RAYMOND J. FICKEY
16.288 ACRES TRACT
S. F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOSCOUNTY, TEXAS

FIELD Notes of a 16.288 acres tract or parcel of land lying and being situated in the S. F. Austin League No. 9, A-62, Bryan, Brazos County, Texas, and being composed of the following tracts of land:

1. All of the called 8.60 acres tract described in the Deed recorded in Volume 515, Page 572, D.R.B.C.T.;
2. All of the called 5.73 acres tract described as FOURTH TRACT in the Deed recorded in Volume 347, Page 527, D.R.B.C.T.;
3. Part of the called 1.2 acres tract described as THIRD TRACT in the Deed recorded in Volume 347, Page 527, D.R.B.C.T.;
4. Part of the called 2.85 acres tract described as FIRST TRACT in the Deed recorded in Volume 347, Page 527,-D.R.B.C.T.;
5. Part of the 50-feet x 522-feet tract described as SECOND TRACT in the Deed recorded in Volume 347, Page 527, D.R.B.C.T.;
6. Part of the 1.44 acres tract described in the Deed recorded in Volume 284, Page 750, D.R.B.C.T.;

Said 16.288 acres tract being more particularly described as follows:

BEGINNING at a 14-inch Hackberry Tree found marking the southwest corner of the called 8.60 acres tract, said tree marking the southeast corner of the Oliver Addition (Revised - 120/59), said tree being located in the northwest line of the called 5.73 acres FOURTH TRACT;

THENCE N 08° 28' 28" W along the southwest line of the called 8.60 acres tract, same being the northeast corner of the Oliver Addition (Revised), for a distance of 706.41 feet to a 2-inch Steel Post found for corner, said post marking the northwest corner of the called 8.60 acres tract and the southwest corner of the William S. Knight 4.43 acres tract (6248/51);

THENCE N 43° 41' 57" E along the northwest line of the called 8.60 acres tract, same being the southeast line of the Knight 4.43 acres tract, for a distance of 523.41 feet to a 2-inch Steel Post found for corner, said post marking a north corner of the called 8.60 acres tract, the southeast corner of the Knight 4.43 acres tract and a southwest corner of the Diego Bosquez 0.26 acre tract (123/578);

THENCE along the northerly lines of the called 8.60 acres tract, same being the southerly lines of the Bosquez 0.26 acre tract, for the following calls:
N 72° 26' 05" E for a distance of 15.67 feet to a 1/2-inch iron rod set for angle point;
S 46° 52' 56" E for a distance of 42.68 feet to a 1/2-inch iron rod set for angle point;
N 45° 47'. 20" E for, a distcnce of 71.43 feet to a 1/2-inch iron rod set for corner marking a northeast corner of the called 8.60 acres tract, the southeast corner of the Bosquez 0.26 acre tract and located in the southwest line of the Bryan Original Townsite, same being the southwest line of the Block 204;

THENCE S 44° 31' 54" E along a northeast line of the called 8.60 acres tract, same being the southwest line of the Bryan Original Townsite, same being the southwest line of the Block 204, Randolph Street and Block 190, for a distance of 229.06 feet to a 1/2-inch iron rod set for corner marking a south-east corner of the called 8.60 acres tract and the north corner of the John Camacho Tract (339/682);

THENCE S 46° 35' 14" W along a southeast line of the called 8.60 acres tract, same being the northwest line of the Camacho Tract, for a distance of 50.08 feet to a 1/2-inch iron rod set for corner marking an interior ell corner of the called 8.60 acres tract and the northwest corner of the Camacho Tract;

THENCE S 45° 11' 29" E along a northeast line of the called 8.60 acres tract, same being a southwest line of the Camacho Tract; for a distance of 101.70 feet to a 4-inch Post found for corner marking an interior ell corner of the Camacho Tract and a southeast corner of the called 8.60 acres tract;

THENCE S 46° 51' 25" W along a southeast line of the called 8.60 acres tract, same being a northwest line of the Camacho Tract, for a distance of 45.19' feet to a 3/4-inch Pipe found for angle point, said pipe marking the northwest corner of the Camacho Tract and the north corner of the Daniel Rich 0.528 acre tract (6063/14);

THENCE S 45° 51' 52" W along a southeast line of the called 8.60 acres tract, same being the northwest line of the Rich 0.528 acre tract, for a distance of 229.20 feet to a 1/2-inch iron rod found for corner marking an interior ell corner of the called 8.60 acres tract and the west corner of the Rich 0.528 acre tract;

THENCE S 43° 01' 03" E along a northeast line of the called 8.60 acres tract, same being the southwest line of the Rich 0.528 acre tract, at a distance of 100 feet pass the south corner of the Rich Tract, continue for a total distance of 128.64 feet to a 1/2-inch iron rod found for corner marking a southeast corner of the called 8.60 acres tract and located in the northerly line of the Fickey 1.2 acres THIRD TRACT;

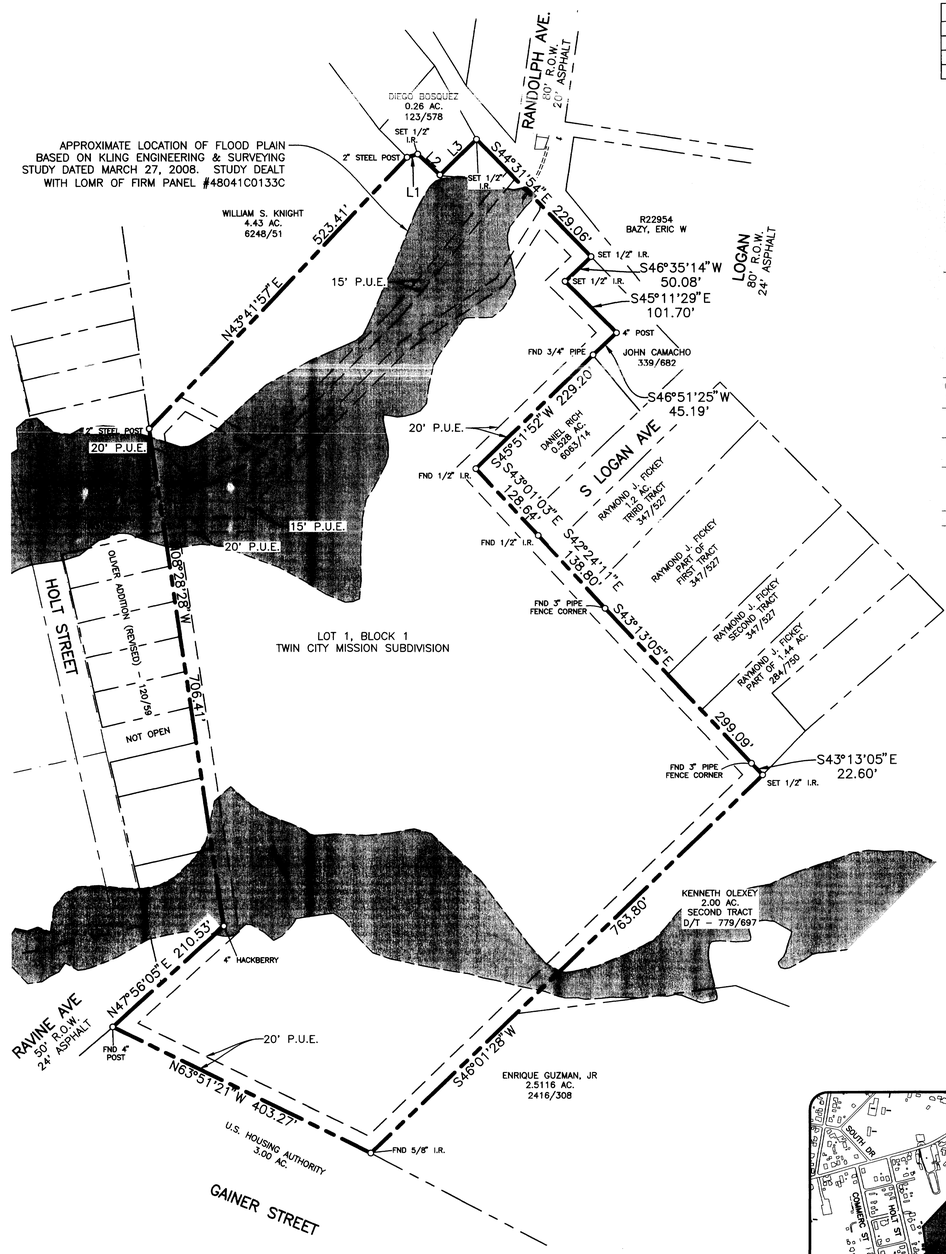
THENCE S 42° 24' 11" E across the Fickey 1.2 acres THIRD TRACT for a distance of 138.80 feet to a 3-inch pipe fence corner for angle point;

THENCE S 43° 13' 05" E across the Fickey 1.2 acres THIRD TRACT, the Fickey FIRST TRACT, the Fickey SECOND TRACT and the Fickey 1.44 acres tract, for a distance of 321.69 feet to a 1/2-inch iron rod set for corner in the southeast line of the Fickey 1.44 acres tract, same being the northeast line of the Kenneth Olexey 2.00 acres tract (SECOND TRACT-D/T-779/697);

THENCE S 46° 01' 28" W along the southeast lines of the Fickey 1.44 acres tract and the called 5.73 acres tract, same being the northweist lines of the Olexey 2.00 acres tract and the E. Guzman, Jr. 2.5116 acres tract (2416/308), for a distance of 763.80 feet to a 5/8-inch iron rod found for corner, said iron rod marking the south corner of the 5.73 acres tract, the northwest corner of the Guzman 2.5116 acres tract and located in the northeast line of the U. S. Housing Authority 3.00 acres tract;

THENCE N 63° 51' 21" W along the southwest line of the 5.73 acres tract, same being the northeast line of the U. S. Housing Authority 3.00 acres tract, for a distance of 403.27 feet to a 4-inch Post found for corner marking the westerly corner of the called 5.73 acres tract, the north corner of the U.S. Housing Authority 3.00 acres tract and located in the southeast right-of-way line of Ravine Street;

THENCE N 47° 56' 05" E along the northwest line of the called 5.73 acres tract, same being the southeast right-of-way line of Ravine Street and the southeast line of the Oliver Addition (Revised), for a distance of 210.53 feet to the PLACE OF BEGINNING containing 16.288 ACRES OF LAND, more or less.



LINE	DISTANCE	BEARING
L1	15.67'	N 72°26'05" E
L2	42.68'	S 46°52'56" E
L3	71.43'	N 45°47'20" E

Doc 01034366 Bk OR Vol 9197 Pg 41

Filed for Record in:
BRAZOS COUNTY

On: Jul 08,2009 at 11:14A

As a
Plats

Document Number: 01034366

Amount 58.00

Receipt Number - 369607
By:
Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Jul 08,2009

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) Twin City Mission BY Doug Weeden CEO, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume _____, Page _____, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Doug Weeden

Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Dave Weeden known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 7th day of July, ~~2008~~ 2009.

Edith O. Morgan
Notary Public, Brazos County, Texas

EDITH O. MORGAN
Notary Public
STATE OF TEXAS
My Comm. Exp. 11/04/2009

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 authentification was filed for record in my office on the 8th day of July ~~August~~ ~~2008~~ in the Official Public Records of Brazos County, Texas, in Volume 9197, Page 41.

Karen McQueen
County Clerk
Brazos County, Texas By: Susie R Cohen Deputy Clerk

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 & Zoning Commission of the City of Bryan on the ____ day of _____, ~~2008~~, and same was duly approved on the ____ day of _____, 20__.

Chairman

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 8th day of July, ~~2008~~ 2009

City Engineer, City of Bryan

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MARTIN L. RILEY, JR., Registered Public Surveyor No. 4089, 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 metes and bounds describing said subdivision will described a closed geometric figure.

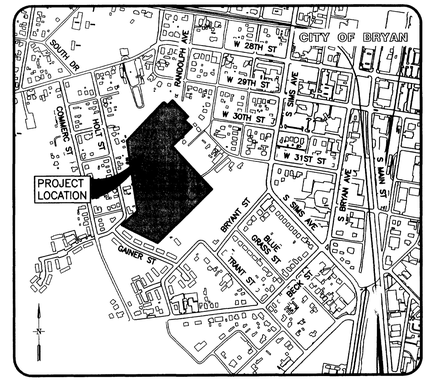
Martin L. Riley Jr.
MARTIN L. RILEY, JR., R.P.L.S. No. 4089

STATE OF TEXAS
MARTIN L. RILEY, JR.
4089
PROFESSIONAL LAND SURVEYOR

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 8 day of July, ~~2008~~ 2009

City Planner, City of Bryan



VICINITY MAP

SCALE : NONE

FINAL PLAT
OF
TWIN CITY MISSION
SUBDIVISION
16.288 ACRES
ONE LOT IN ONE BLOCK

S. F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: FEBRUARY 2006
PLAT DATE: SEPTEMBER 2008

PREPARED BY:
RILEY ENGINEERING CO.
7182 RILEY ROAD
BRYAN, TEXAS 77808
PHONE: (979) 589-2457

OWNED BY:
TWIN CITY MISSION, INC.
2505 S. COLLEGE AVE.
BRYAN, TEXAS 77801
PHONE: (979) 822-7511

GENERAL NOTES:

1. P.U.E. - PUBLIC UTILITY EASEMENT
2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
3. THIS TRACT IS AFFECTED BY THE FOLLOWING EASEMENTS:
   3.1. BLANKET EASEMENT FROM RAYMOND FICKEY ET UX TO ANDRUS PIPELINE CORP., DATED AUGUST 17, 1983, RECORDED IN VOLUME 001, PAGE 247, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (TRACT ONE)
   3.2. BLANKET EASEMENT FROM RAYMOND J. FICKEY ET UX TO CITY OF BRYAN, DATED MARCH 17, 1986, RECORDED IN VOLUME 869, PAGE 194, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. (TRACT ONE)
4. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODES AND ORDINANCES.

Z:\7000\7064 - TWIN CITY MISSION\03-7064\7064-FINAL PLAT-REV.DWG\FINAL PLAT 7/7/2009 7:57 AM KYLE NEWCOMER