METES AND BOUNDS DESCRIPTION
OF A
2.014 ACRE TRACT
MOSES BAINE LEAGUE, A-3
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 2.03 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MAURO I. AYALA RECORDED IN VOLUME 9620, PAGE 181 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND IN CONCRETE ON THE SOUTHWEST LINE OF N. TEXAS AVENUE (100' R.O.W.) MARKING THE NORTH CORNER OF SAID AYALA TRACT AND THE EAST CORNER OF A CALLED 1.011 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO TERRY OMAR SMITH RECORDED IN VOLUME 3020, PAGE 185 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 51° 34' 02" E ALONG THE NORTHEAST LINE OF SAID AYALA TRACT AND THE SOUTHWEST LINE OF N. TEXAS AVENUE FOR A DISTANCE OF 15.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 51° 34' 02" E CONTINUING ALONG THE NORTHEAST LINE OF SAID AYALA TRACT AND THE SOUTHWEST LINE OF N. TEXAS AVENUE FOR A DISTANCE OF 175.16 FEET (DEED CALL: S 49° 21' 58" E – 190.13 FEET, 9620/181) TO A 60d NAIL FOUND ON A 10 INCH FENCE POST MARKING THE EAST CORNER OF SAID AYALA TRACT AND THE NORTH CORNER OF A CALLED 1 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO OSCAR G. GAMBOA RECORDED IN VOLUME 6439, PAGE 6 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 39° 02' 04" W ALONG THE COMMON LINE OF SAID AYALA TRACT AND SAID GAMBOA TRACT FOR A DISTANCE OF 442.76 FEET (DEED CALL: S 41° 11' 50" W – 442.80 FEET, 9620/181) TO A 60d NAIL FOUND IN AN EXISTING FENCE ON THE NORTHEAST LINE OF A RAILROAD RIGHT-OF-WAY MARKING THE SOUTH CORNER OF SAID AYALA TRACT AND THE WEST CORNER OF SAID GAMBOA TRACT;

THENCE: N 54° 29' 30" W ALONG THE NORTHEAST LINE OF SAID RAILROAD RIGHT-OF-WAY FOR A DISTANCE OF 215.94 FEET (DEED CALL: N 52° 15' 32" W – 216.04 FEET, 9620/181) TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID AYALA TRACT AND THE SOUTH CORNER OF SAID 1.011 ACRE TRACT;

THENCE: N 45° 09' 42" E ALONG THE COMMON LINE OF SAID AYALA TRACT AND SAID 1.011 ACRE TRACT FOR A DISTANCE OF 217.58 FEET (DEED CALL: N 47° 46' 24" E – 217.41 FEET, 9620/181) TO A 60d NAIL FOUND;

THENCE: N 39° 33' 21" E CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF 197.72 FEET (DEED CALL: N 42° 10' 56" E – 237.70 FEET, 9620/181) TO A 1/2 INCH IRON ROD SET;

THENCE: THROUGH SAID 2.03 ACRE TRACT FOR THE FOLLOWING CALLS:

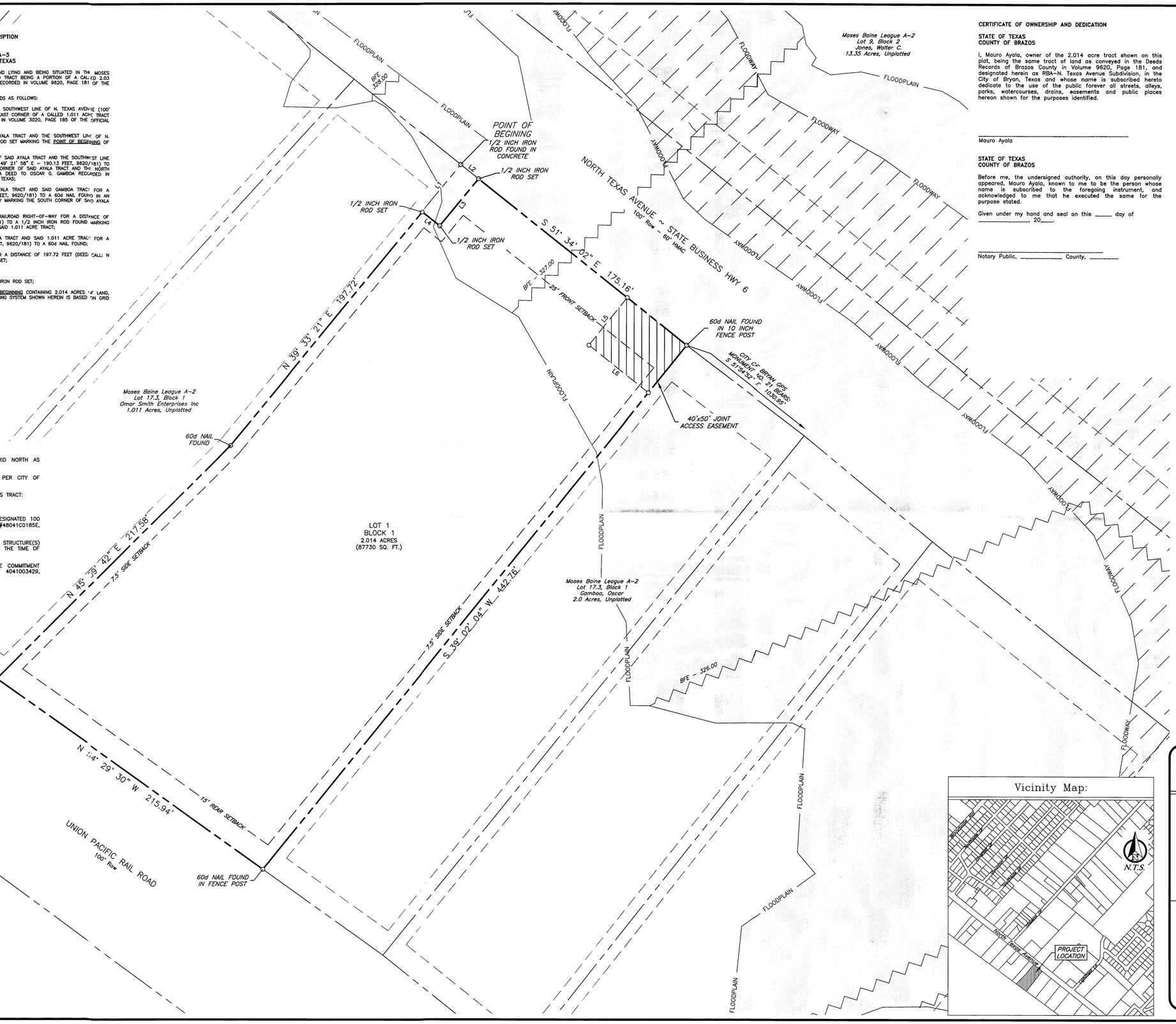
S 51° 34' 02" E FOR A DISTANCE OF 15.00 FEET TO A 1/2 INCH IRON ROD SET;

N 39° 33' 21" E FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.014 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND NOVEMBER, 2013. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.00'	S 39° 33' 21" W
L2	15.00'	N 51° 34' 02" W
L3	40.00'	N 39° 33' 21" E
L4	15.00'	S 51° 34' 02" E
L5	40.00'	S 39° 02' 04" W
L6	50.00'	S 51° 34' 02" E

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. PROPERTY IS CURRENTLY ZONED COMMERCIAL (C3) PER CITY OF BRYAN ORDINANCE.
3. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
   A. CITY OF BRYAN 98/205
   B. CITY OF BRYAN 100/254
5. A PORTION OF THIS TRACTS OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0185E, EFFECTIVE MAY 16, 2012.
6. THE FINISHED FLOOR ELEVATION OF ANY PROPOSED STRUCTURE(S) SHALL BE ONE FOOT ABOVE THE APPLICABLE BFE AT THE TIME OF DEVELOPMENT.
7. HIS SURVEY WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY ALAMO TITLE COMPANY, GF NO. 4041003429, EFFECTIVE DATE: 08-17-2013.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mauro Ayala, owner of the 2.014 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 9620, Page 181, and designated herein as RBA-N. Texas Avenue Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
Mauro Ayala

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Mauro Ayala, 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 on this ____ day of _____, 20___.

_____
Notary Public, _____ County, _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 the property markers and monuments were placed under my supervision on the ground.

_____
Brad Kerr, R.P.L.S. No. 4502

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

CERTIFICATE OF 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

CERTIFICATE OF 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

APR 30 2014

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Vicinity Map:

FINAL PLAT

RBA - N. Texas Ave. Subdivision

2.014 Acres
Block 1, Lot 1
Moses Baine League, A-3
Bryan, Brazos County, Texas
April 2014

Developer:
RBA Investments LLC
1598 Imperial Center Suite 2001
West Plains, MO 65775

Owner:
Mauro Ayala
21811 Pepperberry Tr
Spring, TX 77388

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951