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Mary Ann Ward, County Clerk
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS

NOTES:

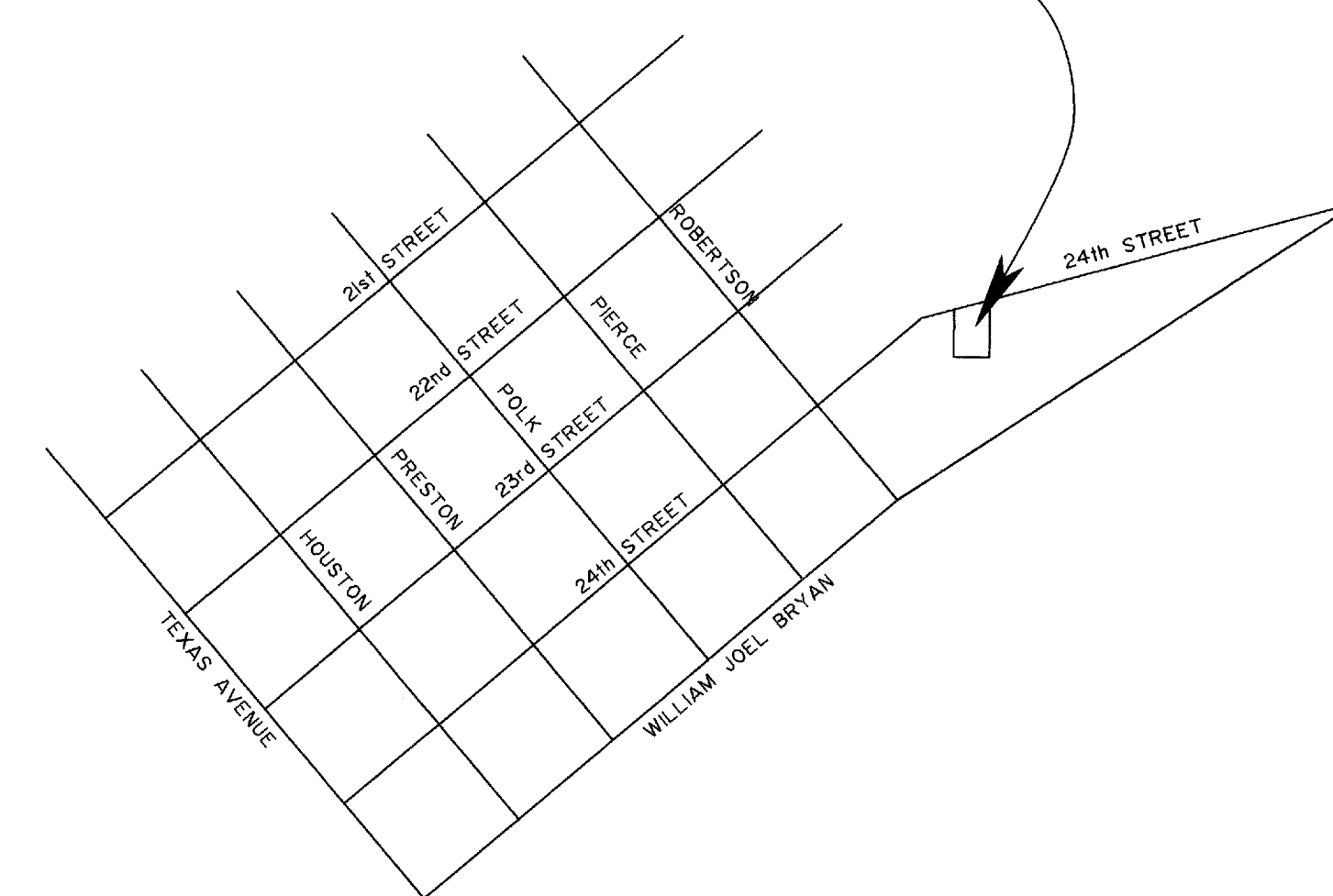
North Orientation is based on rotating the southeast line to adjoiner deed call in 1150/180.

This property is not located within a 100 - year flood hazard area as depicted from FLOOD INSURANCE RATE MAP NO. 48041C0133 C, DATED JULY 2, 1992.

This Lot is proposed for a Single Family Residence.

SCALE: 1" = 10'

PROJECT LOCATION



FIELD NOTES
0.145 ACRE

All that certain lot, tract or parcel of land being 0.145 of one acre of land situated in the JOHN AUSTIN LEAGUE, Abstract No. 2, City of Bryan, Brazos County, Texas, and being all of that certain tract in deed from John S. Wilson to Alberto and Cynthia Garcia of record in Volume 1854, Page 26, Official Records of Brazos County, Texas, said property being the remainder of a tract as described in deed from Willie C. Wilson to Ronald D. Wilson et ux of record in Volume 326, Page 797, Deed Records of Brazos County, Texas, said 0.145 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" Iron Rod found for the most westerly corner, same being the most westerly corner of said Ronald Wilson Tract;
THENCE N 47° 29' 56" E along the northwest line of said Ronald Wilson Tract a distance of 92.83 feet to a 3/8" Iron Rod found for the most northerly corner, same being the most northerly corner of said Ronald Wilson Tract, and also being located in the southwest right-of-way line of EAST 24th STREET;
THENCE S 61° 02' 56" E along the southwest line of said EAST 24th STREET a distance of 62.30 feet to a 5/8" Iron Rod found for the most easterly corner, same being the most northerly corner of the Harvey Pruiett, Jr. Called 0.29 acre tract as described in Volume 1150, Page 180;
THENCE S 44° 43' W along the northwest line of said 0.29 acre tract a distance of 111.59 feet to a 3/8" Iron Rod found for the most southerly corner, same being the most westerly corner of said 0.29 acre tract, and also being located in the northeast line of the Sam Hardy Estate Remainder of a Called 1.50 acre tract as described in Volume 923, Page 39;
THENCE N 43° 33' 25" W along the southwest line of said Ronald Wilson Tract a distance of 64.49 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 0.145 OF ONE ACRE OF LAND MORE OR LESS, according to a survey prepared on May 6, 1996, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961.

FINAL PLAT
OF

LOT 1, BLOCK 1
GARCIA ADDITION
0.145 OF ONE ACRE
JOHN AUSTIN SURVEY, A - 2
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

SCALE: 1" = 10' SEPTEMBER 23, 1996

STRONG SURVEYING
1212 Neal Pickett
College Station TX 77840
Phone: (409) 696-6609
Fax: (409) 764-1094
email: cstrong@cy-net.net

96026F.dwg

East 24th Street (25' w. Asp.) 50' wide R.O.W.

250' to FIRE HYDRANT ALONG ROADWAY

(Call S 62° E)
S 61°02'56" E - 62.30'

Found 5/8" Iron Rod

Found 3/8" Iron Rod

OLD SIDEWALK

JOHN AUSTIN
A - 2

0.145 Acre Tract
(1854/26)

PART OF A
Calculated 0.44 Ac.
(326/797)

LOT 1, BLOCK 1

Harvey Wesley Pruiett, Jr
Call 0.29 Ac.
1150/180

(Call N 45° E - 93')
N 47°29'56" E - 92.83'

10' WIDE CITY OF BRYAN Sanitary Sewer Easmt.

5' SETBACK FROM CENTERLINE SEWER PIPE

S 44°43'00" W - 111.59'
(Call Adj. S 44°43' W - 111.95')

5' SETBACK

5' SETBACK

Found 3/8" Iron Rod

N 43°33'25" W - 64.49'
(Call N 45° W)

Found 3/8" Iron Rod

The Sam Hardy Estate
rem. Call 1.50 Ac.
923/391

STATE OF TEXAS
COUNTY OF BRAZOS
I, Alberto and Cynthia Garcia, 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 1854, Page 26, and designated herein as the GARCIA ADDITION 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.

Alberto Garcia
Owner

Cynthia Garcia
Owner

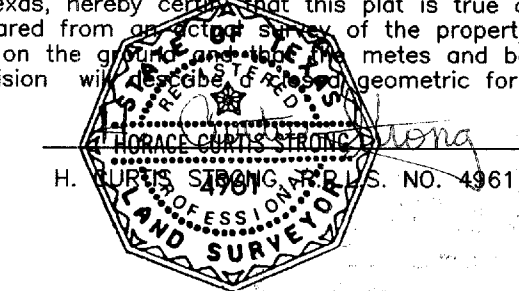
CERTIFICATION OF THE CITY PLANNER

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.

[Signature]
City Planner, Bryan, Texas

CERTIFICATE OF SURVEYOR

I, H. CURTIS STRONG, Registered Professional Land Surveyor No. 4961, of the State of Texas, hereby certify that this plat is true and correct and was prepared from a survey of the property made under my supervision on the 15th day of September, 1996, and the metes and bounds describing said subdivision were in correct geometric form.



CERTIFICATE OF 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

APPROVAL OF PLANNING & ZONING COMMISSION

I, Richard Robins, 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 21st day of September, 1996, and same was duly approved on the 19th day of September, 1996, by said commission.

[Signature]
Chairman of the Planning & Zoning Commission
Bryan, Texas

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 21st day of September, 1996, in the Deed /Official Records of Brazos County, Texas, in Volume 2079, Page 203.

Mary Ann Ward by Barbara Johnson
County Clerk
Brazos County, Texas

on line base wd 12/6/16