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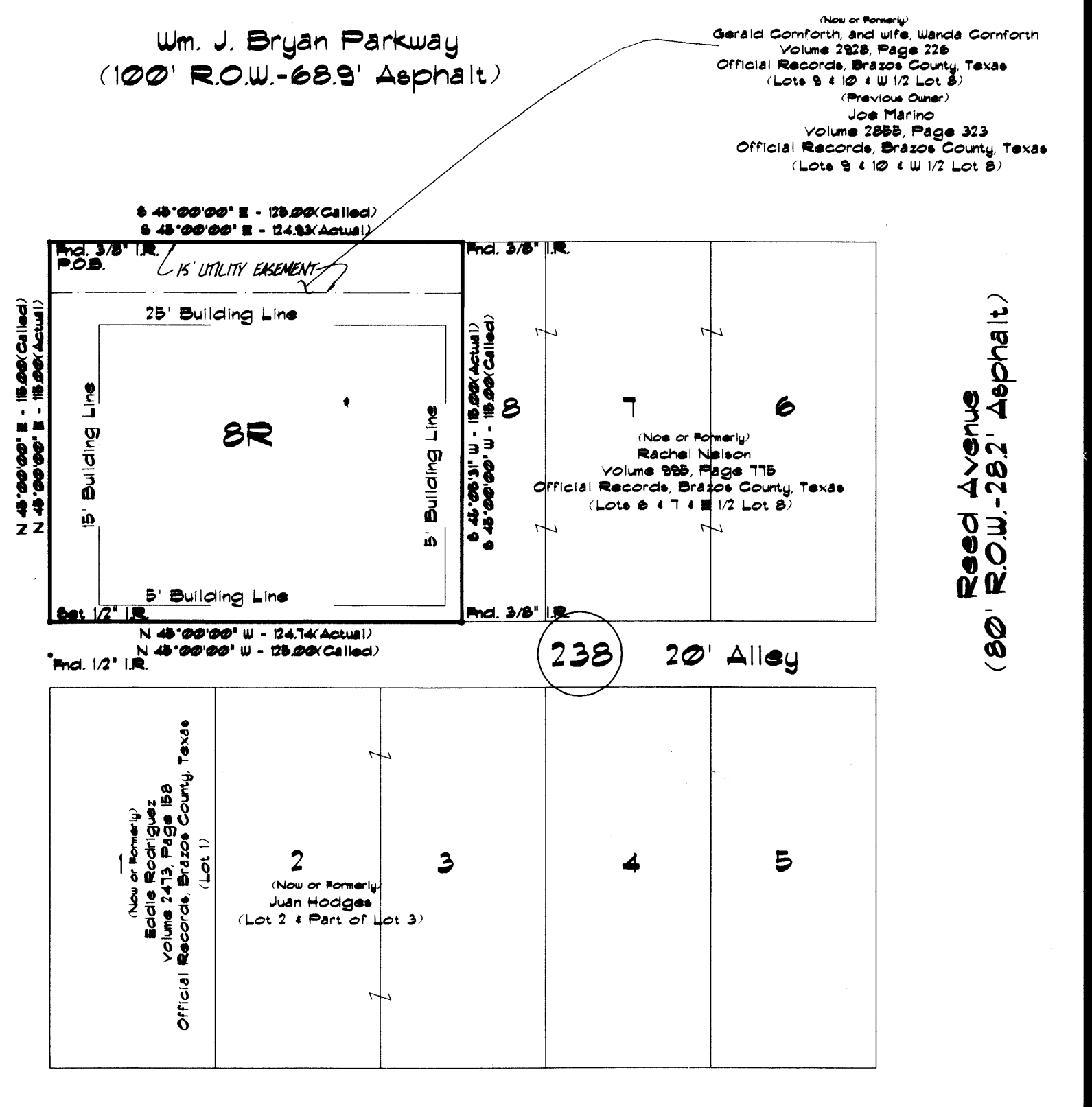
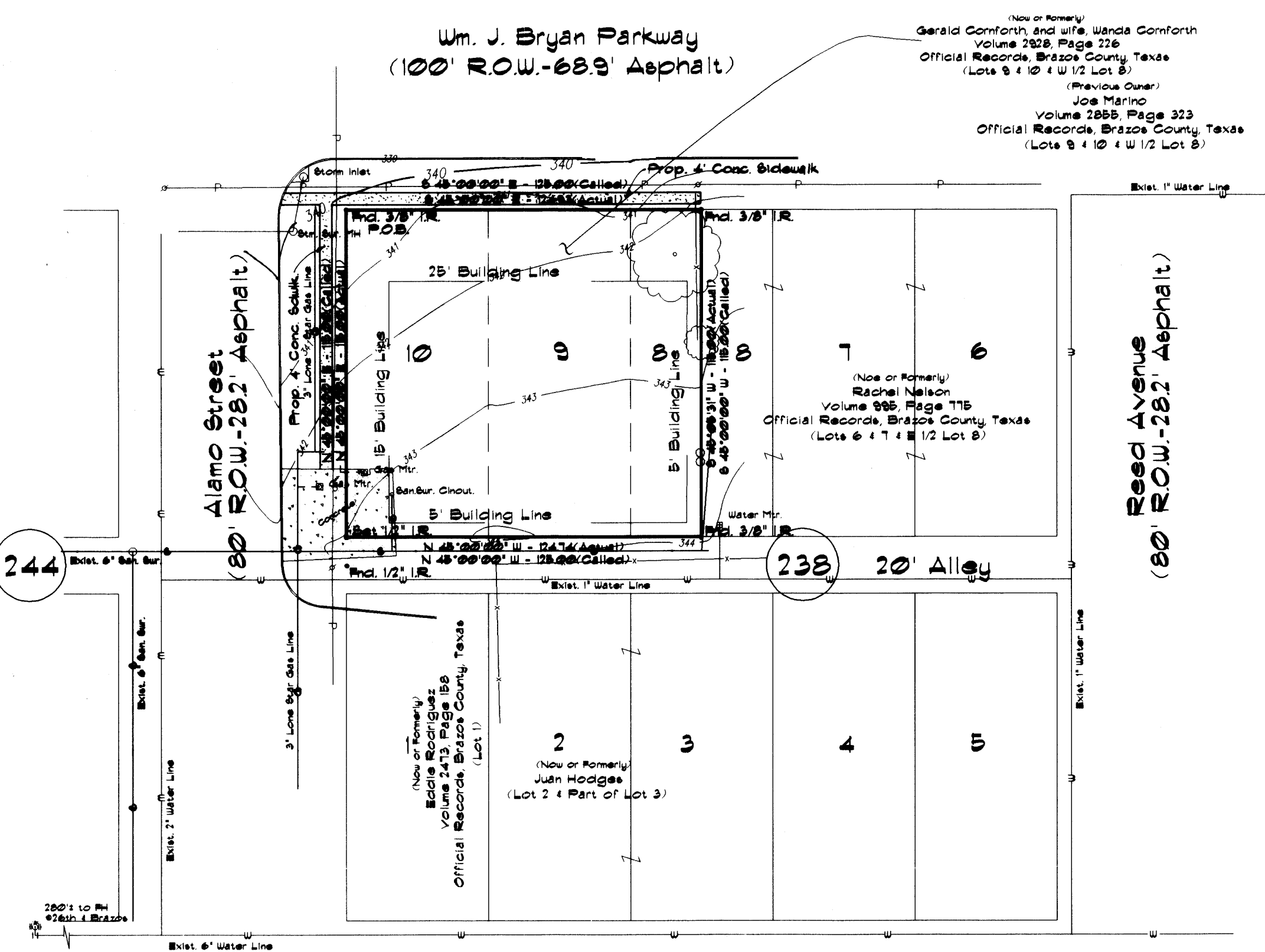
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Project Location



Scale 1" = 40'

Scale 1" = 40'



Vicinity Map N.T.S.

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.33 OF ONE ACRE OF LAND AND BEING ALL OF LOTS 9 & 10 & THE WEST ONE-HALF (1/2) OF LOT 8, BLOCK 238 OF THE ORIGINAL TOWNSITE TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS ACCORDING TO THE PLAT OF RECORD IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.E.C.T.) AND BEING CONVEYED TO GERALD CORNFORTH AND WIFE WANDA CORNFORTH BY DEED OF RECORD IN VOLUME 2858, PAGE 226 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.E.C.T.); SAID 0.33 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8" Iron rod found for most northerly corner at the most northerly corner of said Lot 10 and said Block 238, same being the point of intersection of the southeasterly right-of-way line of William J. Bryan Parkway with the southeasterly right-of-way line of Alamo Street;

THENCE S 45°00'00" E along said southeasterly right-of-way line of William J. Bryan Parkway and the northeasterly line of said Lot 10 thru 8, inclusive, and of said Block 238, a distance of 124.53 feet to a 3/8" iron rod found for most easterly corner at the most easterly corner of said Cornforth tract of land, same being the most northerly corner of a tract of land conveyed to Rachel Nelson by deed recorded in Volume 955, Page 715 (O.R.E.C.T.);

THENCE S 45°00'00" E along the line common to said Cornforth tract of land and said Nelson tract of land across and through the interior of said Lot 8 and said Block 238, a distance of 118.00 feet to a 3/8" iron rod found for most southerly corner at the most southerly corner of said Cornforth tract of land and the most westerly corner of said Nelson tract of land, same being a point in the northeasterly line of a 20 foot wide alley, same being the southeasterly line of said Lot 8;

THENCE N 45°00'00" W along said northeasterly line of the 20 foot wide alley, and the southeasterly line of the Cornforth tract of land and of said Lot 8 thru 10, inclusive, a distance of 124.74 feet to a 1/2" iron rod set for most westerly corner at the most westerly corner of said Cornforth tract of land and of said Lot 10, same being a point in the foresaid southeasterly right-of-way line of Alamo Street;

THENCE N 45°00'00" E along said southeasterly right-of-way line of Alamo Street and the northeasterly line of said Cornforth tract of land, said Lot 10, and said Block 238, a distance of 118.00 feet to the POINT OF BEGINNING, and containing 0.33 of one acre of land, more or less.

GENERAL NOTES:

- 1/2" Iron Rods to be set at all lot corners.
- All improvements shown are existing, unless otherwise noted.
- Minimum five (5) foot wide rear and sideyard setback on all lots.
- No portion of this subdivision is within the 100-year flood hazard area as per FEMA Community Panel Map No. 48041C-0133C-7/2/92.
- All drainage design to be in accordance with City of Bryan current drainage ordinances and policy.
- Subject property currently zoned Commercial (C).
- Solid waste pickup to be curb-side pickup.
- Proposed development to be Auto Wheel Alignment and Oil Change Shop per approved site plan.
- A minimum 4' sidewalk will be built along W.J. Bryan Parkway and Alamo Street for the entire length of this tract and plans for this construction will be included in the Site Plan for the redevelopment of this tract.

Filed for Record in: BRAZOS COUNTY,

On: Oct 29, 1998 at 08:42A

As a Plat

Document Number: 0670052

Amount: 55.00

Receipt Number - 128334

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, as stamped herein by me.

Oct 29, 1998

HONORABLE MARY ANN WARD, COUNTY CLERK BRAZOS COUNTY,

0670052

ORIGINAL PLAT

Bryan Original Townsite Volume H, Page 721

REPLAT

Lot 8R, Block 238 Bryan Original Townsite

LOT 8R A REPLAT OF LOTS 9 & 10 & WEST 1/2 LOT 8 BLOCK 238 BRYAN ORIGINAL TOWNSITE VOLUME H, PAGE 721 0.33 of One Acre BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 40'

OCTOBER, 1997

STATE OF TEXAS COUNTY OF BRAZOS I, (We, They), Gerald & Wanda Cornforth owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 2858, Page 226, and designated herein as the 0.33 of One Acre in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

Wanda Cornforth
Owner
Gerald Cornforth

CERTIFICATION OF THE PLANNING ADMINISTRATOR I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

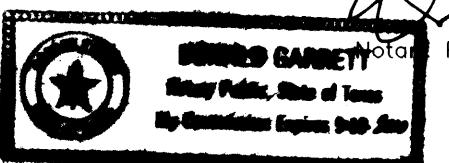
[Signature]
Planning Administrator, Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

[Signature]
Development Engineer, Bryan, Texas

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Gerald & Wanda Cornforth known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 27th day of October, 1997.



CERTIFICATE OF SURVEYOR I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 and that the metes and bounds describing said subdivision well describe a closed geometric form.

[Signature]
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

[Signature]
Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS COUNTY OF BRAZOS 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 certificate of authentication was filed for record in my office the 27th day of October, 1997 in the Deed/Official Records of Brazos County, Texas, in Volume 3297, Page 159.

Mary Ann Ward
County Clerk
Brazos County, Texas

OWNER/DEVELOPER: Gerald & Wanda Cornforth 3505 Greenridge Circle Bryan, Brazos County, Texas 77802 Phone: (409) 260-4868

GARRETT ENGINEERING Consulting Engineering & Land Surveying 4444 Carter Creek Parkway Suite 108 Bryan, Texas 77802 Phone: 409 / 846 - 2688