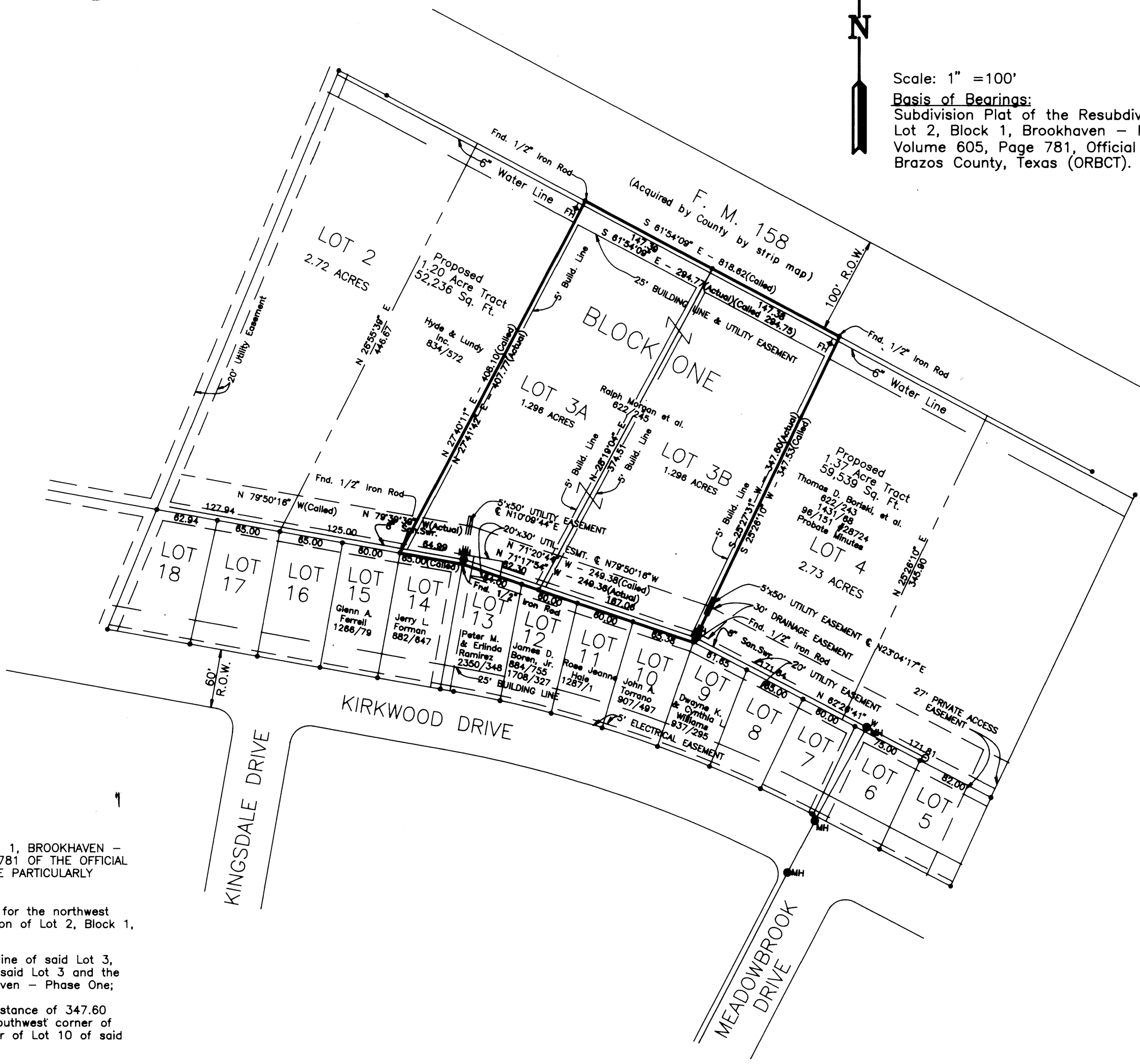




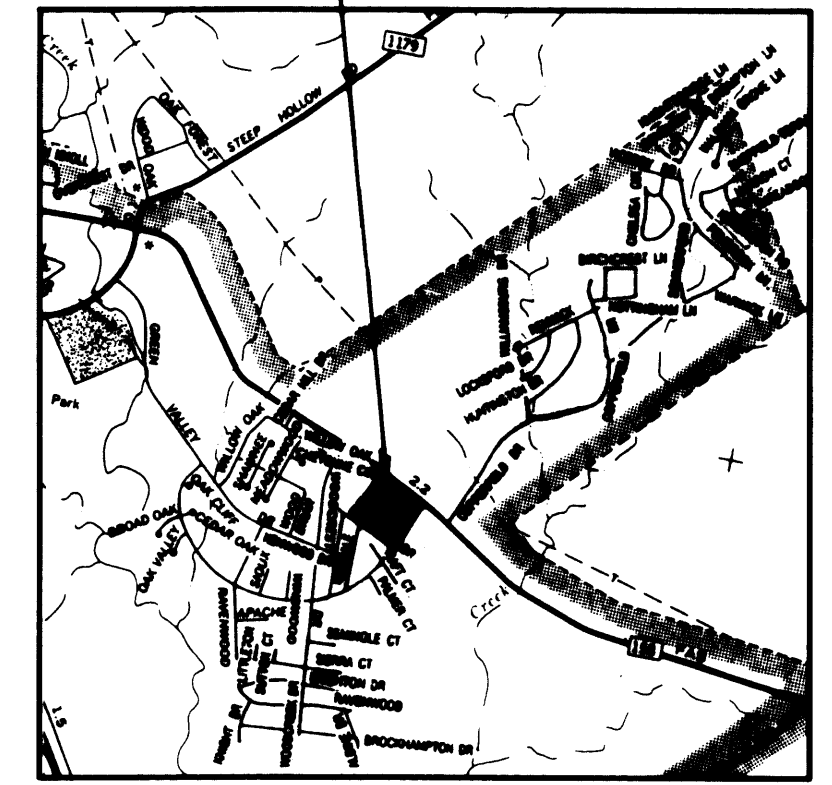
ORIGINAL PLAT
VOLUME 605, PAGE 781

FILED
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RESUBDIVISION PLAT

PROJECT LOCATION



VICINITY MAP
NTS

FIELD NOTES:
BEING ALL OF LOT 3 (2.59 ACRES) OF THE RESUBDIVISION OF LOT 2, BLOCK 1, BROOKHAVEN - PHASE ONE, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 605, PAGE 781 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS; SAID LOT 3 (2.59 ACRES) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING at a 1/2" iron rod on the south right-of-way line of F.M. 158 for the northwest corner of said Lot 3 and the northeast corner of Lot 2 of said Resubdivision of Lot 2, Block 1, Brookhaven - Phase One;
THENCE, S 61°54'09" E, along said south right-of-way line and the north line of said Lot 3, a distance of 294.77 feet to a 1/2" iron rod for the northeast corner of said Lot 3 and the northwest corner of Lot 4 of said Resubdivision of Lot 2, Block 1, Brookhaven - Phase One;
THENCE, S 25°27'31" W, along the line common to said Lots 3 and 4, a distance of 347.60 feet to a 1/2" iron rod for the southeast corner of said Lot 3 and the southwest corner of said Lot 4, same being the northwest corner of Lot 9 and northeast corner of Lot 10 of said Resubdivision of Lot 2, Block 1, Brookhaven - Phase One;
THENCE, along the south line of said Lot 3 and the north lines of Lots 10 thru 14, inclusive, of said Resubdivision of Lot 2, Block 1, Brookhaven - Phase One, the following courses:
1.) N 71°17'54" W, a distance of 249.36 feet to 1/2" iron rod for angle point, and
2.) N 79°39'39" W, a distance of 64.99 feet to a 1/2" iron rod for the southwest corner of said Lot 3, the southeast corner of the aforesaid Lot 2 and the northwest corner of said Lot 14;
THENCE, N 27°41'42" E, along the line common to said Lots 2 and 3, a distance of 407.77 feet to the POINT OF BEGINNING and containing 2.59 acres of land, more or less.

GENERAL NOTES:
1.) Iron Rods to be set at all lot corners.
2.) All improvements shown are existing, unless otherwise noted.
3.) Minimum five (5) foot sideyard setback on all lots.
4.) No portion of this subdivision is within the 100-year flood area as established by the U. S. Army Corps. of Engineers. (FEMA Community Panel Map # 480082-0142C-7/2/92)
5.) Lot 3A & Lot 3B to have Joint use Access to FM 158.

**RESUBDIVISION PLAT
OF
LOT 3, BLOCK 1
OF
THE RESUBDIVISION OF LOT 2, BLOCK 1
BROOKHAVEN - PHASE ONE**

VOLUME 605, PAGE 781
JAMES W. SCOTT LEAGUE ABSTRACT NO. 49
BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS
I, RALPH MORGAN
owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (initials) in the Deed Records of Brazos County in Volume 605, Page 781, and designated herein as the RESUBDIVISION PLAT OF LOT 3, BLOCK 1, 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.
Ralph Morgan
Owner

CERTIFICATION OF THE CITY PLANNER
I, the undersigned, City Planner 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.
Rafaela Stronach
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
I, John Godfrey, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 20th day of July, 1994, and same was duly approved on the 20th day of July, 1994 by said commission.
John Godfrey
Chairman of the Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City 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.
Bruce [Signature]
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Ralph Morgan, 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 purpose and consideration therein stated.
Given under my hand and seal on this 18th day of July, 1994.
Donald D. Garrett

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 will describe a closed geometric form.
Donald D. Garrett
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.
Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS
COUNTY OF BRAZOS
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 17th day of July, 1994, in the Deed / Official Records of Brazos County, Texas, in Volume 605, Page 781.
Mary Ann Ward
County Clerk
Brazos County, Texas

OWNER: RALPH MORGAN
2911 PARTRIDGE CIRCLE
BRYAN, TX. 77802
PH. # 774 - 7800

SCALE: 1" = 100'
JULY, 1994

Prepared By: Garrett Engineering
4444 Carter Creek Pkwy. Ste. 108
Bryan, Texas 77802 PH. 409/846-2888