

TEXAS AND ALL OF A CALLED 4'x 160' TRACT OF LAND AS DESCRIBED BY A DEED TO JAMES W. WILSON AND WIFE, FAYE S. WILSON RECORDED IN VOLUME 146, PAGE 352 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

●EV ELECTRIC VALVE ●BV BALL VALVE

GAS METER OWH MANHOLE

●C.O. CLEANOUT

A AREA INLET

FIRE HYDRANT

JUNCTION BOX

TELEPHONE PEDESTAL

---- BUILDING SETBACK LINE

P.U.E. PUBLIC UTILITY EASEMENT

PROPERTY LINE

EASEMENT LINE

ELECTRICAL TRANSFORMER

Filed for Record in: BRAZOS COUNTY

On: Feb 23,2012 at 09:09A

Receipt Number - 431641

01112910

I hereba certifa that this instrument was

filed on the date and time stamped hereon by me

HONORABLE KAREN MCQUEEN, COUNTY CLERK

BRAZOS COUNTY

and was duly recorded in the volume and page

BRAZOS COUNTY

COUNTY OF BRAZOS

flats

Victoria Ēlliott

of the Official Public records of:

Feb 23,2012

as stamped hereon by me.

STATE OF TEXAS

Document Number:

THENCE: THROUGH SAID LOT 34 AND ALONG THE SOUTHWEST LINE OF EDGEWOOD DRIVE FOR THE FOLLOWING CALLS: S 47' 38' 37" E ALONG THE SOUTHWEST LINE OF EDGEWOOD STREET AND THROUGH SAID LOT 34 FOR A DISTANCE OF 148.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE WEST CORNER OF SAID 4' x 160' TRACT;

N 40° 46' 17" E FOR A DISTANCE OF 4.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID 4' x is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the City Engineer, Bryan, Texas

S 47' 38' 37" E FOR A DISTANCE OF 160.00 FEET TO A ½ INCH IRON ROD FOUND ON THE NORTHWEST LINE OF GARDEN Given under my hackes boulevard (80' R.O.W.) AND THE SOUTHEAST LINE OF SAID LOT 34 MARKING THE EAST CORNER OF SAID 4' x 160' ACRES BOULEVARD (80' R.O.W.) AND THE SOUTHEAST LINE OF SAID LOT 34 MARKING THE EAST CORNER OF SAID 4' x 160'

THENCE: S 40' 46' 17" W ALONG THE NORTHWEST LINE OF GARDEN ACRES BOULEVARD, AT 4.00 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 4' x 160' TRACT AND THE EAST CORNER OF SAID 0.61 ACRE TRACT (FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 26'03'47" E FOR A DISTANCE OF 0.72 FEET), CONTINUE ON FOR A TOTAL DISTANCE OF 74.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 34 AND 35. SAID IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 100.00 FEET

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44" 29" 42" FOR AN ARC DISTANCE OF 77.66 FEET (CHORD BEARS: S 71° 03' 21" W - 75.72 FEET)(DEED CALL CHORD: S 74° 53' 29" W - 75.65 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF A CALLED 0.54 ACRE TRACT OF LAND (PORTION OF LOTS 34, 35 AND 36) AS DESCRIBED BY A DEED TO ALESSANDRA LUISELLI RECORDED IN VOLUME 10227, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 16" 13' 53" W THROUGH SAID LOTS 34 AND 35 AND ALONG THE EAST LINE OF SAID 0.54 ACRE TRACT FOR A DISTANCE OF 130.23 FEET (DEED CALL: N 12" 30'02"W - 130.226 FEET) TO A ½ INCH IRON ROD FOUND;

THENCE: N 49° 10' 38" W CONTINUING ALONG THE EAST LINE OF SAID 0.54 ACRE TRACT FOR A DISTANCE OF 160.08 FEET (DEED CALL: N 45° 26'04" W - 160.00 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID LOT 35 AND LOT 7. BLOCK 4. NORTH GARDEN ACRES ACCORDING TO THE PLAT RECORDED IN VOLUME 146, PAGE 39 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 0.54 ACRE TRACT;

THENCE: N 40° 27' 57" E, AT 2.87 FEET PASS THE COMMON CORNER OF SAID LOTS 7, 34, 35 AND LOT 8 OF SAID BLOCK 4, CONTINUE ON ALONG THE NORTHWEST LINE OF SAID LOT 34 FOR A DISTANCE OF 72.84 FEET (DEED CALL: N 44° 23'00" E -70.00 FEET) TO THE POINT OF BEGINNING CONTAINING 0.631 OF AN ACRE OF LAND (27485 SQ FT.) MORE OR LESS AS SURVEYED ON THE GROUND JULY, 2011. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATIONS.

hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown for the purposes identified.

COUNTY OF BRAZOS

authority, on this day personally appeared Before me the undersigned ___ known to me to be the person(s) whose name(s) same for the purpose stated.

hand and seal of office this ______ day of _____. CARMEN M. MULVANEY Notary Public, State of Texas My Commission Expires July 20, 2013

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 22 d., day of 2022.

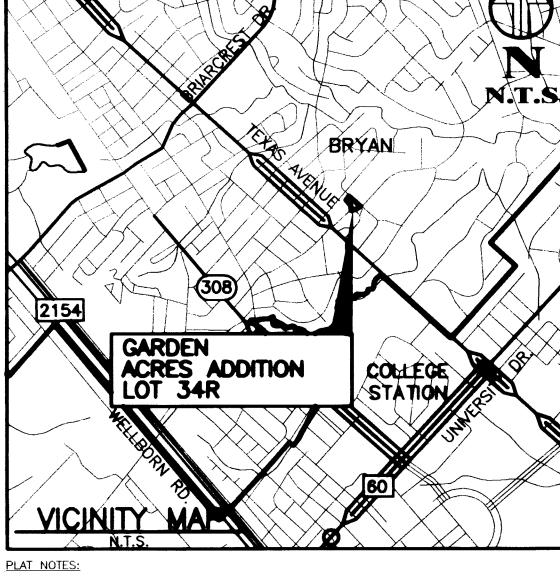
CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

Karen McQueen County Clerk, in and for said county,

County Clerk, Brazos County, Texas



(O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.

THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON E.M.A. FIRM COMMUNITY PANEL NO. 48041C 0142C, JULY 2, 1992.

BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH AS ESTABLISHED FROM

ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED 1/2" IRON RODS UNLESS

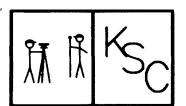
USE WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT AND/OR REDEVELOPMENT. LOT 34R IS CURRENTLY DEVELOPED AS SINGLE-FAMILY RESIDENTIAL (RD-5). PROPOSED

* APPROXIMATE LOCATION OF WATER AND SANITARY SEWER LINES SHOWN HEREON PER MAPS PROVIDED BY THE CITY OF BRYAN AND AS LOCATED ON THE GROUND.

AS ILLUSTRATED IN THE "ORIGINAL/EXISTING CONDITIONS" VIEW, HAS BEEN ITS CONFIGURATION SINCE 1950 AS RECORDED IN VOLUME 146, PAGE 352 & 353.

9. THE PURPOSE OF THIS AMENDING PLAT IS TO CONSOLIDATE THE PORTIONS OF LOT 34 & LOT 35 INTO ONE DEFINABLE LOT CALLED LOT 34R.

BRAD KERR, Registered Professional Land Surveyor No. 4502, in the State of Texas, nereby certify that this plat 🍺 true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision the metes and bounds describing said subdivision will describe a



SURVEYED BY: KERR SURVEYING, LLC 409 NORTH TEXAS AVENUE BRYAN, TEXAS 77803 PHONE (979) 268-3195

PORTION OF LOTS 34 & 35 (VOLUME 116, PAGE 231)

TOTAL AREA = 0.631 ACRES RICHARD CARTER LEAGUE, A-8 BRYAN, BRAZOS COUNTY, TEXAS SURVEYED: JULY, 2011



LANDOWNER INFORMATION JOSHUA D. & AMBER N. NORTON 4409 ROCKY MEADOWS DRIVE COLLEGE STATION, TX 77845

ILENAME: 0436AP1A | SCALE: 1"=60' UBMITTED DATE: 2/8/12 7607 EASTMARK DR., STE. 252 <77840>

REVISIONS: POST OFFICE BOX 9253 RAWN BY: R.A.M. COLLEGE STATION, TEXAS 77842 HECKED BY: BRAD KERR EMAIL: civil@rmengineer.com ELD BOOK: N/A PAGES: N/A OFFICE - (979) 764-0704

RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO.

FAX - (979) 764-0704 266 -0436 TEXAS FIRM REGISTRATION No. F-4695

