

VICINITY MAP  
N.T.S.

FIELD NOTES  
1.32 ACRES

All that certain lot, tract or parcel of land being 1.32 acres situated in the S. F. AUSTIN LEAGUE, Abstract No. 63, Brazos County, Texas, and being a part of three tracts of land as follows: 1) Being a part of the 1.00 acre tract as described in deed from the Bryan Saddle Club, Inc. to Brazos County of record in Volume 8578, Page 279; 2) Being a part of that certain Called 14.4 acre tract as described in deed from the Bryan Saddle Club, Inc. to Brazos County of record in Volume 255, Page 431; and 3) Being all of that certain Called 0.0738 acre tract as described in deed from Bryan Automatic Gas, Inc. to Brazos County of record in Volume 325, Page 503, all of the Deed/Official Records of Brazos County, Texas, said 1.32 acre tract being more particularly described by notes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap found in the southwest line of said 1.00 acre tract and the northeast line of the Bonham Elementary Called 18.28 acre tract of record in Volume 505, Page 560 for the most westerly corner, said point being the most southerly corner of the Bryan ISD Called 9.74 Acre Tract as described in Volume 9507, Page 228, a 1/2" Iron Pipe found for the occupied most westerly corner of said 1.00 acre tract bears N 48° 45' 44" W a distance of 1004.08 feet;

THENCE N 48° 49' 44" E, along the southeast line of said Called 9.74 acre tract a distance of 320.51 feet to a 1/2" Iron Rod with Cap found for the most northerly corner, said corner being located in the west right-of-way line of FM 974;

THENCE S 14° 19' 30" E, along the west right-of-way line of said FM 974 a distance of 302.69 feet to a 1/2" Iron Rod with Cap found for the most easterly corner, said corner being the most northerly corner of the Bryan Automatic Gas, Inc. Called 0.3119 acre tract of record in Volume 325, Page 501;

THENCE S 75° 34' 24" W, along the north line of said Called 0.3119 acre tract a distance of 199.73 feet to a 1/2" Iron Rod with Cap found for the most southerly corner, said corner being the most southerly corner of said Called 0.0738 acre tract and the most westerly corner of the Bryan Automatic Gas Called 1.01 acre tract of record in Volume 247, Page 519, said corner being located in the east line of said Called 18.28 acre tract;

THENCE N 13° 46' 45" W, along the west line of said Called 0.0738 acre tract and the east line of said Called 18.28 acre tract a distance of 32.09 feet to a point in concrete for an interior corner;

THENCE N 48° 45' 44" W, along the southwest line of said 1.00 acre tract and the northeast line of said Called 18.28 acre tract a distance of 153.03 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 1.32 ACRES OF LAND, MORE OR LESS.

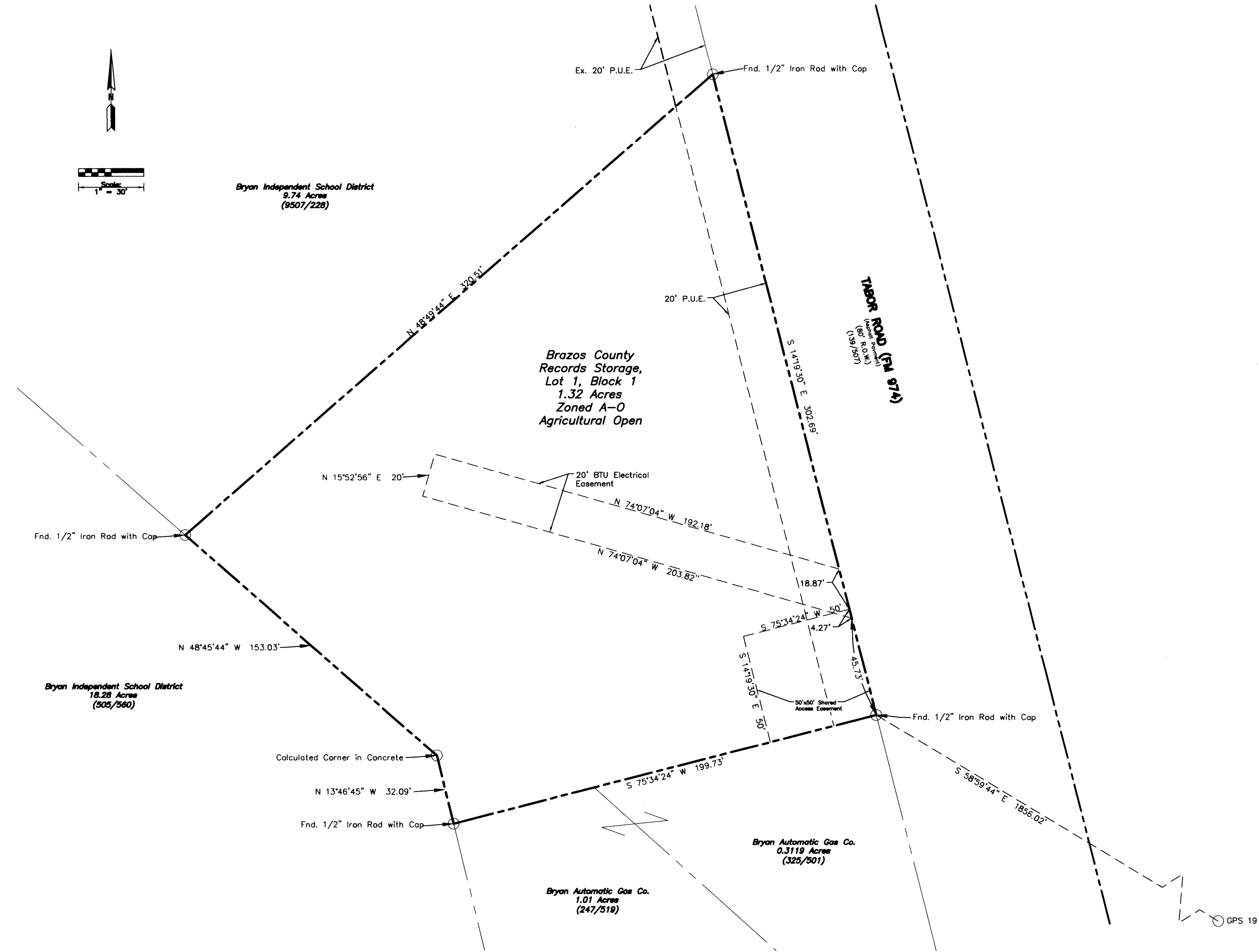
GENERAL NOTES

NORTH ORIENTATION IS BASED ON ROTATING THE SOUTHEAST LINE OF 1.32 ACRES TO GRID NORTH, NAD83, (GORS 2011), EPOCH 2010.00, TEXAS STATE PLANE CENTRAL ZONE AS DERIVED BY GPS.

ELEVATION DATUM: NAVD 1988, PER CITY OF BRYAN GPS MONUMENT NO. 19 (ELEVATION: 358.76').

THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0205F, REVISED DATE: 04-02-2014.

WHEN REBUILT, ALL STRUCTURES LOCATED IN THE SETBACK AREA WILL BE RELOCATED OUT OF THE SETBACK AREA.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Duane Peters, Brazos County Judge, the owner of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 255, Page 431, Volume 325, Page 503, and Volume 8578, Page 279 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains easements and public places hereon shown for the purposes identified.

*Duane Peters*  
Duane Peters, Brazos County Judge

APPROVAL OF CITY ENGINEER

I, *W. Paul Kasper*, The undersigned, City 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 and was approved on the 16<sup>th</sup> day of Nov, 2017.

*W. Paul Kasper*  
City Engineer, City of Bryan

APPROVAL OF CITY PLANNER

I, *Madin Zimmerman*, The undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission 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 and was approved on the 3<sup>rd</sup> day of Nov, 2017.

*Madin Zimmerman*  
City Planner, City of Bryan

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 20<sup>th</sup> day of November, 2017, in the Official Records of Brazos County in Volume 14367, Page 32.

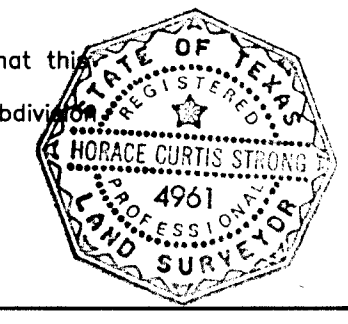
*Karen McQueen*  
County Clerk  
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, H. Curtis Strong, Registered Professional Land Surveyor No. 4961 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 describe a closed geometric form.

*H. Curtis Strong*  
H. Curtis Strong, R.P.L.S. No. 4961



FINAL PLAT

OF

Brazos County Records Storage  
Lot 1, Block 1 (1.32 Acres)  
Being All Of The Called 0.0738 Acre  
Tract, Volume 325, Page 503  
And Part Of The Called 1.00 Acre  
Tract, Volume 8578, Page 279 And  
Called 14.4 Acre Tract, Volume 255,  
Page 431  
SFA #10, Abstract No. 63

SCALE 1"=30'

BRYAN  
Brazos County, Texas

OWNER:  
BRAZOS COUNTY  
2617 WEST STATE HIGHWAY 21  
BRYAN, TX 77803  
PHONE (979) 822-2127

ENGINEER:  
MITCHELL & MORGAN, L.L.P.  
3204 EARL RUDDER FWY, SOUTH  
COLLEGE STATION, TX 77845  
PHONE (979) 260-6963

SURVEYOR:  
STRONG SURVEYING, LLC  
1722 BROADMOOR, SUITE 105  
BRYAN, TX 77802  
PHONE (979) 776-9836  
FIRM NO. 10093500

FINAL PLAT  
PREPARED AND  
SUBMITTED  
OCT 2017

Filed for Record in:  
BRAZOS COUNTY  
On: Nov 20, 2017 at 10:13:6A  
As a  
Plat  
Document Number: 01314395  
Amount: 73.00  
Receipt Number: 617419  
By:  
Mary Garcia

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 stated herein by me.  
Nov 20, 2017  
Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY