



NOTE:
This Tract is in a 100 year Flood Plain.

FIELD NOTES

All that certain tract or parcel of land being 0.421 of one acre of land situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Bryan, Brazos County, Texas and being a part of Lots 9, 10 and 11, Block No. 6 of the MITCHELL-LAWRENCE-CAVITT ADDITION as recorded in Volume 86 page 590, Deed Records of Brazos County, Texas and also being a part of Block "B" of the RESTWOOD ADDITION NO. 2 as recorded in Volume 138 page 281, Deed Records of Brazos County, Texas; said 0.421 acre tract being described as follows:

Being at a 5/8" iron rod found in the northwest right-of-way line of Villa Maria Road for the most southerly corner, said corner being the most easterly corner of a certain 1.008 acre tract as described in Volume 694 page 191, Official Records of Brazos County, Texas;

THENCE: N 63°13'24" W along the northeast boundary line of said 1.008 acre tract a distance of 25.32' to a 5/8" iron rod for corner;

THENCE: N 45°28'51" W continuing along said northeast boundary line a distance of 162.00' to a 5/8" iron rod found in the centerline of a creek for the most westerly corner; said corner being the most northerly corner of said 1.008 acre tract;

THENCE: N 49°39'28" E a distance of 29.77' to a 1/2" iron rod set for corner;

THENCE: N 70°32'02" E a distance of 67.44' to a 1/2" iron rod set for corner;

THENCE S 75°11'41" E a distance of 122.88' to a 1/2" iron rod set in the northwest right-of-way of Villa Maria Road for the most easterly corner;

THENCE: S 26°19'30" W along said right-of-way line a distance of 151.00' to the PLACE OF BEGINNING; and containing 0.421 of one acre, more or less.

NOTE:
This tract is in a 100 - YEAR FLOOD BOUNDARY according to the Flood Insurance Rate Map, Comm. Panel No. 480082 0010 B , ZONE A5 , Elev. 300. Minimum Finished Floor Elev. = 301

NOTE:
If the Building is ever removed or replaced, the setback line that fronts Villa Maria Road will revert back to 25 feet.

ORIGINAL PLAT

REPLAT

REPLAT LOT ONE, BLOCK ONE JACK AND JILL SUBDIVISION

REPLAT OF PART OF BLOCK 6, MITCHELL - LAWRENCE - CAVITT SUBDIVISION AND PART OF BLOCK B, RESTWOOD ADDITION NO. 2
ZENO PHILLIPS LEAGUE
BRAZOS COUNTY, TEXAS
JUNE 1990

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We, The) Federal Deposit Insurance Corp. 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 1142, Page 436, and designated herein as the Federal Deposit Insurance Corp. 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.

Owner: Federal Deposit Insurance Corp.

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City 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.

Durkin
City Engineer, Bryan, Texas

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.

Ray Shanna
City Planner, Bryan, Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of 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 and that the metes and bounds describing said subdivision are a closed geometric form.

Donald D. Garrett
DONALD D. GARRETT, R.P.L.S. No. 2972
2572
REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVAL OF PLANNING COMMISSION

I, ED WAGONER, Chairman of the City Planning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 14 day of JUNE, 1990 and same was duly approved on the 21 day of JUNE, 1990 by said commission.

Ed Wagoner
Chairman of the Planning Commission, Bryan, Texas

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that the engineering consideration has been given to this plat.

Donald D. Garrett
DONALD D. GARRETT, P.E. No. 22790
22790
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

CERTIFICATE OF THE COUNTY CLERK

I, Frank Boriskie, 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 14 day of June, 1990, in the Deed Records of Brazos County, Texas, in Volume 1142, Page 357.

Frank Boriskie
County Clerk
Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Donna Marie, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 14 day of June, 1990.

Donna Marie
Notary Public, State of Texas
Notary's Name: Donna Marie
Notary's Commission Expires: _____

Owner:
F.D.I.C.
Bank No. 4160, P.O. Box 2358
Midland, Texas 79702

Prepared By:
Garrett Engineering
4444 Carter Crk. Pkwy. No. 108
Bryan, Texas 77802

wp 2/1/02 on (ms base)

FILED
90 JUL 11 PM 2:10
CANDY COCHRAN
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