

METES AND BOUNDS DESCRIPTION
 0.17 ACRE TRACT
 MOSES BAIN EAGLE E. ABSTRACT NO. 03
 BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 0.17 acre tract or parcel of land lying and being situated in the Moses Baine Eagle E. Abstract No. 03, Bryan, Brazos County, Texas, and being part of that same called 0.447 acre tract conveyed to Hemo Alamo Sauseda, et ux by The State of Donald L. Williams, Sr. (deceased) Kevin W. Williams, Independent Executor, as described in the deed recorded as VOLUME 138, PAGE 574 of the Official Records of Brazos County, Texas (RECORD 1), said 0.17 acre tract being a part of Lot 1 Block 6 and Lot 1 Block 3 of the plat of the Margaret Wallace Subdivision and recorded as VOLUME 138, PAGE 574 of the Deed Records of Brazos County, Texas (RECORD 1), the said 0.17 acre tract being more particularly described as follows:

BEGINNING: at a 7" iron rod found marking the northwest corner of this tract and the northwest corner of the said 0.447 acre tract, and being in the southeasterly right-of-way line of S. Margaret Street, an apparent 50' public street as depicted by said plat, a 7" iron rod found for the point of intersection of the southeasterly right-of-way line of Maggie Street (an apparent 50' public street as depicted by said Plat) and the southeasterly right-of-way line of said South Margaret Street, bears N 55° 23' 00" W - 155.14 feet for reference.

THENCE: S 55° 23' 00" E - 54.19 feet with said right-of-way line of S. Margaret Street to a 7" iron rod found for the northeast corner of this tract and the northeast corner of the said 0.447 acre tract and also being the apparent northeast corner of Lot 2 of Block 6 of the said Margaret Wallace Subdivision; a 7" iron rod found marking the northeast corner of the said 0.447 acre tract and being the apparent northeast corner of said Lot 2 bears S 55° 23' 00" E - 103.05 feet for reference.

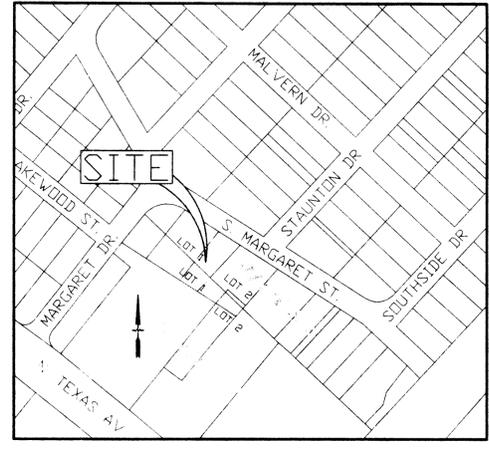
THENCE: S 40° 30' 16" W - 139.78 feet across the said 0.447 acre tract and being along the apparent common lot line of said Lot 1 and Lot 2 of Block 6, and continuing across Lot 1 of Block 3 of said Margaret Wallace Subdivision to a plastic capped 1/2" iron rod (stamped Taggart, RPLS # 5676) set in said Lot 1, for the southeast corner of this tract, and being in the northeast boundary line of a called 1.616 acre tract owned by Christopher D. Crain and recorded in VOLUME 6727 PAGE 073 of the said Official Records.

THENCE: N 55° 42' 52" W - 54.22 feet along the common line of the said 0.447 acre tract and the said 1.616 acre tract, and across the said Lot 1 of Block 3 of said Margaret Wallace Subdivision to a 7" iron rod found for the southwest corner of this tract and the southwest corner of the said 0.447 acre tract, said point being the southeast corner of the Guillermo & Mary L. Gamboa Tract and recorded in VOLUME 3461 PAGE 237 of the said Official Records.

THENCE: N 40° 30' 16" E - 140.10 feet along the common line of the said Gamboa Tract and the said 0.447 acre tract as fenced to the PLACE OF BEGINNING, and containing 0.17 acres of land.

GENERAL NOTES:

1. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED BE FEMA FIRM COMMUNITY PANEL NO. 48041C0133 C, JULY 2, 1992
2. BASIS OF BEARING: RECORD CALLS CONTAINED IN THE INSTANT TRACT, CALLED 0.17 ACRES AND RECORDED IN VOLUME 7884 PAGE 219 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. FROM THE MOST NORTHERLY CORNER OF THIS TRACT ALSO BEING THE P.O.B.:
 BRYAN CITY MONUMENT #22 BEARS N 66°28'01" W (GRID) ~ 865.45' (SURFACE).
 FROM THE WEST CORNER OF THIS TRACT:
 BRYAN CITY MONUMENT #21 BEARS S 43°59'20" E (GRID) ~ 2984.30' (SURFACE)



ORIGINAL PLAT (AND EXISTING CONDITIONS)

VOLUME 138 PAGE 574
 SCALE: 1" = 20'

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
 COUNTY OF BRAZOS

I, We, _____, owners and developers of 0.26 acres, shown on this plat, as conveyed in Volume _____ Page _____ of the Official Records of Brazos County, Texas, and designated herein as _____ 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 thereon shown for the purpose and consideration therein expressed.

Owners

NOTARY ACKNOWLEDGEMENT

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/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____ 20____

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676

STATE OF TEXAS
 COUNTY OF BRAZOS

In the State of Texas, hereby state 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.

PRELIMINARY FOR PUBLIC AGENCY REVIEW

Gregory K. Taggart
 R.P.L.S. No. 5676

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, P.E., 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.

Linda Huff, P.E., City Engineer
 City of Bryan, Texas

CERTIFICATE OF CITY PLANNER

I, _____, City Planner of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the applicable ordinances.

Planning Administrator
 City of Bryan, Texas

APPROVAL OF THE CITY PLANNING & ZONING COMMISSION

I, _____, Chairman of the Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & 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.

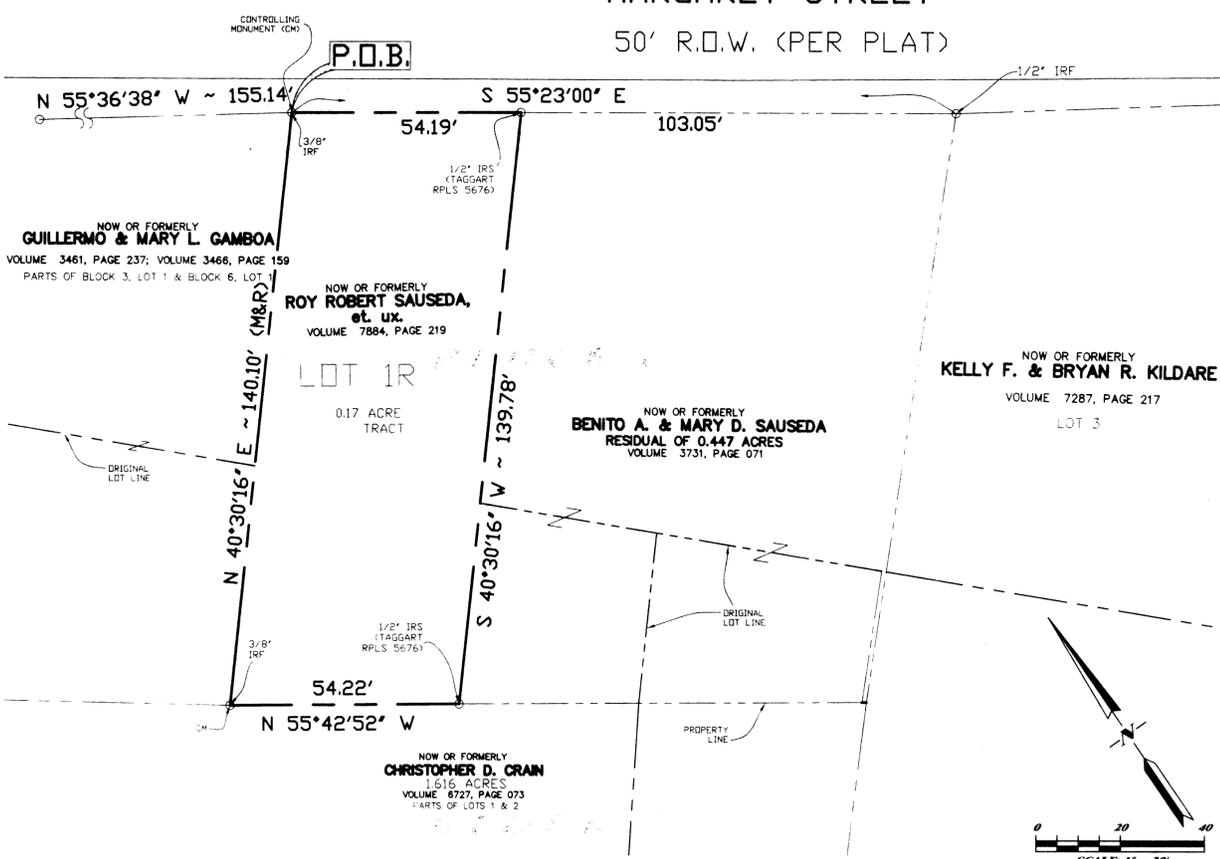
Chairman, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Karen McQueen, 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, Texas, in Volume _____ Page _____

County Clerk
 Brazos County, Texas



REPLAT

SCALE: 1" = 20'

2551 TEXAS AVENUE SOUTH, SUITE A
 COLLEGE STATION, TX 77840
 Ph: (879) 683-5359 EMAIL: mdgctr@aol.com
 Fax: (879) 683-4243

MDG MUNICIPAL DEVELOPMENT GROUP

ENGINEERS, SURVEYORS, PLANNERS
 CONSULTANTS, MANAGERS

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REV.	DATE	BY	COMMENT
A	04/29/07	CE	INITIAL SUBMISSION

PREPARED FOR:
 ROY ROBERT SAUSEDA
 Phone: (879) 680-4344
 676 AM. WALKER HOUSE
 (879) 778-4883

SCALE AS NOTED FILENAME: 3892R01A
 PROJECT DATE: 17 APR 07
 DRAWN BY: CE
 CHECKED BY: G.K.T. PAGE

REPLAT
 OF
 PART OF LOT 1 OF BLOCK 6
 AND PART OF LOT 1 BLOCK 3
 TO CREATE
LOT 1R OF BLOCK 6
 MARGARET WALLACE SUBDIVISION
 VOLUME 138 PAGE 574
 MOSES BAIN, ABSTRACT NO. 3
 BRYAN, BRAZOS COUNTY, TEXAS

MAY 02 2007

MUNICIPAL DEVELOPMENT GROUP
 FILE NUMBER

001071-3982

SHEET NO. 1