



BRAZOS COUNTY
 CLERK
 OFFICE

- NOTES:
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 - TOTAL AREA (M) = 2.9198 ACR.
 - BEARING BASE IS CONGO STREET ROW AS DESCRIBED IN 115/74.
 - INTERIOR SETBACK BUILDING LINES SHALL BE 5.0 FEET.
 - ALL LOT CORNERS HAVE BEEN MARKED WITH 1/2" IRON RODS.
 - PRIMARY BENCH MARK:
FEMA RM 20
SQ. CUT IN SIDEWALK @ S.W. CORNER OF THE M. L. KING ST. BRIDGE OVER CARTERS CREEK TRIBUTARY "BT".
ELEV = 305.85' (NGVD).
 - SITE BENCH MARK:
TOP OF FIRE HYDRANT @ INTERSECTION OF CONGO ST. & GRIFFIN ST.
ELEV = 322.10' (NGVD).

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SCALE :
1" = 50'
1 : 600

CERTIFICATION OF THE CITY PLANNING ADMINISTRATOR

I, JOEY DUNN, CITY PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, 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 CITY ORDINANCES.

Joey Dunn
CITY PLANNER, CITY OF BRYAN

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, RICHARD PERKINS, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE Richard Perkins DAY OF March 6th, 1998 AND SAME WAS DULY APPROVED ON THE 21st DAY OF March, 1998

Richard Perkins
CHAIR, PLANNING AND ZONING COMMISSION

APPROVAL OF THE CITY DEVELOPMENT ENGINEER

I, LINDA HUFF, P.E., CITY DEVELOPMENT ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

Linda Huff
CITY ENGINEER, CITY OF BRYAN

CERTIFICATE OF THE COUNTY CLERK

I, MARY ANN WARD, 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 19th DAY OF October, 1998, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 3296, PAGE 307

Mary Ann Ward
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

I, CHRISTIAN A. GALINDO, REGISTERED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN 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, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian Galindo
CHRISTIAN A. GALINDO, P.E., R.P.L.S.

- LEGEND
- IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MARKER
 - MOC = MARK ON CONCRETE
 - S/F = SET OR FOUND
 - FP = FENCE POST
 - FC = FENCE CORNER
 - ROW = RIGHT OF WAY
 - BB = BACK TO BACK OF CURB
 - BL = BUILDING LINE
 - PUE = PUBLIC UTILITY EASMT.
 - EE = ELECTRICAL EASEMENT
 - DE = DRAINAGE EASEMENT
 - AE = ACCESS EASEMENT
 - PAE = PARKING/ACCESS EASMT.
 - EM = ELECTRIC METER
 - ET = ELECTRIC TRANSFORMER
 - E/P/L = ELECTRIC POLE/LIGHT
 - MH = MANHOLE
 - CO = CLEAN OUT
 - WM = WATER METER
 - W/V = WATER VALVE
 - SS = SANITARY SEWER
 - FH = FIRE HYDRANT
 - GM = GAS METER
 - T/B = TELEPHONE PEDESTAL
 - C/TV = CABLE TV
 - AC = AIR CONDITIONER
 - OH = OVERHANG
 - M = MEASURED
 - R = RECORDED

CURRENTLY OCCUPIED BY :
SADIE THOMAS PARK
CITY OF BRYAN

METES AND BOUNDS DESCRIPTION
2.9198-ACRE TRACT

Being a 2.9198-acre tract or parcel of land lying and being situated in the Stephen F. Austin League No. 10, Abstract 63, Brazos County, Texas, and being the aggregate of the following tracts of land:

Conveyed to	Vol.	Page	Records
Willie Pruitt & Moll Pruitt	185	660	Deed
Peaceful Rest Baptist Church	128	513	Deed
	186	527	Deed
	781	723	Deed
Barbara Ann Wright	217	367	Deed
Dennie Mae Dunn	181	222	Deed
Robert Ernest Rogers & Ernest Rogers			
heirs to Exie White	142	430	Deed
Carl Charlie Gibbs & Earline Gibbs	195	78	Deed
Iola Barron Wilcox et. al.	1395	152	Official
Milton Goode & Mitze Gooden	327	747	Deed

and said 2.9198-acre tract being more particularly described as follows:
BEGINNING at a 3/4" iron rod found marking the intersection of the northeasterly right of way line of Waco Street and the southeasterly right of way line of Congo Street, said rod also marking the westernmost corner of the above reference Willie & Moll Pruitt tract;

THENCE N 45°00'00" E, along the southeasterly right of way line of Congo Street, for a distance of 963.54' to a 1/2" iron rod set marking the front common property corner with the A. J. & Minerva Booker Tract described in deed recorded in Volume 738, Page 655, Official Records, Brazos County, Texas, said rod also marking the northernmost corner of this 2.9198-acre tract;

THENCE S 45°00'00" E, along the boundary line with said Booker Tract, for a distance of 132.00' to a 1/2" iron rod set marking the easternmost corner of this 2.9198-acre tract, said rod also being located on the northwesterly boundary of the Brazos County 25.89-acre tract recorded in Volume 35, Page 260, Deed Records, Brazos County, Texas;

THENCE S 45°00'00" W, along the common boundary line with said Brazos County tract, of which 12.53 acres have been used by the City of Bryan for the installation of Sadie Thomas Park, for a distance of 963.54' to a 1/2" iron rod set on the northeasterly right of way line of Waco Street, said rod also marking the southernmost corner of this 2.9198-acre tract;

THENCE N 45°00'00" W, along the northeasterly right of way line of Waco Street, for a distance of 132.00' to the POINT OF BEGINNING containing 2.9198 acres of land more or less.

Filed for Record in:
BRAZOS COUNTY,
On: Oct 28, 1998 at 03:37P
As a
Plats
Document Number: 0670009
Amount: 55.00
Receipt Number - 120317
By:
Barbara Johnson
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY, TEXAS, as stamped herein by me.
Oct 28, 1998
HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

0675876 000010

Filed for Record in:
BRAZOS COUNTY,
On: Jan 15, 1999 at 11:20A
As a
Plats
Document Number: 0675976
Amount: 55.00
Receipt Number - 123977
By:
BJ Endler
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY, TEXAS, as stamped herein by me.
Jan 15, 1999
HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

- FLOOD PLAIN NOTES**
LOT 1, BLOCK ONE
- 100-YR FLOOD PLAIN IS SHOWN ON FEMA'S MAP No. 48041 C 0133 C, FOR BRAZOS COUNTY, TX, DATED JULY 2, 1992.
 - 100-YR FLOOD PLAIN ELEVATION AT THIS LOCATION IS AT 317.0' NGVD.
 - LOWEST SLAB ELEVATION OF EXISTING STRUCTURE IS 318.4' NGVD.

APPROX. BOUNDARY OF 100-YR FLOOD PLAIN TAKEN FROM FEMA MAP 48041C 0133C, JUL. 2, 1992

NOW OR FORMERLY:
BRAZOS COUNTY
13.36 ACRES
PART OF 25.89 ACRES
35/260

FINAL PLAT
CONGO STREET SUBDIVISION

OWNER/DEVELOPER: COMMUNITY DEVELOPMENT CITY OF BRYAN BRYAN, TX 409-361-3610	2.9198 ACRES S. F. AUSTIN SURVEY # 10, A-63 BRYAN, BRAZOS COUNTY, TEXAS	DATE: MAR. 1, 1998 APPROVED BY: CAG REVISIONS:	PROJECT 18-95 SHEET 1 of 2
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ALINDO ENGINEERS AND PLANNERS
3833 SOUTH TEXAS AVE., SUITE 280 BRYAN, TEXAS 77802 409-846-8868

on base 5/17/01 WDO

