

PLAT

REPLAT

METES AND BOUNDS DESCRIPTION

REPLAT OF PART OF LOT 1, 2, AND ALL OF LOT 3 BLOCK 202

BRYAN ORIGINAL TOWNSITE TO CHARLESTON CASTLE SUBDIVISION LOT 1 BLOCK 1 .2927 ACRES VOL "H", PAGE 721 BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 20' November 5th, 2003

LEGEND

Being a tract of land containing 0.2927 acres, out of and part of the S.F. Austin Survey No. 9, A-62, also being out of and part of Lots 1, 2, and the adjacent Alley, Block 202 of the unrecorded resubdivision of said Block 202, City of Bryan Original Townsite as recorded in Volume "H", Page 721 of the Brazos County Deed Records, also being the east part of Lots 1 & 2 and west half of adjacent 20' Alley (between Lots 1 & 2 and 9 & 10) owned by Melvin C. Williams as recorded in Volume 3662, Page 65 of the Brazos County Official Records, the 0.2927 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found, being a point on the north right-of-way line of 18th Street, being the southwest corner of this tract, also being a point of the south line of Lot 1, from which a 1/2" iron rod found bears South 85°00'00" East, a distance of 60.00 feet, being the intersection of the north right-of-way line of 18th Street and the east right-of-way line of Randolph Avenue, also being the southwest corner of Lot 1;

THENCE North 5°00'00" East, severing said Lots 1 and 2, a distance of 100.00 feet to a 5/8" iron rod found, being the northwest corner of this tract, also being a point on the north line of Lot 2 and the south line of Lot 3;

THENCE North 85°00'00" West, a distance of 60.00 feet along the common line between Lots 2 and 3 to a 5/8" iron rod found for the west corner of this tract, also being a point on the east right-of-way line of Randolph Avenue (70' R.O.W.);

THENCE North 5°00'00" East, a distance of 50.00 feet along the common line between this tract and said right-of-way line to a 5/8" iron rod found for the north corner of this tract, also being the southwest corner of the James H. Oliver tract, Lot 4, as recorded in Vol. 2537, Page 31, of the B.C.O.R.;

THENCE South 85°00'00" East, a distance of 125.00 feet along the common line between this tract and said Lot 4 to a 5/8" iron rod found for the northeast corner of this tract, also being a point on the south line of a 20' alley;

THENCE South 5°00'00" West, a distance of 50.00 feet along the common line between this tract and said alley to a 5/8" iron rod found for a point in line, also being the northwest corner of the Kenneth L. Robinson tract, being all of Lot 9 and 10 and half of a 20' alley;

THENCE South 5°00'00" West, a distance of 100.00 feet along the common line between this tract and said Robinson tract, being all of Lot 9 and 10 and half of a 20' alley;

THENCE North 85°00'00" West, a distance of 65.00 feet along the common line between this tract and said right-of-way line to the PLACE OF BEGINNING containing 12,750 square feet or 0.2927 acres.

- 1) ALL CORNERS ARE 5/8" IRON RODS FOUND UNLESS OTHERWISE NOTED.
- 2) THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48D41, PANEL MAP NO. 48041C0133 C, EFFECTIVE DATE: JULY 2, 1992.
- 3) THIS PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL - SF-5
- 4) The bearing basis of this survey is the northwest line of the previous deed as recorded in Vol. "H", page 721, of the Deed Records of Brazos County, said bearing being N 85°00'00" W
- 5) All setbacks shall be in accordance with the City of Bryan Ordinances

STATE OF TEXAS
 COUNTY OF BRAZOS
 Melvin C. Williams, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me 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 of streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Melvin C. Williams
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Dante Carlomagno
 Texas Registered Professional Land Surveyor, Number 1562

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Jeannette Raines, the County Clerk in and for said County, do hereby certify that this plat, together with its certification of authentication, was filed for record in my office on the 13th day of February, 2004, in the Official Records of Brazos County, in Volume _____ Page 11.

Jeannette Raines
 County Clerk, Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karen M. Queen, the County Clerk in and for said County, do hereby certify that this plat, together with its certification of authentication, was filed for record in my office on the 13th day of February, 2004, in the Official Records of Brazos County, in Volume _____ Page 11.

Karen M. Queen
 County Clerk, Brazos County, Texas

I, the undersigned, Planning Administrator 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 5th day of February, 2004.

Jeannette Raines
 Planning Administrator, Bryan, Texas

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 17th day of February, 2004.

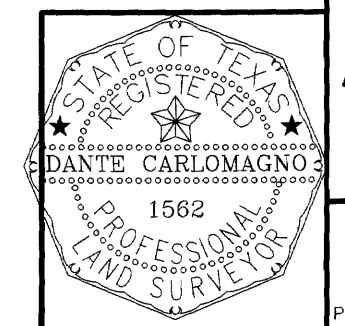
Jeannette Raines
 City Engineer, Bryan, Texas

Kim Casen
 Chairman of the Planning & Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for record in the Office of the County Clerk of the City of Bryan on the 5th day of February, 2004.

File name: 03759-REPLAT.DWG
 Plot date: 11/05/2003 at 10:59
 Revised: 11/12/2003
 Revised: 01/29/2004-added blank to fill in for alley closing ordinance #

Doc 00848910 Bk OR Vol 5926 Pg 11
 Filed for Record in: BRAZOS COUNTY
 On: Mar 19, 2004 at 11:30 AM
 As a Plat
 Document Number: 00848910
 Amount 58.00
 Receipt Number - 238586
 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 value and page of the named records in: BRAZOS COUNTY as stamped hereon by me.
 Mar 19, 2004



MELVIN C. WILLIAMS
 PART OF (1/2) LOTS 1, 2, ALL OF 3 & ADJACENT ALLEY
 BLOCK 202, OF THE UNRECORDED RESUBDIVISION OF SAID BLOCK 202, IN VOL. H, PAGE 721 CITY OF BRYAN ORIGINAL TOWNSITE BRAZOS COUNTY, TEXAS

Carlomagno Surveying, Inc.
 2714 Finletter Road, Bryan, Texas 77801
 www.carlomagno.com
 Phone: (979)775-2823, Fax: (979)775-4783, E-mail: CS@carlomagno.com

DRAWN BY: A. WALLACE
 SHEET 1 OF 1

HONORABLE KAREN MOORE, COUNTY CLERK BRAZOS COUNTY