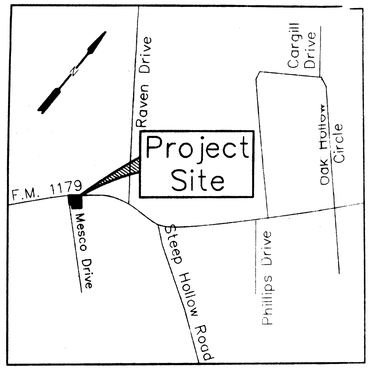
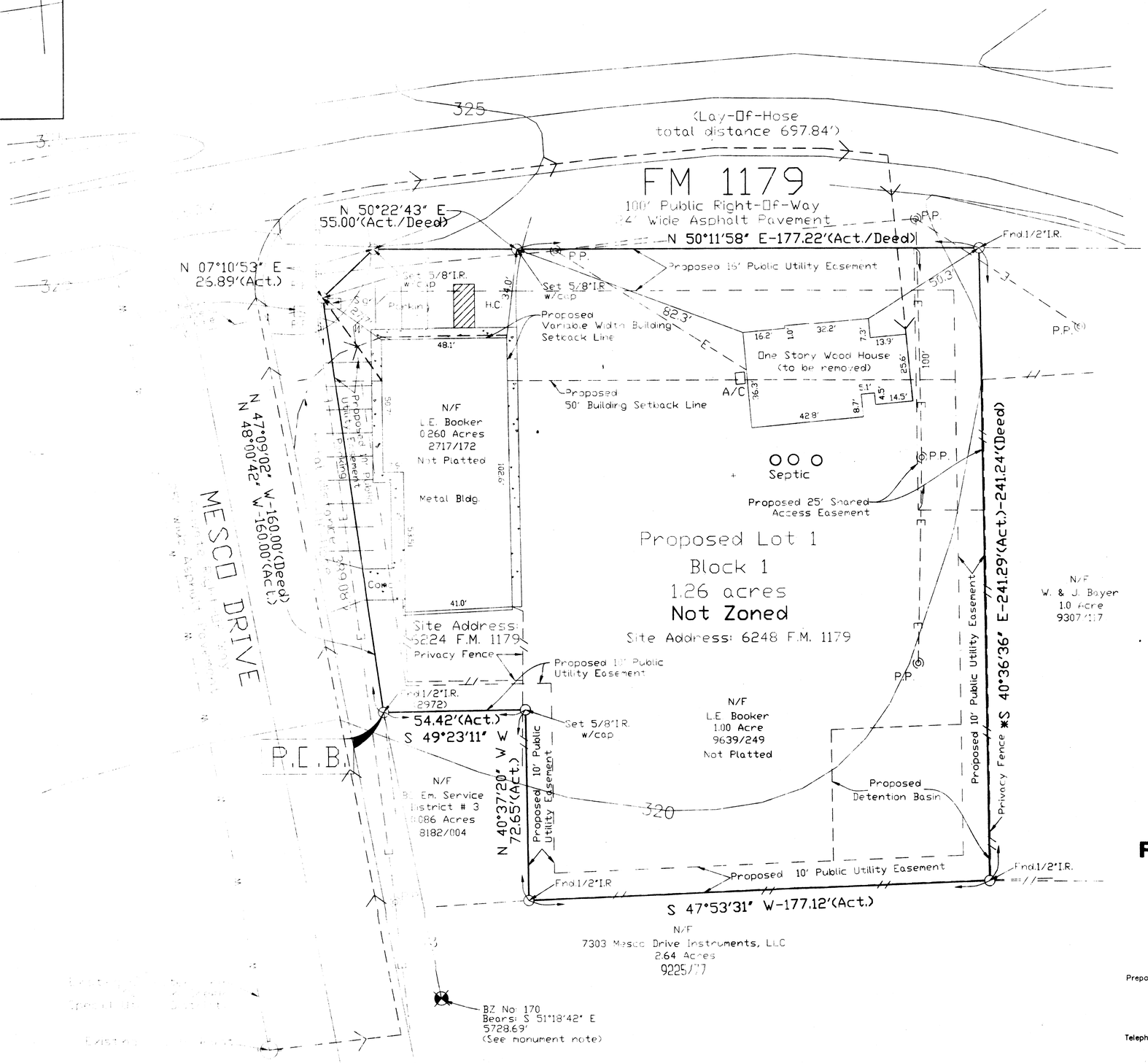


Vicinity Map

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.C.B.
BRAZOS COUNTY MONUMENT NO. 170
BEARS: S 51°18'42" E ~ 5728.69'



Notes:
1. "Fence lines may not be exactly on the property lines."
2. *Deed bearing is used as basis of bearings.
3. The purpose of this plat to create Lot 1, Block 1, containing 1.26 acres total.
4. This tract is served by On-site Sewage Facilities (O.S.S.F.)
5. This property lies within the Extraterritorial Jurisdiction of the City of Bryan.
6. This property does not lie within the 100-year flood hazard area established by the F.E.M.A. firm community panel no. 48041C0155C, dated July 2, 1992.

Easements:
1. From Joe Bond to City of Bryan, Volume 98, Page 320 (Blanket);
2. From Joe Bond to Wixon Water Supply, Volume 309, Page 622 (Blanket);
3. From B.B. Scasta, et ux to City of Bryan, Volume 479, Page 268 (Unable to locate as described);
4. From Kelli Ann Lewis to Brazos Storage Association, Volume 830, Page 564 (Blanket, 0.260 acre tract);
5. From Dorothy Carroll, et al to Wixon Water Supply Corporation, Volume 410, Page 437 (Blanket);

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 found 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 set 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 found 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 found 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 found 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 - 72.56 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.

A PRELIMINARY PLAN OF

LOT 1, BLOCK 1
GREENHOUSE BAKERY SUBDIVISION
(1.26 ACRES)
J.W. SCOTT LEAGUE, A-49
BRAZOS COUNTY, TEXAS

RECEIVED
JUL 28 2010
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