. NO. 3293

CERTIFICATE OF THE ENGINEER

I, DENSON W. HENRY, REGISTERED PROFESSIONAL ENGINEER NO. 35580, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

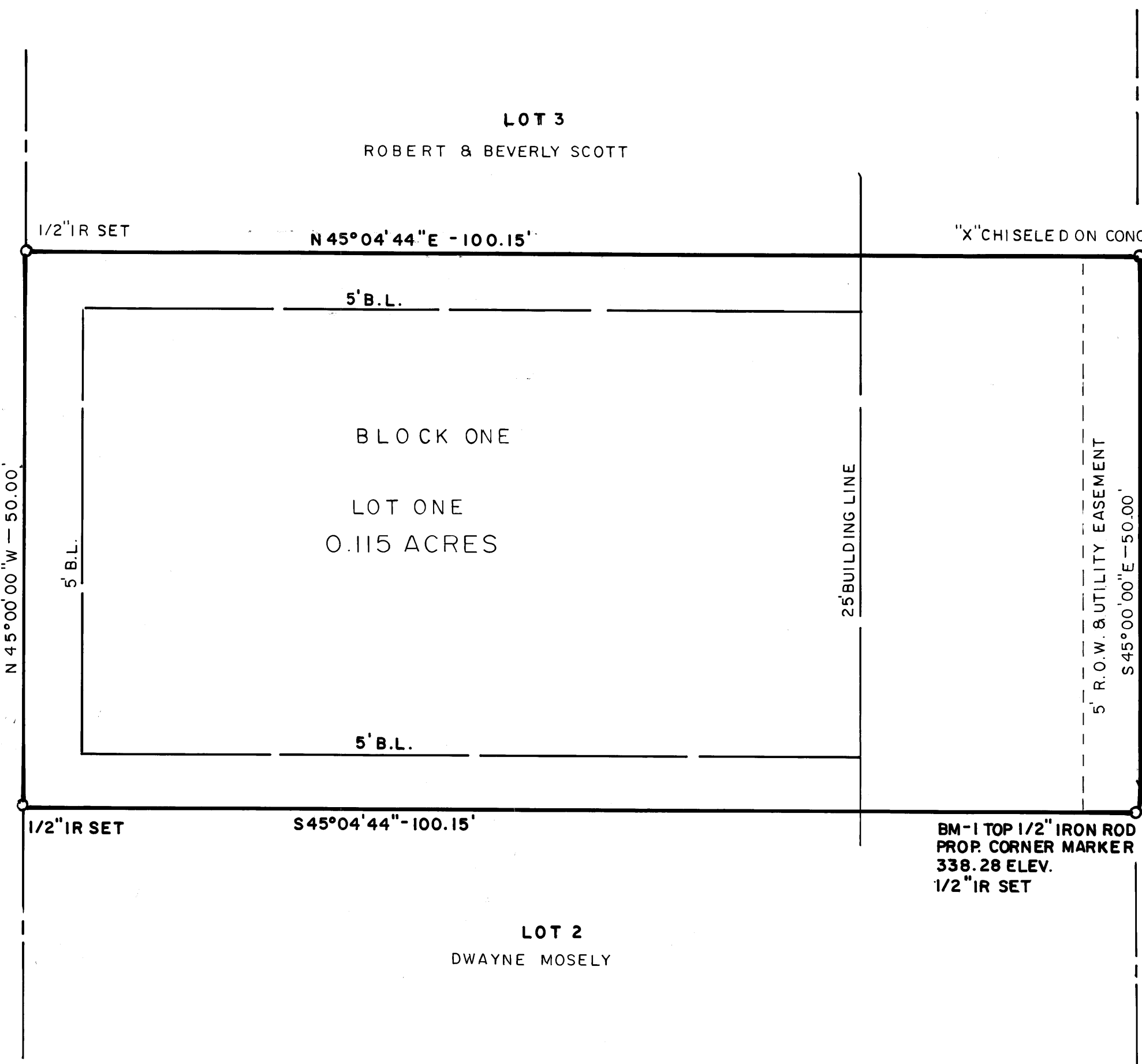
Denson W. Henry
DENSON W. HENRY, P.E. NO. 35580

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Willie H. Pruitt, 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 21 DAY OF May, 1996

Kathy Nichols
NOTARY PUBLIC, STATE OF TEXAS



WEST MARTIN LUTHER KING JR. ST.
50'-R.O.W. 40' CONC. STREET

PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL

F.E.M.A.
Community Panel
48041 CO 133 C
Effective Date
July 2, 1992

This property is not in a 100 year floodplain as established by F.E.M.A.

on land use wd 6/6/96

FINAL PLAT
OF
LOT 1, BLOCK 1
WILLIE H. PRUITT SUBDIVISION
STEPHEN F. AUSTIN LEAGUE
NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 10' MAY 1996

OWNER / DEVELOPER
WILLIE H. PRUITT
804 WACO
BRYAN, TEXAS (409) 822-0469

PREPARED BY:
DENSON W. HENRY
2308 YOSEMITE DR.
BRYAN, TEXAS (409) 778 - 2572

608880

FILED

96 JUL -3 PM 1:29

Denson W. Henry, CO. CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
BY Denson W. Henry
DEPUTY