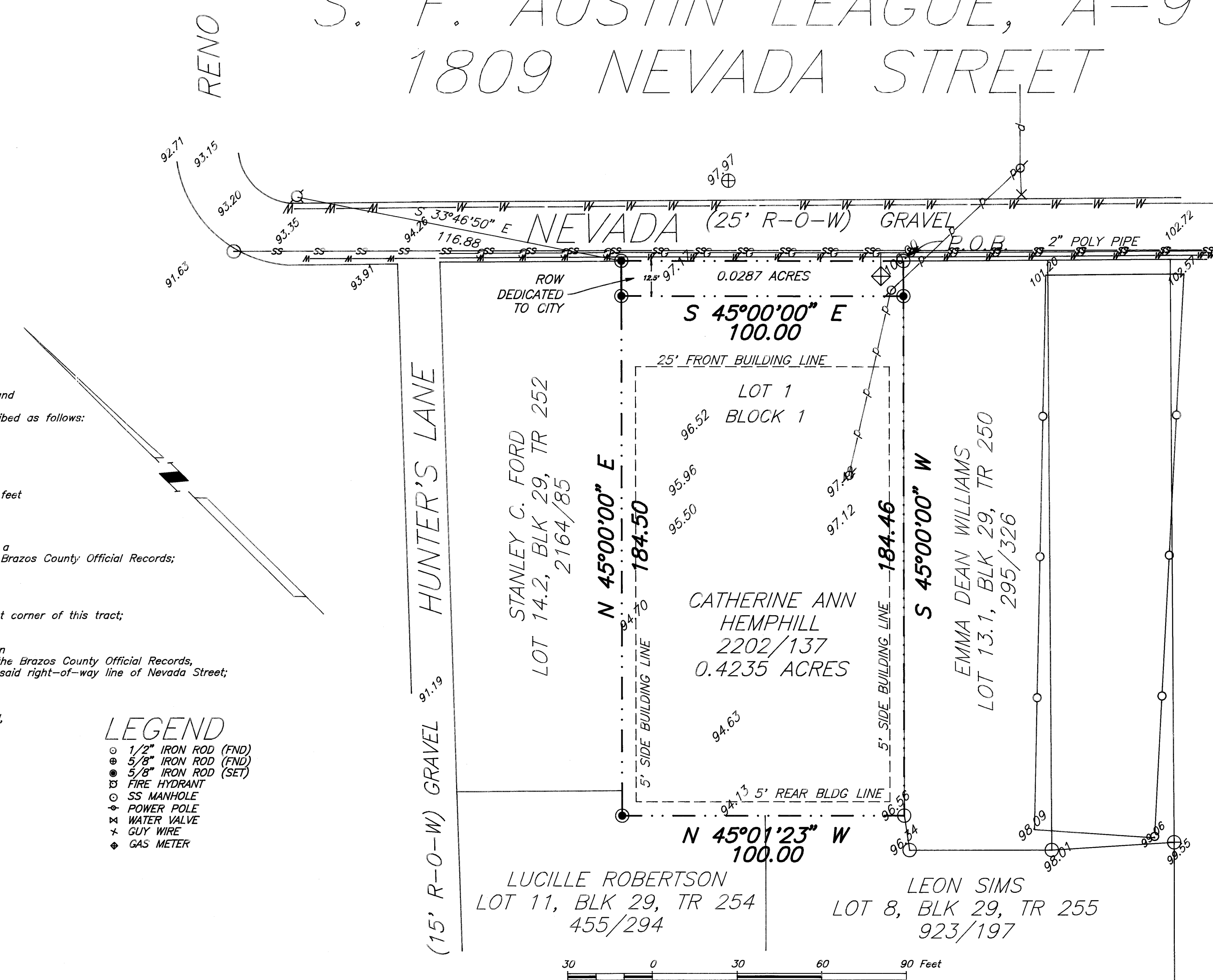


FILED  
 96 AUG 30 AM 11:29  
 BRAZOS COUNTY CLERK  
 BRAZOS COUNTY COURTHOUSE  
 BRYAN, TEXAS  
 BY \_\_\_\_\_

# HEMPHILL ADDITION S. F. AUSTIN LEAGUE, A-9 1809 NEVADA STREET



FIELD NOTES DESCRIPTION  
 OF A 0.4235 ACRE TRACT  
 OUT OF THE S. F. AUSTIN SURVEY, A-9  
 BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the S. F. Austin Survey, A-9, and being part of the tract of land conveyed to Catherine Ann Hemphill in a deed recorded in Volume 2202, Page 137, of the Brazos County Official Records, and more particularly described as follows:

COMMENCING at a 1/2" iron rod found at the east corner of this tract, also being the north corner of the Emma Dean Williams tract, recorded in Volume 295, Page 326, of the Brazos County Deed Records, and being on the southwest right-of-way line of Nevada Street;

THENCE: South 45 degrees 00 minutes 00 seconds West, a distance of 12.5 feet to a 5/8" iron rod set for the east corner of this tract;

THENCE: South 45 degrees 00 minutes 00 seconds West, a distance of 184.46 feet along the common line between this tract and the said Williams tract to a 1/2" iron rod found at the south corner of this tract, also being a common corner of the Leon Sims tract, recorded in Volume 923, Page 197, Brazos County Official Records;

THENCE: North 45 degrees 01 minutes 23 seconds West, a distance of 100.00 feet along the common line between this tract and the said Sims tract, and along the Lucille Robertson tract, recorded in Volume 455, Page 294, of the Brazos County Deed Records, to a 5/8" iron rod set at the west corner of this tract;

THENCE: North 45 degrees 00 minutes 00 seconds East, a distance of 184.50 feet along the common line between this tract and the said Robertson tract, and along the said Ford tract recorded in Volume 2164, Page 85, of the Brazos County Official Records, to a 5/8" iron rod set at the north corner of this tract, also being on the said right-of-way line of Nevada Street;

THENCE: South 45 degrees 00 minutes 00 seconds East, a distance of 100.00 feet along said right-of-way line to the PLACE OF BEGINNING containing 1844.66 square feet or 0.4235 acres, as surveyed on the ground, under my supervision.

- LEGEND**
- 1/2" IRON ROD (FND)
  - 5/8" IRON ROD (FND)
  - ⊙ 5/8" IRON ROD (SET)
  - ⊠ FIRE HYDRANT
  - ⊞ SS MANHOLE
  - ⊞ POWER POLE
  - ⊞ WATER VALVE
  - ⊞ GUY WIRE
  - ⊞ GAS METER

Dante Carlomagno  
 3-18-96  
 Rev. 5-23-96  
 95220F.doc

FIELD NOTES DESCRIPTION  
 OF A 0.0287 ACRE TRACT  
 OUT OF THE S. F. AUSTIN SURVEY, A-9  
 BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the S. F. Austin Survey, A-9, and being part of the tract of land conveyed to Catherine Ann Hemphill in a deed recorded in Volume 2202, Page 137, of the Brazos County Official Records, and more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the east corner of this tract, also being the north corner of the Emma Dean Williams tract, recorded in Volume 295, Page 326, of the Brazos County Deed Records, and being on the southwest right-of-way line of Nevada Street;

THENCE: South 45 degrees 00 minutes 00 seconds West, a distance of 12.5 feet along the common line between this tract and the said Williams tract, to a 5/8" iron rod set for the south corner of this tract;

THENCE: North 45 degrees 00 minutes 00 seconds West, a distance of 100.00 feet through the said Hemphill tract to a 5/8" iron rod set for corner, also being on the southeast line of the Stanley C. Ford tract, recorded in Volume 2164, Page 85, of the Brazos County Official Records;

THENCE: North 45 degrees 00 minutes 00 seconds East, a distance of 12.50 feet along the common line between this tract and the said Ford tract to a 5/8" iron rod set for corner also being on the said right-of-way line of Nevada Street;

THENCE: South 45 degrees 00 minutes 00 seconds East, a distance of 100.00 feet along said right-of-way line to the PLACE OF BEGINNING containing 1250.172 square feet or 0.0287 acres, as surveyed on the ground, under my supervision.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS

I, CATHERINE ANN HEMPHILL, THE OWNER OF THE TRACT SHOWN ON THIS PLAT, BEING THE TRACT OF LAND CONVEYED TO CATHERINE ANN HEMPHILL, RECORDED IN VOLUME 2202, PAGE 137, OF THE BRAZOS COUNTY OFFICIAL RECORDS, DO HEREBY AUTHORIZE MENTONMENT OF PLAT AND BY MY SIGNATURE AFFIXED HERETO, DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CATHERINE ANN HEMPHILL  
*Catherine Ann Hemphill*  
 AUTHORIZED SIGNATURE  
 Catherine A. Hemphill  
 PRINTED NAME AND TITLE

STATE OF TEXAS  
 COUNTY OF Brazos

BEFORE ME, ON THIS DAY PERSONALLY APPEARED  
 Catherine Ann Hemphill  
 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS  
July 11 DAY OF July, 1996.  
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



**CERTIFICATE OF SURVEYOR**

Dante Carlomagno  
 3-18-96  
 Rev. 5-23-96  
 95220F.doc

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, DANTE CARLOMAGNO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1562, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT DRAWING IS TRUE AND CORRECT AND CONFORMS TO AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBES A CLOSED GEOMETRIC FORM.

*Dante Carlomagno*  
 DANTE CARLOMAGNO  
 REGISTERED PROFESSIONAL LAND SURVEYOR

**CERTIFICATE OF CITY ENGINEER**

I, BRUCE KARR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

*Bruce Karr*  
 BRUCE KARR  
 CITY ENGINEER

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, CHAIRMAN OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE 31 DAY OF MAY, 1996, AND SAME WAS DULY APPROVED ON THE 14 DAY OF JULY, 1996.

STATE OF TEXAS  
 COUNTY OF BRAZOS

\_\_\_\_\_  
 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 CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 11 DAY OF JULY, 1996, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 2164, PAGE 137.

*Mary Ann Ward by Barbara Johnson*  
 MARY ANN WARD  
 COUNTY CLERK  
 BRAZOS COUNTY, TEXAS

**CERTIFICATE OF CITY PLANNER**

I, Mark L. Smith, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE APPLICABLE ORDINANCES.

*Mark L. Smith*  
 MARK L. SMITH  
 CITY PLANNER, BRYAN, TEXAS

613373  
 FILED  
 96 AUG 30 AM 11:29  
 BRAZOS COUNTY CLERK  
 BRAZOS COUNTY COURTHOUSE  
 BRYAN, TEXAS  
*Barbara Johnson*

on landbase  
 10/16/92

HEMPHILL ADDITION FINAL PLAT BLOCK 1, LOT 1 CATHERINE ANN HEMPHILL 1809 NEVADA STREET S.F. AUSTIN LEAGUE, A-9 BRAZOS COUNTY, TEXAS	
Rev. 6-06-96 5-23-96	<b>CARLOMAGNO Surveying Inc.</b> 2714 Finetooth Road, Bryan, Texas 77801
DRAWN BY: CINDY JACKSON	DRAWING NO. 95220F
CHECKED BY: D. CARLOMAGNO	SHEET OF