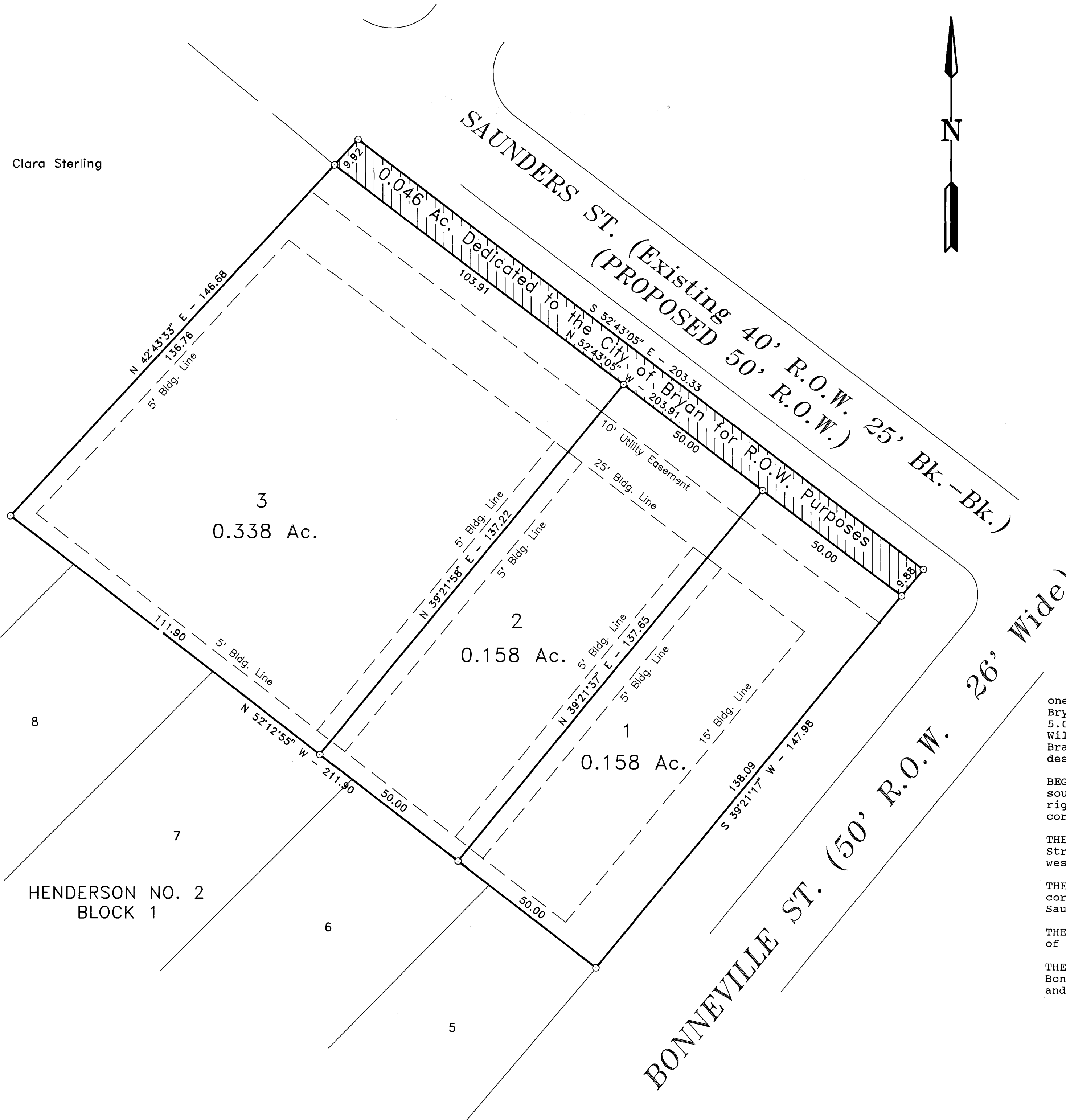


on base 4/19/99



PROJECT LOCATION



VICINITY MAP

Clara Sterling

13

8

7

6

5

3  
0.338 Ac.

2  
0.158 Ac.

1  
0.158 Ac.

HENDERSON NO. 2  
BLOCK 1

SAUNDERS ST. (Existing 40' R.O.W. 25' Bk.-Bk.)  
(PROPOSED 50' R.O.W.)

BONNEVILLE ST. (50' R.O.W. 26' Wide)

FIELD NOTES  
0.046 Acre  
DEDICATED TO CITY FOR R.O.W.

All the certain lot, tract or parcel of land being 0.046 of one acre situated in the Stephen F. Austin League No. 9, City of Bryan, Brazos County, Texas and being a part of that certain called 5.00 acre tract as described in deed from Jessie Beel Smith to Willie R. Smith of record in Volume 447 page 649, Deed Records of Brazos County, Texas; said 0.046 acre tract being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod set at the intersection of the new southwest right-of-way line of Saunders Street and the northwest right-of-way line of Bonneville Street for the most southerly corner;

THENCE: N 52°43'05" W along said new right-of-way line of Saunders Street a distance of 203.91' to a 1/2" iron rod set for the most westerly corner;

THENCE: N 42°43'33" E a distance of 9.92' to the most northerly corner, said point being in the Old Southwest right-of-way line of Saunders Street;

THENCE: S 52°43'05" E along said old right-of-way line a distance of 203.33' to the most easterly corner;

THENCE: S 39°21'17" W along the northwest right-of-way line of Bonneville Street a distance of 9.88' to the PLACE OF BEGINNING; and containing an area of 0.046 of one acre of land, more or less.

FIELD NOTES  
0.654 Acre

All that certain lot, tract or parcel of land being 0.654 of one acre situated in the Stephen F. Austin League No. 9, City of Bryan, Brazos County, Texas and being a part of that certain called 5.00 acre tract as described in deed from Jessie Beel Smith to Willie R. Smith of record in Volume 447 page 649, Deed Records of Brazos County, Texas; said 0.654 acre tract being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod set in the northwest right-of-way line of Bonneville Street for the most southerly corner, said point being the most easterly corner of Lot 5 Block No. 1 of the Henderson No. 2 Subdivision plat (87/589) Brazos County, Texas;

THENCE: N 52°12'55" W along the northeast line of said Henderson No. 2 Subdivision a distance of 211.90' to a 1/2" iron rod set for the most westerly corner, same being an interior corner of Lot 13 of said Henderson No. 2 Subdivision;

THENCE: N 42°43'33" E along the southeast line of the Clara Sterling tract a distance of 136.76' to a 1/2" iron rod set in the new southwest right-of-way line of Saunders Street for the most northerly corner;

THENCE: S 52°43'05" E along said right-of-way line a distance of 203.91' to a 1/2" iron rod set at the intersection of the new southwest right-of-way line of Saunders Street and the northwest right-of-way line of Bonneville Street for the most easterly corner;

THENCE: S 39°21'17" W along said northwest right-of-way line of Bonneville Street a distance of 138.09' to the PLACE OF BEGINNING; and containing an area of 0.654 of one acre of land, more or less.

# FINAL PLAT of LOTS 1, 2, AND 3 BLOCK ONE WILLIE SMITH ADDITION 0.654 OF ONE ACRE S.F. AUSTIN LEAGUE NO. 9 CITY OF BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1" = 20' DECEMBER 3, 1991

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, (We, The) Willie R. Smith  
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 447, Page 649, and designated herein as the \_\_\_\_\_ 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.

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.

APPROVAL OF PLANNING & ZONING COMMISSION  
I, REBA C. MAGSDALE, Vice-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 6th day of DECEMBER, 1991, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 1991, by said commission.

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.

FILED  
91 DEC 20 PM 4:03  
Brazos County Clerk  
BRYAN, TEXAS

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Willie R. Smith, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

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 \_\_\_\_\_ describe a closed geometric form.

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.

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 \_\_\_\_\_ day of \_\_\_\_\_, 1991, in the Deed/Official Records of Brazos County, Texas, in Volume 1331, Page 1331.

479521

Mary Ann Ward  
County Clerk  
Brazos County, Texas

Owner: Willie R. Smith  
1300 Saunders St.  
Bryan, Texas

Prepared By: Garrett Engineering  
4444 Carter Creek Pkwy. Ste. 108  
Bryan, Texas 77802 PH. 409/846-2688

53,0005