

FILED

1985 JUN 10 PM 3:19

Public Surveyor's Office
Brazos County Clerk
Harris, Thompson

328569

FIELD NOTES
LOT 24, BLOCK 17
WOITON ESTATE SUBDIVISION

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS SURVEY, A-45, Bryan, Brazos County, Texas and also being 1.95 acres of land (called a 1.99 acre tract) described in a deed from Charles W. Schwartz, et-al, to Transportation Enterprises, Inc. recorded in Volume 357, page 372 of the Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING: at a found 3/8" iron rod for corner in the east right-of-way line of Groesbeck Street, said iron rod being the southwest corner of this tract of land, also being the northwest corner of Lot 36, Block 17, Zeno Phillips League, 6940;

THENCE: N 8° 59' 12" E - 143.19 feet along said Groesbeck Street right-of-way line to a found 3/4" iron rod for corner;

THENCE: S 81° 30' 00" E - 562.57 feet along a fence line to a fence post for corner;

THENCE: S 7° 56' 27" W - 158.14 feet to a found 3/8" iron rod for corner;

THENCE: N 79° 59' 08" W - 565.52 feet to the PLACE OF BEGINNING and containing 1.95 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Public Surveyor, No. 2972, in April 1985.

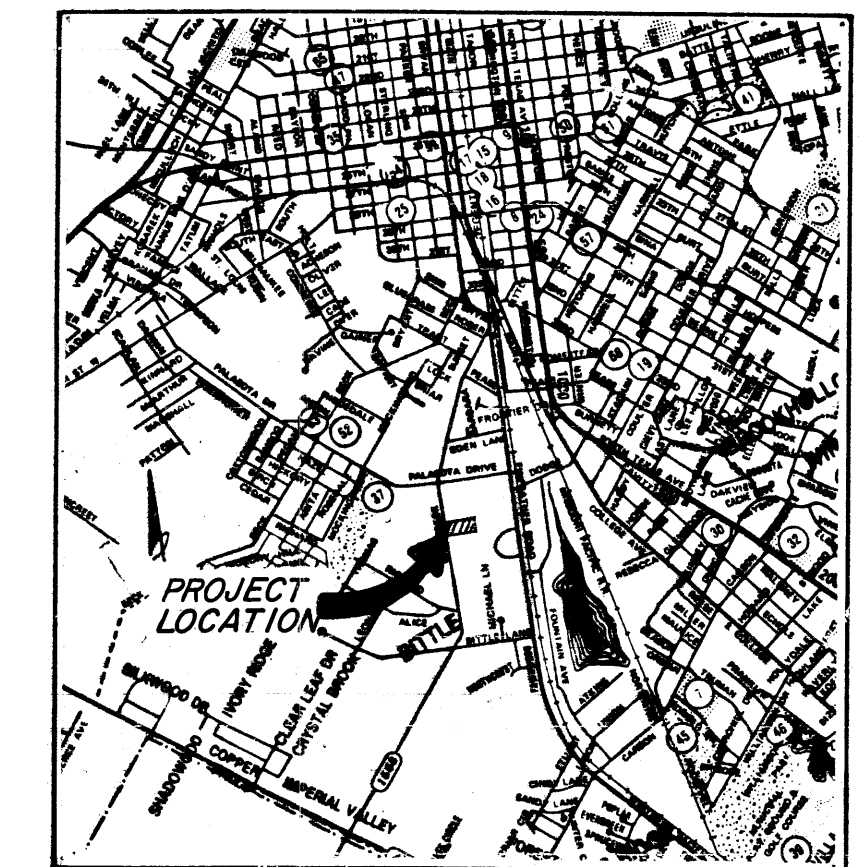
SCALE: 1" = 30'

LOT 13, BLOCK 17
ZENO PHILLIPS, 6940
MODERO PROMOTIONS
% Gregory Rodriguez
100 Greenway
Bryan, Texas 77801
COMMERCIAL LOT
(Unplatted)

1701 GROESBECK
LOT 24, BLOCK 17
1.95 ACRES
COMMERCIAL

LOT 23, BLOCK 17
ZENO PHILLIPS, 6940
KRENEKS MOBILE HOME PARK
Bryant & Jannita Krenek
P.O. Box 1171
Bryan, Texas 77801
RESIDENTIAL
(Unplatted)

LOT 36, BLOCK 17
ZENO PHILLIPS, 6940
SHILOH CLUB
P.O. Box 3593
Bryan, Texas 77801
COMMERCIAL LOT
(Unplatted)



LOCATION MAP
SCALE: 1" = 3520'

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS:

STATE OF TEXAS
COUNTY OF BRAZOS

I, (Myself), Thomas A. Truss, owner's and developers of the land shown on this plat, as conveyed in the Deed Records of Brazos County, Texas, Volume 498, page 277, and designated herein as the WOITON ESTATE 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.

Thomas A. Truss
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Thomas A. Truss, known to me as 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 the 10th day of May, 1985.

Donald D. Garrett
Notary Public, Brazos County, Texas

9-19-88
Commission Expires

A CERTIFICATE BY THE ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

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 SURVEYOR

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 Professional Engineer

CERTIFICATION BY THE COUNTY CLERK:

I, Hank Baiskic, 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 10 day of June, 1985, in the Deed Records of Brazos County, in Volume 776, page 579.

Hank Baiskic
County Clerk, Brazos County, Texas
By: Harris, Thompson, Deputy

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.

Kenny Mallard, Jr.
Director of Planning

APPROVAL OF THE PLANNING COMMISSION

I, KENNY MALLARD, JR., 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 14th day of MAY, 1985, and same was duly approved on the 17th day of JUNE, 1985 by said Commission.

Kenny Mallard, Jr.
Chairman, City Planning Commission
Bryan, Texas

FINAL PLAT

LOT 24, BLOCK 17
WOITON ESTATE SUBDIVISION
ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 30'
OWNER & DEVELOPER
Tom Truss
5101 Leonard Road
Bryan, Texas

MAY, 1985
ENGINEER & SURVEYOR
Garrett Engineering
4444 Carter Creek Pkwy, Suite 108
Bryan, Texas

GARRETT ENGINEERING
CONSULTING ENGINEERS & LAND SURVEYORS
P.O. BOX 7008 BRYAN, TEXAS 77801