APPROVAL OF THE CITY PLANNER

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of 2007

Planning Administrator
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, ... Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the day of ..... 2007 and same was duly approved on the ... day of 2007 by said Commission.

Chairman, Planning and Zoning Commission
City of Bryan, Texas

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 and was approved on the ... day of ... 2007

City Engineer, Bryan Texas

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certified that this plat together with its certificates of authentication was filed for record in my office the ... day of ..... 2007, in the Deed / Office Records of Brazos County Texas, in Volume ..... Page

County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Floyd Stanford, the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 7896 page 135 and Volume 7925 page 50, 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 shown hereon for the purposes identified

Floyd Stanford

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dorothy Stanford, the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 7896 page 135 and Volume 7925 page 50, 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 shown hereon for the purposes identified

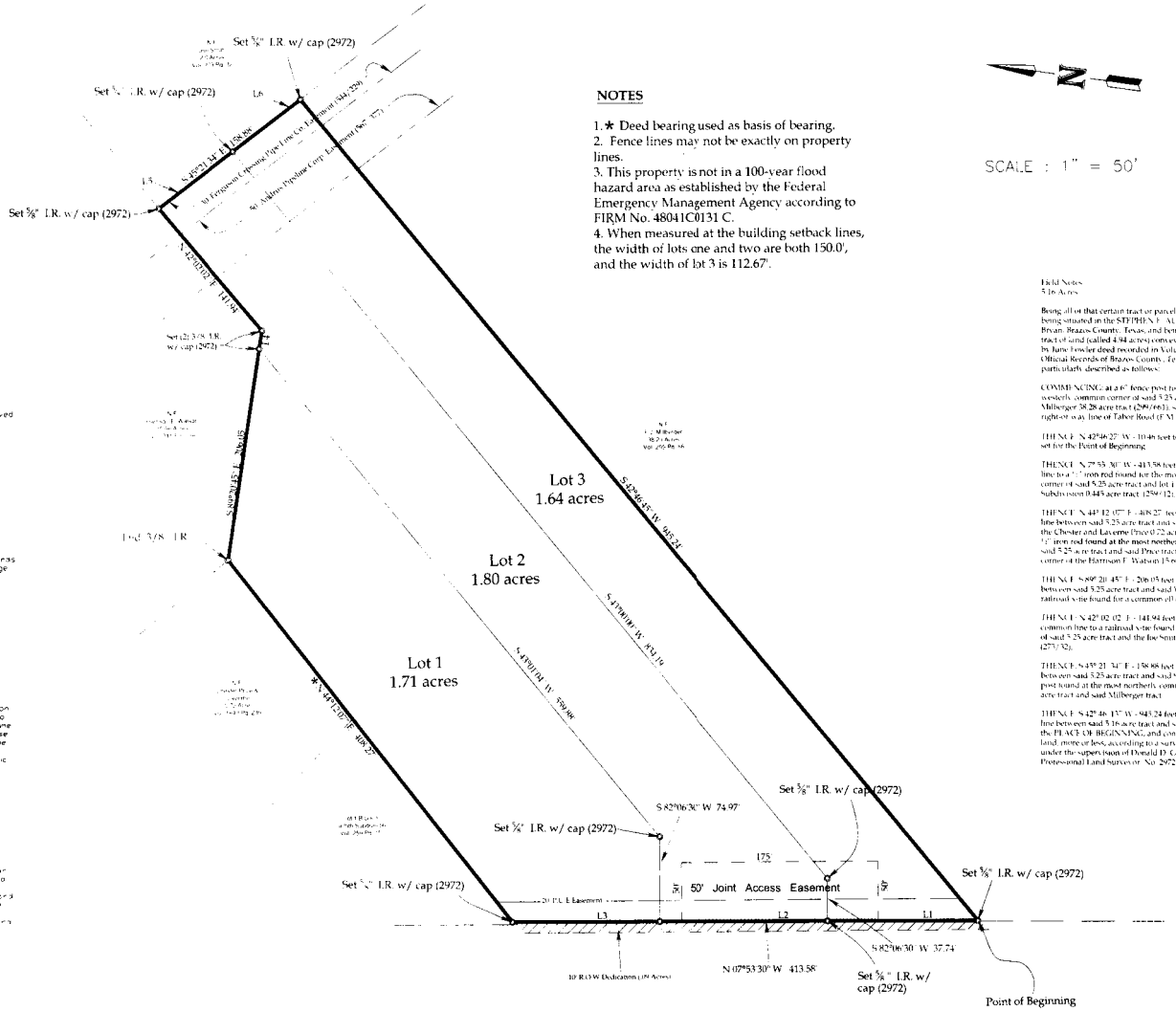
Dorothy Stanford

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, 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 stated.

Given under my hand and seal of office this day of 2007

Notary Public, Brazos County, Texas



SCALE : 1" = 50'

NOTES

1. ★ Deed bearing used as basis of bearing.
2. Fence lines may not be exactly on property lines.
3. This property is not in a 100-year flood hazard area as established by the Federal Emergency Management Agency according to FIRM No. 48041C0131 C.
4. When measured at the building setback lines, the width of lots one and two are both 150.0', and the width of lot 3 is 112.67'.

Field Notes
5.16 Acres

Being all of that certain tract or parcel of land, lying and being situated in the STEPHEN F. AUSTIN LEAGUE, A-63, Bryan, Brazos County, Texas, and being all of that 5.25 acre tract of land (called 4.94 acres) conveyed to Lot 1 Laverne by June Fowler deed recorded in Volume 2399, page 346, Official Records of Brazos County, Texas and being more particularly described as follows:

COMMENCING at a 6" fence post found at the most westerly common corner of said 5.25 acre tract and the F.J. Milberger 38.28 acre tract (299/663), same being in the east right-of-way line of Tabor Road (F.M. 974);

THENCE N 42°36'27" W - 10.46 feet to a ⅝" iron rod w/ cap set for the Point of Beginning;

THENCE N 29°55'30" W - 413.58 feet along said Tabor Road line to a ⅝" iron rod found for the most westerly common corner of said 5.25 acre tract and lot 1, Block 1 Griffith Subdivision 0.445 acre tract (259/12);

THENCE N 44°12'07" E - 408.27 feet along the common line between said 5.25 acre tract and said Lot 1, Block 1 and the Chester and Laverne Price 0.72 acre tract (1643/239) to a ⅝" iron rod found at the most northerly common corner of said 5.25 acre tract and said Price tract, same being an ell corner of the Harrison F. Watson 15.68 acre tract (311/794);

THENCE S 89°20'45" E - 206.05 feet along the common line between said 5.25 acre tract and said Watson tract to a railroad spike found for a common ell corner of said tracts;

THENCE N 42°02'02" E - 141.94 feet continuing along said common line to a railroad spike found at the common corner of said 5.25 acre tract and the Joe Smith 2.00 acre tract (277/32);

THENCE S 45°21'34" E - 158.88 feet along the common line between said 5.25 acre tract and said north tract to a 6" fence post found at the most northerly common corner of said 5.25 acre tract and said Milberger tract

THENCE S 42°46'17" W - 945.24 feet along the common line between said 5.16 acre tract and said Milberger tract to the PLACE OF BEGINNING, and containing 5.16 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor No. 2972 in May 2007.

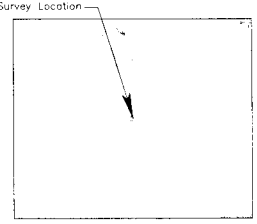
LINE DATA

L1 = 133.04'
L2 = 150.00'
L3 = 130.53'
L4 = 16.37'
L5 = 83.06
L6 = 75.82'

TABOR ROAD

25.0' Surface Width (R.O.W Varies)

Survey Location



Vicinity Map
-N.T.S.-

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 description and division will describe a closed geometric figure.

Donald D. Garrett No. 2972

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.

Donald D. Garrett No. 22790

Final Plat of Stanford Addition

REVISED: 07-06-2007

5.16 Acres out of
Stephen F. Austin Survey, A-63
Bryan,
Brazos County, Texas

Owner/Developer:
Floyd and Dorothy Stanford
2307 Tabor Rd.
Bryan, Texas 77803
(979) 778-5653

April 20, 2007 Scale 1"=50'

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone : (979) 846 - 3886
Fax : (979) 846 - 3094

JUL 11 2007