

Vicinity Map  
Not To Scale

**BENCHMARK**  
1.1 MILES FROM F.M. 1179 INTERSECTION  
BASED ON BRAZOS COUNTY MONUMENTATION  
MONUMENT NO. 170 NAD 83 FROM THE P.O.B.  
BRAZOS COUNTY MONUMENT NO. 170  
BEARS S 51°18'42" E ~ 5728.69'

Field Notes  
1.26 acres

Being all of that certain tract or parcel of land, lying and being situated in the JAMES W. SCOTT LEAGUE, A-49, Brazos County, Texas and being all of that 1.00 acre tract, conveyed to L. E. Booker by Darrell Wilson Jones, Deed recorded in Volume 9639, Page 249, Official Records of Brazos County, Texas, and being all of that 0.260 acre tract, conveyed to L. E. Booker by J.D. Langley, Deed recorded in Volume 2717, Page 172, Official Records of Brazos County, Texas, and being described as follows:

**BEGINNING:** at a 1/2" iron rod at the most easterly common corner of said 0.260 acre tract and the BC Emergency Service District # 3, 0.086 acre tract (8182/004); same being in the northeasterly right-of-way line of Mesco Drive;

**THENCE:** N 48° 00' 42" W - 160.00 feet and N 07° 10' 53" E - 26.89 feet along said Mesco Drive line to a 5/8" iron rod with cap for the northwesterly corner of this tract; same being in the intersection of said Mesco Drive line and southeasterly right-of-way line of FM 1179.

**THENCE:** N 50° 22' 43" E - 55.00 feet and N 50° 11' 58" E - 177.22 feet along said FM 1179 line to a 1/2" iron rod at the most northerly corner of this tract; same being corner for W. and J. Bayer 1.0 acre tract (9307/117);

**THENCE:** S 40° 36' 36" E - 241.29 feet along the common line between this tract and said Bayer tract to a 1/2" iron rod for the southeasterly corner of this tract; same being in the northwesterly property line of 7303 Mesco Drive Instruments, LLC 2.64 acre tract (9225/77);

**THENCE:** S 47° 53' 31" W - 177.12 feet along the common line between this tract and said 7303 Mesco Drive Instruments, LLC tract to a 1/2" iron rod for the most southerly corner of this tract; same being corner for said BC Emergency Service District # 3 tract;

**THENCE:** N 40° 37' 20" W - 72.65 feet and S 49° 23' 11" W - 54.42 feet along the common line between this tract and said BC Emergency Service District # 3 tract to the PLACE OF BEGINNING; and containing 1.26 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 on May 17, 2010.

Notes:

- "Fence lines may not be exactly on the property lines."
- \*Deed bearing is used as basis of bearings: S 40°36'36" E.
- The purpose of this plat is to create Lot 1, Block 1, containing 1.26 acres total.
- This tract is served by On-site Sewage Facilities (O.S.S.F.)
- Water service for this tract provided by Wickson Creek Special Utility District.
- This property lies within the Extraterritorial Jurisdiction of the City of Bryan.
- This property does not lie within the 100-year flood hazard area established by the F.E.M.A. firm community panel no. 48041001550, dated July 2, 1992.
- The purpose of the shared access easement is to provide access across the subject property to the adjoining 1.0 acre property to the east.

Certificate of ownership and dedication.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (We), \_\_\_\_\_ owner(s) and developer(s) of 1.26 acres, shown on this plat, as conveyed in Volume 9639, Page 249, of the Official Records of Brazos County, Texas, and Volume 2717, Page 172, of the Official Records of Brazos County, Texas and designated herein as GREENHOUSE BAKERY SUBDIVISION, in Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places hereon shown for the purposes identified.

Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_

known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, Brazos County, Texas: \_\_\_\_\_

Approval of the planning and zoning commission.

I, \_\_\_\_\_, Chair 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 \_\_\_\_\_, 20\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas: \_\_\_\_\_

Approval of the city planner.

I, \_\_\_\_\_, the undersigned, City Planner 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 \_\_\_\_\_, 20\_\_.

City Planner, 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 \_\_\_\_\_, 20\_\_.

City Engineer, Bryan, Texas: \_\_\_\_\_

Certification by the county clerk.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_ in the Official Records of Brazos County, in Volume \_\_\_\_ Page \_\_\_\_.

County Clerk Brazos County, Texas: \_\_\_\_\_

Approval by the county commissioner's court.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioner's Court on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

County Judge, Brazos County, Texas: \_\_\_\_\_

A  
**FINAL PLAT**  
OF

LOT 1, BLOCK 1  
GREENHOUSE BAKERY SUBDIVISION  
1.00 ACRE - VOLUME 9639, PAGE 249  
0.26 ACRES - VOLUME 2717, PAGE 172  
(1.26 ACRES - TOTAL)

J.W. SCOTT LEAGUE, A-49  
BRAZOS COUNTY, TEXAS  
JULY 27, 2010

**RECEIVED**

AUG 04 2010

Development & Engineering Services

Prepared For:

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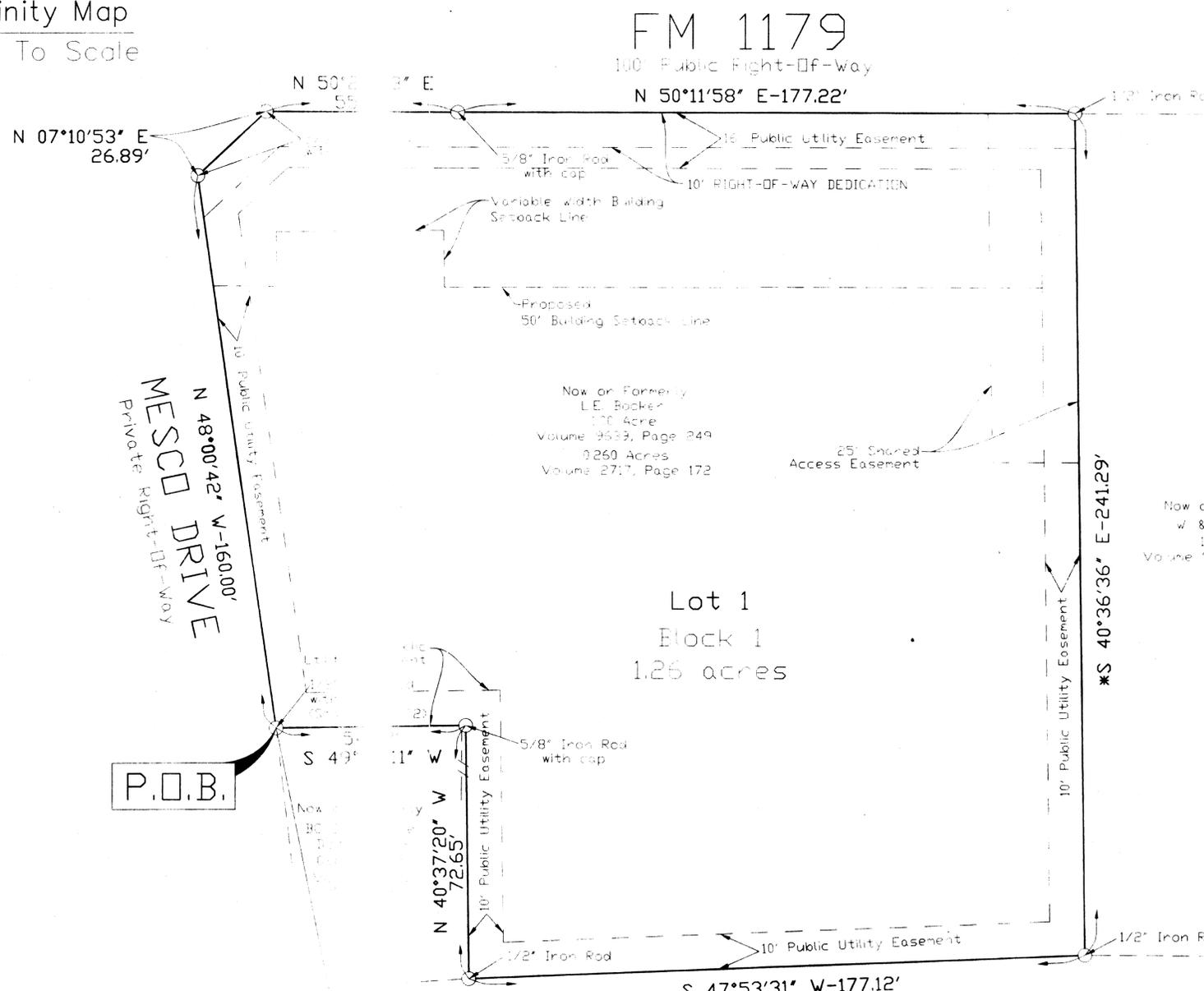
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Certification of the surveyor.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Donald D. Garrett, Registered Public Surveyor No. 2972, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the notes and bounds describing said subdivision will describe a closed geometric figure.

Registered Public Land Surveyor: *Donald D. Garrett*  
Donald D. Garrett  
R.P.L.S. No. 2972



Now on Formerly  
7303 Mesco Drive Instruments, LLC  
2.64 Acres  
Volume 9225, Page 77

BZ No. 170  
Bears S 51°18'42" E  
5728.69'  
(See monument note)

Now on Formerly  
W & J. Bayer  
1.0 Acre  
Volume 9307, Page 117

Now on Formerly  
L.E. Booker  
1.00 Acre  
Volume 9639, Page 249  
0.260 Acres  
Volume 2717, Page 172

Lot 1  
Block 1  
1.26 acres