

METES AND BOUNDS DESCRIPTION
OF A
0.46 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO SONNY STRATTA RECORDED IN VOLUME 157, PAGE 385 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF THOMPSON STREET MARKING THE SOUTH CORNER OF SAID STRATTA TRACT AND THE WEST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO YOLANDA WALTON TENNELL NOWLIN RECORDED IN VOLUME 4381, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID NOWLIN TRACT BEARS: S 44° 50' 28" E FOR A DISTANCE OF 65.87 FEET;

THENCE: N 44° 50' 28" W ALONG THE ALONG THE NORTHEAST LINE OF THOMPSON STREET FOR A DISTANCE OF 135.59 FEET TO A 5/8 INCH IRON ROD SET MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT AND THE SOUTH CORNER OF A CALLED 0.15 ACRE TRACT AS DESCRIBED BY A DEED TO INELL STEWART RECORDED IN VOLUME 1084, PAGE 548 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

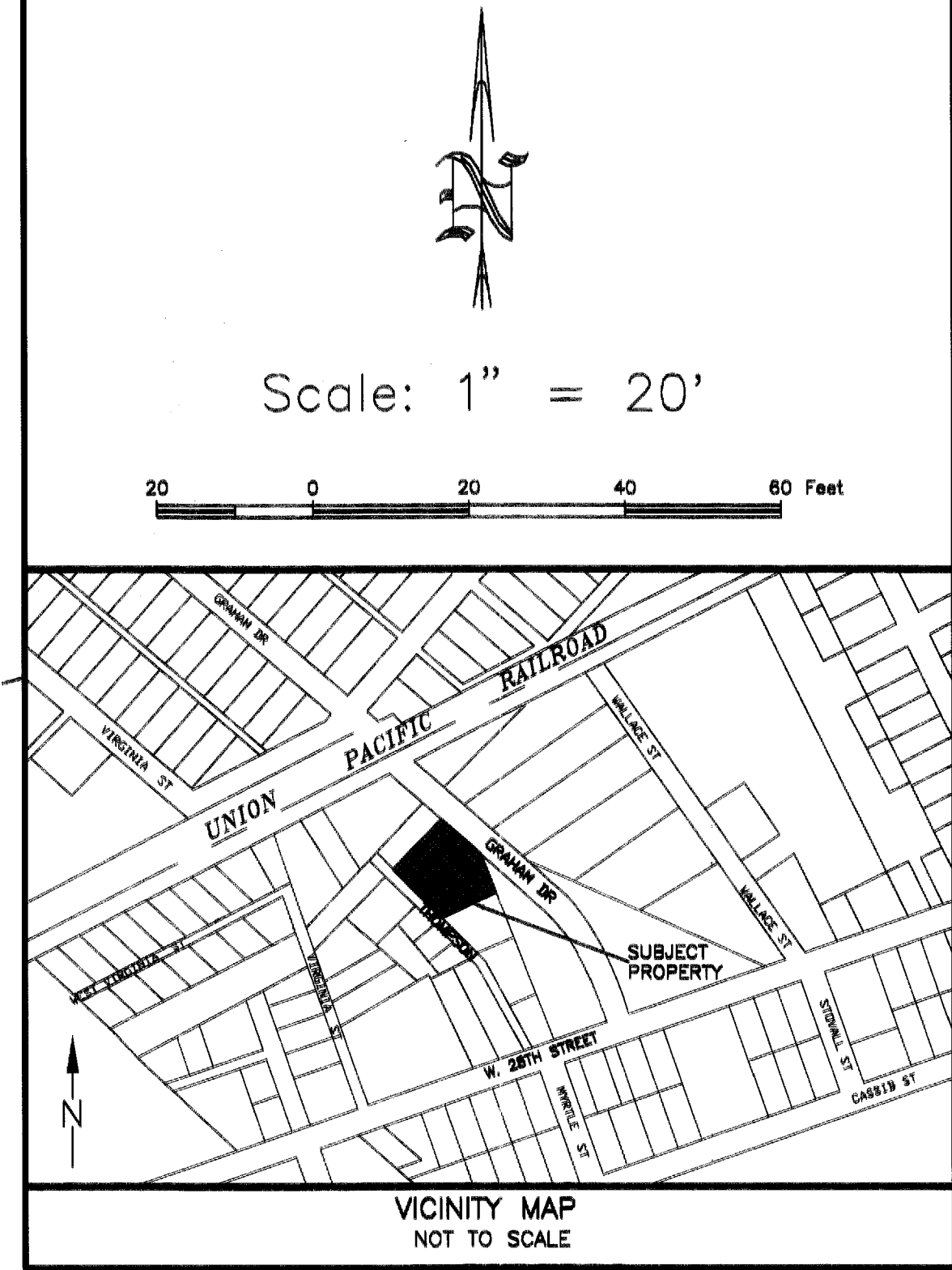
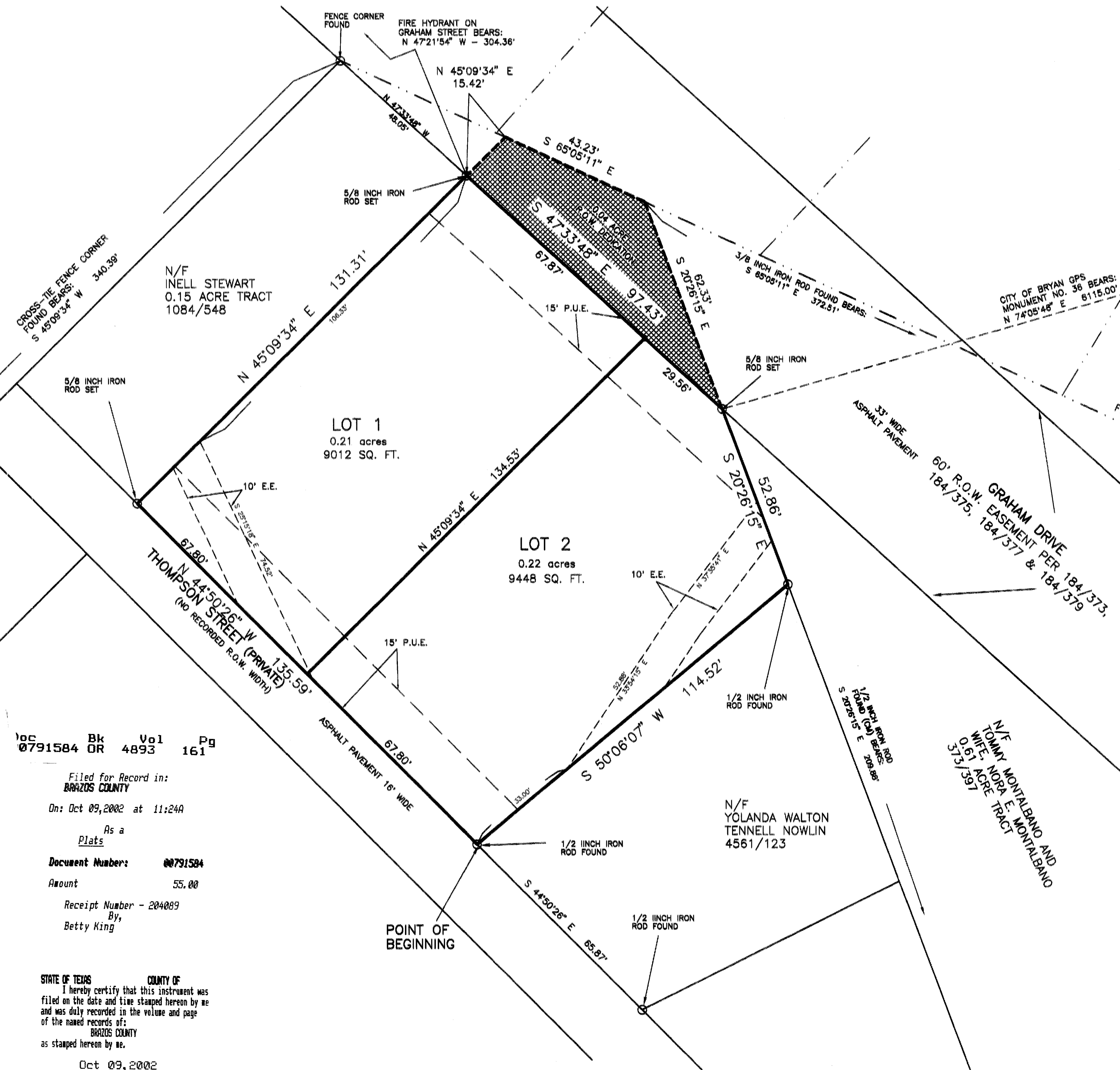
THENCE: N 45° 09' 34" E ALONG THE COMMON LINE OF SAID STRATTA TRACT AND SAID STEWART TRACT, AT 131.31 FEET PASS A 5/8 INCH IRON ROD SET ON THE SOUTHWEST RIGHT-OF-WAY LINE OF GRAHAM DRIVE (80' R.O.W. EASEMENT PER 184/373, 184/375, 184/377 AND 184/379), CONTINUE ON FOR A TOTAL DISTANCE OF 146.73 FEET TO A POINT WITHIN SAID RIGHT-OF-WAY ON THE ORIGINAL SOUTHWEST LINE OF THE FRANK WALLACE SR. SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 117, PAGE 193 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 65° 05' 11" E THROUGH SAID RIGHT-OF-WAY AND ALONG THE ORIGINAL SOUTHWEST LINE OF THE FRANK WALLACE SR. SUBDIVISION FOR A DISTANCE OF 43.23 FEET TO A POINT MARKING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 3/8 INCH IRON ROD FOUND BEARS: S 65° 05' 11" E FOR A DISTANCE OF 372.81 FEET;

THENCE: S 20° 28' 15" E CONTINUING THROUGH SAID RIGHT-OF-WAY, AT 82.33 FEET PASS A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF GRAHAM DRIVE MARKING THE NORTH CORNER OF A CALLED 0.61 ACRE TRACT AS DESCRIBED BY A DEED TO TOMMY MONTALBANO AND WIFE, NORA E. MONTALBANO, RECORDED IN VOLUME 373, PAGE 197 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ALONG THE COMMON LINE OF SAID STRATTA TRACT AND SAID MONTALBANO TRACT FOR A TOTAL DISTANCE OF 115.19 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID NOWLIN TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 20° 28' 15" E FOR A DISTANCE OF 209.88 FEET;

THENCE: S 50° 08' 07" W ALONG THE COMMON LINE OF SAID STRATTA TRACT AND SAID NOWLIN TRACT FOR A DISTANCE OF 114.52 FEET TO THE POINT OF BEGINNING CONTAINING 0.46 AN ACRE OF LAND, MORE OR LESS, OF WHICH 0.04 OF AN ACRE LIES WITHIN THE RIGHT-OF-WAY OF GRAHAM DRIVE, AS SURVEYED ON THE GROUND JULY, 2002. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 4502



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. 5/8 INCH IRON ROD SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100133 C, EFFECTIVE DATE JULY 2, 1992.
4. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 819.
5. LOT 1 SHALL FACE AND ACCESS GRAHAM DRIVE, LOT 2 SHALL FACE AND ACCESS THOMPSON STREET.
6. P.U.E. - PUBLIC UTILITY EASEMENT
E.E. - ELECTRICAL EASEMENT

Doc 0791584 Bk 4893 Vol 161 Pg 161

Filed for Record in:
BRAZOS COUNTY
On: Oct 09, 2002 at 11:24A
As a
Plats
Document Number: 00791584
Amount 55.00
Receipt Number - 204089
By,
Betty King

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of:
BRAZOS COUNTY
as stamped herein by me.
Oct 09, 2002

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF TEXAS
I (We) David Contreras, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 1 and 2, Graham Drive Addition to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.
David Contreras
Owner(s)

HONORABLE KAREN MCKEEN, COUNTY CLERK
APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.
[Signature] 10/08/02
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS
I, Karen M. Queen 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 on the day of October, 2002, in the Official Public Records of Brazos County, Texas, in Volume 14893, Page 161.

By: Betty King
County Clerk
Brazos County, Texas

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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]
Planning Administrator, City of Bryan

CERTIFICATE OF SURVEYOR
I, Brad Kerr, Registered Public 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 and that property markers and monuments were placed under my supervision on the ground.
Brad Kerr, R.P.L.S. No. 4502

FINAL PLAT
OF
GRAHAM DRIVE ADDITION
0.46 ACRES
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 07-01-02
PLAT DATE: 08-13-02
REVISED: 09-12-02
JOB NUMBER: 02-0734
CAD NAME: 02-0734F
CR5 FILE: BOT

PREPARED BY: KERR SURVEYING CO.
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 288-3195

PREPARED FOR: OFELIA CONTREROS
914 E. 27TH STREET
BRYAN, TEXAS 77803
PHONE (979) 779-8118

on lumber up

REBECCA A. WRIGHT
Notary Public, State of Texas
My Commission Expires
APRIL 29, 2005