

METES AND BOUNDS DESCRIPTION OF A 0.091 ACRE TRACT LOT 7B, CACHE COVE BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain tract or parcel of land, being Lot 7B, Cache Cove according to a vacating and resubdivision plat of Lots 5, 6, and 7, recorded in Volume 413, Page 737 of the Deed Records of Brazos County, Texas. Said tract also being the same tract as described by a deed to James Arthur Needham, recorded in Volume 581, Page 10 of the Deed Records of Brazos County, Texas.

Said tract being more particularly described by the metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marking the Southwest corner of said Lot 7B and the Southeast corner of a portion Lot 8, Cache Cove, as described by a deed to Beverly Ann Rhoades, recorded in Volume 396, Page 250 of the Deed Records of Brazos County, Texas, said iron rod also lying in the Northwest Right-of-Way of Cache Cove (50' R.O.W.);

THENCE: N 28° 40' 14" W along the common line between Lot 7B and said Lot 8 for a distance of 79.09 feet to a 5/8 inch iron rod set, said iron rod also lying in the Northwest line of a 430 square foot tract according to a Quitclaim Deed, File Number 583253;

THENCE: N 50° 07' 46" E continuing along said line for a distance of 57.06 feet to a 5/8 inch iron rod set marking the Northeast corner of the herein described tract;

THENCE: S 82° 45' 31" E at 5.49 feet pass a 5/8 inch iron rod set marking the Northwest corner of a 1571 square foot tract according to a Quitclaim Deed, File Number 583113, continue on for a total distance of 17.03 feet to a 5/8 inch iron rod set marking the Northwest corner of Lot 7A, Cache Cove as described by a deed to Elsa L. Logan, recorded in Volume 1971, Page 316 of the Official Public Records of Brazos County, Texas;

THENCE: S 03° 39' 04" E along the common line between Lot 7B and said Lot 7A for a distance of 58.67 feet to a point;

THENCE: along the common lines of Lot 7B and a 174 square foot common area tract for the following calls:

- S 86° 20' 56" W for a distance of 3.60 feet to a point;
- S 03° 39' 04" E for a distance of 5.35 feet to a point;
- S 86° 20' 56" W for a distance of 10.94 feet to a point;
- S 03° 39' 04" E for a distance of 4.00 feet to a point;
- S 86° 20' 56" W for a distance of 0.87 feet to a point;
- S 03° 39' 04" E for a distance of 27.80 feet to a point in a counter clockwise curve have a radius of 49.39 feet, also lying in the Right-of-Way line of the aforementioned Cache Cove;

THENCE: continuing along said curve for an arc distance of 3.50 feet (Curve Data: Delta = 04° 03' 37", Tangent = 1.75 feet, Chord = S 63° 21' 35" W for a distance of 3.50 feet) to a Lead Plug found in concrete;

THENCE: S 61° 19' 46" W continuing along said Right-of-Way for a distance of 11.78 feet to the POINT OF BEGINNING, containing 0.091 of an acre of land, as surveyed on the ground July, 1995. Bearing orientation is honoring the plat called bearings of Brookhollow, Number 4 according to the plat recorded in Volume 303, Page 389 of the Deed Records of Brazos County, Texas. (See survey plat prepared July, 1995 for more descriptive information.)

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.

Mark L. Smith for Robert Stancu
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER:
I, 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.

Bruce K. ...
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE PLANNING COMMISSION:

COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 19____, AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 19____, BY SAID COMMISSION.

John ...
CHAIRMAN, CITY PLANNING COMMISSION, BRYAN, TEXAS

OWNER'S ACKNOWLEDGMENT AND DEDICATIONS:

I, JAMES ARTHUR NEEDHAM, OWNER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY, IN VOLUME 581, PAGE 10, AND DESIGNATED HEREIN AS LOT 7B, CACHE COVE 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.

James Arthur Needham
OWNER
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *James Arthur Needham*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF August 19____.

Shirley D. Wade
CLERK OF BRAZOS COUNTY, TEXAS

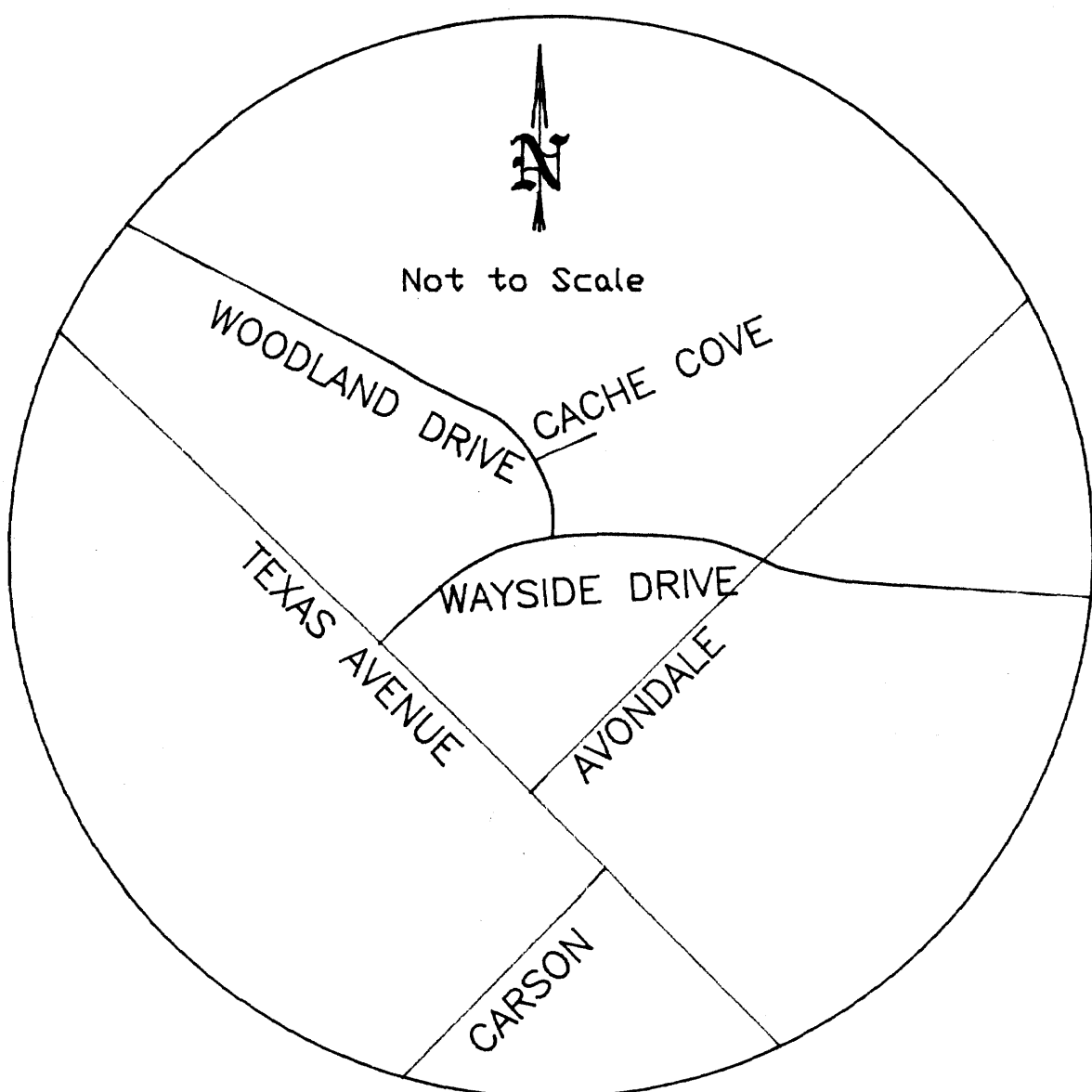
CERTIFICATE OF SURVEYOR: *BRAD KERR*, REGISTERED PROFESSIONAL SURVEYOR NO. 4502 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

BRAD KERR
REGISTERED PROFESSIONAL SURVEYOR

CERTIFICATE OF COUNTY CLERK:
I, *Mary Ann Ward*, COUNTY CLERK OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT, WITH ITS CERTIFICATES OF AUTHORITY WAS FILED FOR RECORD ON THE _____ DAY OF _____, 19____, AND WAS RECORDED IN VOLUME _____ PAGE _____ OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

Mary Ann Ward
COUNTY CLERK
BRAZOS COUNTY, TEXAS

NOTE: THE PURPOSE OF THIS AMENDING PLAT IS TO REMOVE THE OVERLAPPING LOT LINES OF BROOKHOLLOW, NUMBER 4 AND THAT PORTION OF THE 80 FOOT WIDE DRAINAGE EASEMENT SHOWN ON THE BROOKHOLLOW, NUMBER 4 PLAT THAT ARE WITHIN LOT 7B OF CACHE COVE. THE OVERLAPPING PORTIONS OF LOT 7, BLOCK 3 AND LOT 10, BLOCK 3 OF BROOKHOLLOW, NUMBER 4 HAVE BEEN OUTLINED TO JAMES ARTHUR NEEDHAM BY THE FOLLOWING DEED REFERENCES, RESPECTIVELY, COUNTY CLERK FILE REFERENCE NO. 583113 AND NO. 583253.



FILED
95 AUG - 9 PM 12:07
CLERK
BRAZOS COUNTY CLERK'S OFFICE
BRYAN, TEXAS
Phonda Duff

585815

OWNER: JAMES ARTHUR NEEDHAM
ADDRESS: 13514 CARLOS FIFTH
CORPUS CHRISTI, TEXAS 78418

AMENDING PLAT OF LOT 7B CACHE COVE BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 06--95
PLAT DATE: 07-19-95
JOB NUMBER: 95-395
CAD NAME: 95-395
CRS FILE: 95-395

PREPARED BY:
KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (409) 268-3195

on low base 2/28/91 wd