

Joy Pottery
0.67 Acre Right-of-Way Dedication
Thomas M. Splane Survey, A-53
Brazos County, Texas

Field notes of a 0.67 acre tract or parcel of land, lying and being situated in the Thomas M. Splane Survey, Abstract No. 53, and being part of the following two tracts:

3.96 acres described in the deed Rachel Raborn Norris, recorded in Volume 2521, Page 283, of the Official Records of Brazos County, Texas.

0.17 acre described in the Quitclaim deed to Rachel Raborn Norris, recorded in Volume 2521, Page 286, of the Official Records of Brazos County, Texas,

and being more particularly described as follows:

BEGINNING at the north corner of the aforementioned 3.96 acre tract in the centerline of Old Reliance Road;

THENCE S 45° 09' 39" E along the northeast line of the aforementioned 3.96 acre tract, at a distance of 37.43 feet pass a 1/2" iron rod found in the fence marking the southeast line of Old Reliance Road, continue on for a total distance of 43.50 feet to a 1/2" iron rod set in the newly created (by virtue of this plat) southeast right-of-way line of Old Reliance Road (being approximately 45' south of the present centerline pavement);

THENCE along the newly created southeast right-of-way line of Old Reliance Road as follows:

S 44° 50' 21" W 452.42 feet to a 1/2" iron rod set at the beginning of a curve concave to the northwest having a radius of 700.00 feet, curve for an arc distance of 200.14 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 53° 01' 48" W - 199.46 feet;

S 61° 13' 16" W parallel with and 13.37 feet south of the northwest line of the aforementioned 0.17 acre tract, for a distance of 173.83 feet to a 1/2" iron rod set;

S 78° 05' 51" W 46.07 feet to an existing fence found marking the southeast line of Old Reliance Road, same being in the northwest line of the aforementioned 0.17 acre tract;

THENCE N 61° 13' 16" E along the northwest line of the aforementioned 0.17 acre tract, adjacent to a fence, same being the southeast line of Old Reliance Road, for a distance of 208.94 feet to the north corner of the said 0.17 acre tract, in the northwest line of the aforementioned 3.96 acre tract;

THENCE N 44° 50' 21" E along the northwest line of the aforementioned 3.96 acre tract for a distance of 653.73 feet to the PLACE OF BEGINNING, containing 0.67 acres of land, more or less.

Joy Pottery
3.46 Acre Tract
Thomas M. Splane Survey, A-53
Brazos County, Texas

Field notes of a 3.46 acre tract or parcel of land, lying and being situated in the Thomas M. Splane Survey, Abstract No. 53, and being part of the following two tracts:

3.96 acres described in the deed Rachel Raborn Norris, recorded in Volume 2521, Page 283, of the Official Records of Brazos County, Texas.

0.17 acre described in the Quitclaim deed to Rachel Raborn Norris, recorded in Volume 2521, Page 286, of the Official Records of Brazos County, Texas,

and being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the south corner of the aforementioned 3.96 acre tract, same being in the northeast line of a 1.78 acre tract described in the deed to Carrabba Interests recorded in Volume 2405, Page 247, of the Official Records of Brazos County, Texas;

THENCE N 44° 43' 46" W along the common line between the aforementioned 3.96 acre tract and the 1.78 acre tract, at a distance of 200.01 feet pass a 1/2" iron rod found marking the common corner between the said 1.78 acre tract and the aforementioned 0.17 acre tract, continue along the southwest line of the 0.17 acre tract for a total distance of 274.49 feet to a 1/2" iron rod found marking the west corner of the 0.17 acre tract in the apparent south line of Old Reliance Road;

THENCE along the newly created (by virtue of this plat) southeast right-of-way line of Old Reliance Road (being approximately 45' south of the present centerline pavement) as follows:

N 78° 05' 51" E at a distance of 27.85 feet pass a 12" water oak tree, continue on for a total distance of 73.92 feet to a 1/2" iron rod set;

N 61° 13' 16" E 173.83 feet to a 1/2" iron rod set at the beginning of a curve concave to the northeast along said curve for an arc distance of 200.14 feet to a 1/2" iron rod set at the end of this curve, the chord bears N 53° 01' 48" E - 199.46 feet;

N 44° 50' 21" E 452.42 feet to a 1/2" iron rod set in the northeast line of the aforementioned 3.96 acre tract;

THENCE S 45° 09' 39" E along the northeast line of the aforementioned 3.96 acre tract, at a distance of 97.82 feet pass a 1/2" iron rod found on the bank of a lake, continue on for a total distance of 156.50 feet to the east corner of the said 3.96 acre tract in said lake;

THENCE along the southeast line of the aforementioned 3.96 acre tract as follows:

S 44° 50' 21" W 243.53 feet to a 1/2" iron rod found on lake dam,

S 80° 27' 20" W 103.45 feet to a 1/2" iron rod found,

S 14° 49' 14" E 69.80 feet to a 1/2" iron rod found,

S 44° 50' 21" W 517.61 feet to the PLACE OF BEGINNING, containing 3.46 acres of land, more or less.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

Richard Perkins, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the 11th day of February, 1996.

Chairman of the Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER

Linda Huff, Development 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.

Linda Huff - Development Engineer
City of Bryan, Texas

CERTIFICATE OF COUNTY CLERK

I, Mary 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 11th day of February, 1996, in the Official Records of Brazos County, Texas, in Volume 2405, Page 247.

Witness my hand and official seal, at my office in Bryan, Texas.

Mary Ward, County Clerk, Brazos County

CERTIFICATE OF CITY PLANNER

Mark L. Smith, 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.

Mark L. Smith
City Planner, City of Bryan, Texas

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, Rachel Raborn Norris, Owner and Developer of 3.96 Acres and 0.17 Acres, shown on this plat, as conveyed in Volume 2521, Page 283 and Volume 2521, Page 286, of the Official Records of Brazos County, Texas, and designated herein as Lot 1, Block 1, Joy Pottery Subdivision, in Brazos County, 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.

Rachel Raborn Norris
Owner - Rachel Raborn Norris

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Rachel Raborn Norris, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 11th day of February, 1996.

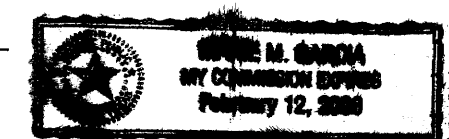
Marie M. Garcia
Notary Public in and for the State of Texas

Printed Name: Marie M. Garcia
My Commission Expires: 2-12-2000

CERTIFICATE OF SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, easements or protrusions, except as shown hereon.

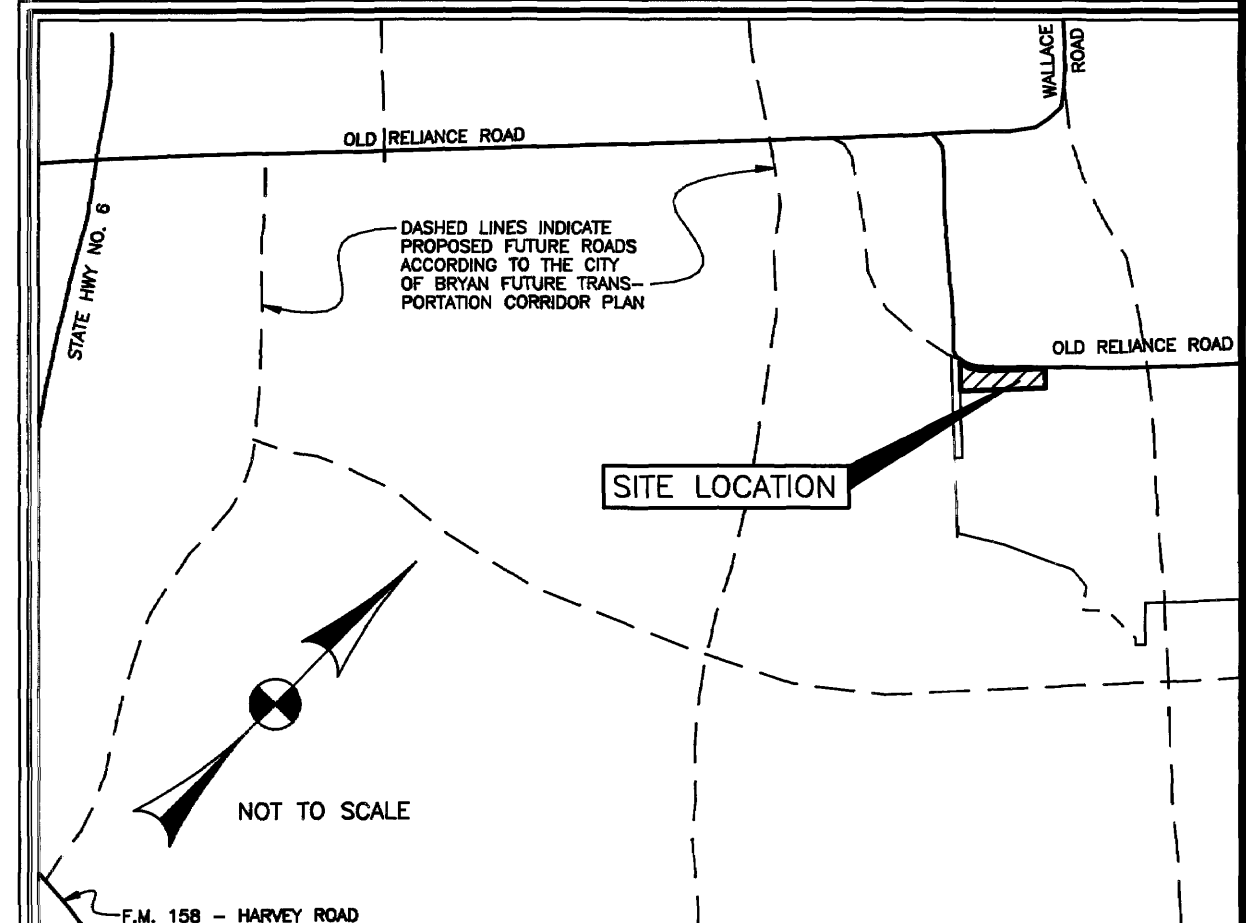
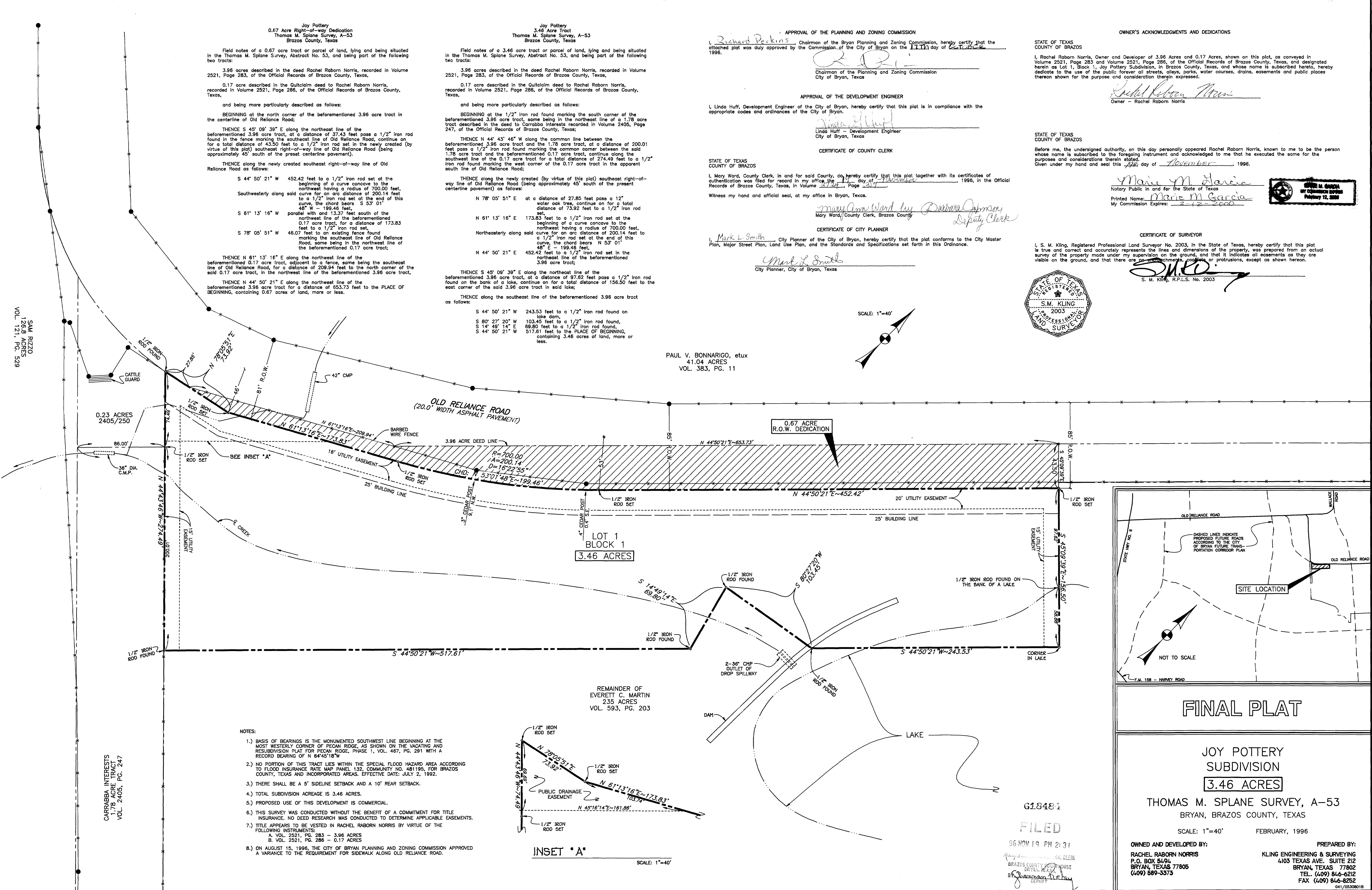
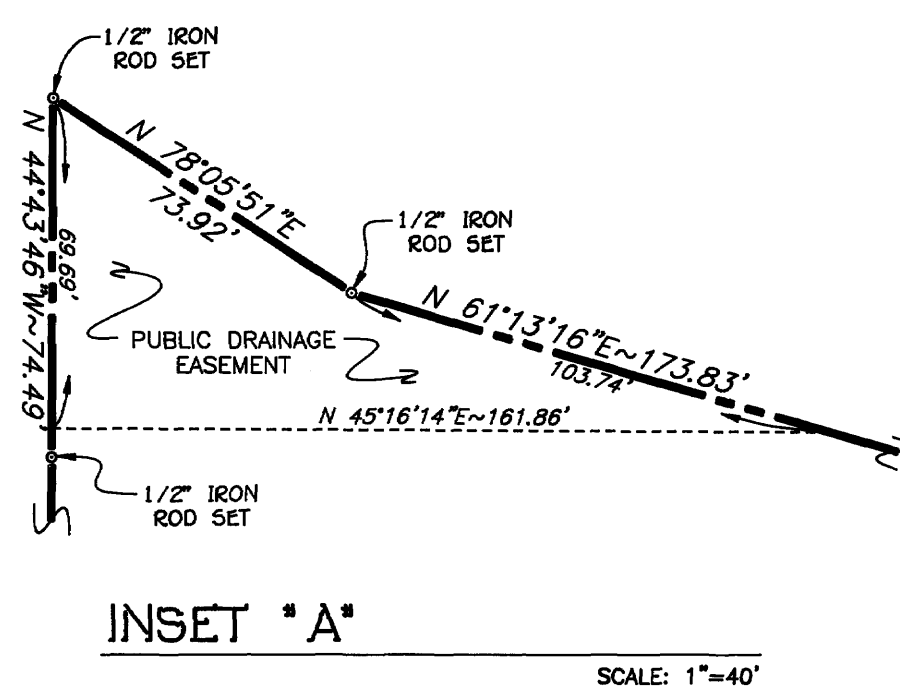
S. M. Kling, R.P.L.S. No. 2003



SAM RIZZO
VOL. 121, PG. 529

CARRABBA INTERESTS
1.78 ACRE TRACT
VOL. 2405, PG. 247

- NOTES:
- 1) BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE BEGINNING AT THE MOST WESTERLY CORNER OF PECAN RIDGE, AS SHOWN ON THE VACATING AND RESUBDIVISION PLAT FOR PECAN RIDGE, PHASE 1, VOL. 467, PG. 291 WITH A RECORD BEARING OF N 64°45'18"W
 - 2) NO PORTION OF THIS TRACT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 132, COMMUNITY NO. 481195, FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, EFFECTIVE DATE: JULY 2, 1992.
 - 3) THERE SHALL BE A 5' SIDELINE SETBACK AND A 10' REAR SETBACK.
 - 4) TOTAL SUBDIVISION ACREAGE IS 3.46 ACRES.
 - 5) PROPOSED USE OF THIS DEVELOPMENT IS COMMERCIAL.
 - 6) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.
 - 7) TITLE APPEARS TO BE VESTED IN RACHEL RABORN NORRIS BY VIRTUE OF THE FOLLOWING INSTRUMENTS:
A. VOL. 2521, PG. 283 - 3.96 ACRES
B. VOL. 2521, PG. 286 - 0.17 ACRES
 - 8) ON AUGUST 16, 1996, THE CITY OF BRYAN PLANNING AND ZONING COMMISSION APPROVED A VARIANCE TO THE REQUIREMENT FOR SIDEWALK ALONG OLD RELIANCE ROAD.



FINAL PLAT

JOY POTTERY
SUBDIVISION
3.46 ACRES

THOMAS M. SPLANE SURVEY, A-53
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40' FEBRUARY, 1996

OWNED AND DEVELOPED BY:
RACHEL RABORN NORRIS
P.O. BOX 5494
BRYAN, TEXAS 77805
(409) 589-3373

PREPARED BY:
KLING ENGINEERING & SURVEYING
4103 TEXAS AVE., SUITE 212
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