

GENERAL NOTES:

1. BASIS OF BEARINGS: THE NORTHEAST LINE OF THE SAID 1.56 ACRE TRACT, CALCULATED AS S 45°55'39" E BASED ON CITY OF BRYAN GPS MONUMENTS 57 AND 58 (NAD '83) AS MONUMENTED ON THE GROUND
2. ALL MONUMENTS ARE SET 1/2" IRON RODS WITH CAP STAMPED TAGGART RPLS 5676, UNLESS OTHERWISE NOTED.
3. SUNCREST STREET IS APPARENTLY A PUBLIC RIGHT-OF-WAY BY PRESCRIPTION. IT IS MAINTAINED BY THE CITY OF BRYAN, BUT NO RIGHT-OF-WAY HAS BEEN DEDICATED AT THIS LOCATION, PRIOR TO THIS PLAT.
4. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED BY FEMA FIRM COMMUNITY PANEL NO. 48041C0133 C, JULY 02, 1992.
5. A LOT DEPTH VARIANCE WAS GRANTED FOR LOT 1 AND LOT 2, BLOCK ONE BY THE BRYAN PLANNING AND ZONING COMMISSION ON 21 APRIL 2005 (CASE NO. PV05-11)
6. FROM THE NORTH CORNER (P.O.B.) OF LOT 1 BLK 1, BRYAN CITY MONUMENT NO. 57 BEARS: N 49°12'04" E (GRID) ~ 4610.03'(GROUND), AND BRYAN CITY MONUMENT NO. 58 BEARS: N 85°09'39" W (GRID) ~ 6360.76" (GROUND).

METES AND BOUNDS DESCRIPTION OF A 1.56 ACRE TRACT S. F. AUSTIN LEAGUE # 9, A-62 BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 1.557 acre tract or parcel of land, lying and being situated in the S.F. Austin League #9, Abstract No. 62, Bryan, Brazos County, Texas, and being that same tract conveyed to Richard Lara by Sandra Kay Thomas and recorded in VOLUME 4934 PAGE 133 of the Official Records of Brazos County, Texas; said 1.557 acre tract being more particularly described as follows:

BEGINNING: at a plastic capped 1/2" iron rod (stamped Taggart, RPLS # 5676) set (Controlling Monument) for the north corner of said 1.557 acre tract;

THENCE: S 47° 55' 39" E (called S 45° E) - 238.35 feet along the northeast line of the said 1.557 acre tract to a plastic capped 1/2" iron rod (stamped Taggart, RPLS # 5676) set for an exterior corner and the north corner of a 0.26 acre tract (called 0.28 acres) conveyed from Willie Lee Williams, Jr. Et UX to G.D. Enterprises in VOLUME 1171, PAGE 647 of the said Official Records; a bent 2" iron rod found for reference bears N 45° 09' 09" E - 1.11 feet;

Thence the following three (3) calls around the said 0.26 acre tract:

S 45° 09' 09" W - 106.27 feet (called N 48° 13' E - 107.3 feet) to a disturbed 2" iron rod found for an interior corner and the west corner of the said 0.26 acre tract;

S 43° 56' 18" E - 99.74 feet (called N 41° 10' W - 100 feet) to a 1/2" iron rod found for interior corner and the south corner of the said 0.26 acre tract;

N 46° 45' 42" E - 113.43 feet (called S 48° 08' W - 114 feet) to a plastic capped 1/2" iron rod set for an exterior corner and the east corner of the said 0.26 acre tract and in the northeast line of the said 1.557 acre tract;

THENCE: S 47° 55' 39" E (called S 45° E) - 242.46 feet along the northeast line of said 1.557 acres to a plastic capped 1/2" iron rod (stamped Taggart, RPLS # 5676) set (Controlling Monument) for the east corner and being common with south corner of the called 0.879 acre remainder acre tract conveyed to Richard Pena and recorded as VOLUME 7627 PAGE 053 in the said Official Records; a 2" iron rod found for reference bears S 47° 55' 39" E - 1.45 feet;

THENCE: S 41° 33' 04" W - 18.17 feet (called S 45° W) along the southeast line of the 1.557 acre tract to a plastic capped 1/2" iron rod (stamped Taggart, RPLS # 5676) set for an exterior corner and the east corner of a 0.172 acre tract conveyed to James C. Mosely in VOLUME 1247, PAGE 426 of the said Official Records;

THENCE: N 52° 00' 38" W - 74.93 feet (called S 41° 10' E - 75 feet) along the said 0.172 acre tract to a plastic capped 1/2" iron rod (stamped Taggart, RPLS # 5676) set for an interior corner and the north corner of the said 0.172 acre tract; a 1/2" iron rod found for reference bears S 25° 25' 15" W - 0.23 feet, and a 2" iron rod found for reference bears S 30° 11' 06" W - 0.28 feet;

THENCE: S 41° 33' 04" W - 100.00 feet (called N 45° E - 100 feet) to a 2" iron rod found for an interior corner and the west corner of the said 0.172 acre tract;

THENCE: S 52° 00' 38" E - 74.93 feet (called N 41° 10' W - 75 feet) to a point for an exterior corner and the south corner of the said 0.172 acre tract, said point being in the northerly right-of-way line of said Suncrest Street; a plastic capped 1/2" iron rod (stamped Taggart, RPLS # 5676) set for reference bears N 41° 33' 04" E - 10.00 feet; a 2" iron rod found for reference bears S 44° 27' 48" W - 16.34 feet;

THENCE: S 41° 33' 04" W - 29.33 feet (called S 45° W) along the said right-of-way line to a plastic capped 1/2" iron rod (stamped Taggart, RPLS # 5676) set for the south corner;

THENCE: N 47° 55' 32" W - (called N 45° W) along the southwesterly right-of-way line of said Suncrest Street and passing at a distance of 29.85 feet a 3/4" iron pipe which bears S 42° 04' 28" W - 2.22 feet, thence continuing along the said right-of-way line for a total distance of 587.92 feet (call 213.8 Varas = 593.89 feet) to a plastic capped 1/2" iron rod (stamped Taggart, RPLS # 5676) set for the west corner;

THENCE: N 43° 07' 17" E - 147.50 feet to the **PLACE OF BEGINNING**, and containing 1.557 acres of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION.

STATE OF TEXAS
COUNTY OF BRAZOS
I (We), **RICHARD LARA**, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 4324, Page 133, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner: *Richard Lara*

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared *Richard Lara*, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this 24 day of March, 2008.

Notary Public, Brazos County, Texas: *Helen...*

APPROVAL OF THE CITY PLANNER.

I, **KEVIN RUSSELL**, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 19 day of August, 2008.

City Planner, Bryan, Texas: *Kevin Russell*

APPROVAL OF THE CITY ENGINEER.

I, **PAUL KASPER, P.E.**, 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 and was approved on the 24 day of July, 2008.

City Engineer, Bryan, Texas: *Paul Kasper*

APPROVAL OF THE PLANNING AND ZONING COMMISSION.

I, **John Clark**, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 19 day of March, 2008 and same was duly approved on the day of April, 2008 by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas: *John Clark*

CERTIFICATION BY THE COUNTY CLERK.

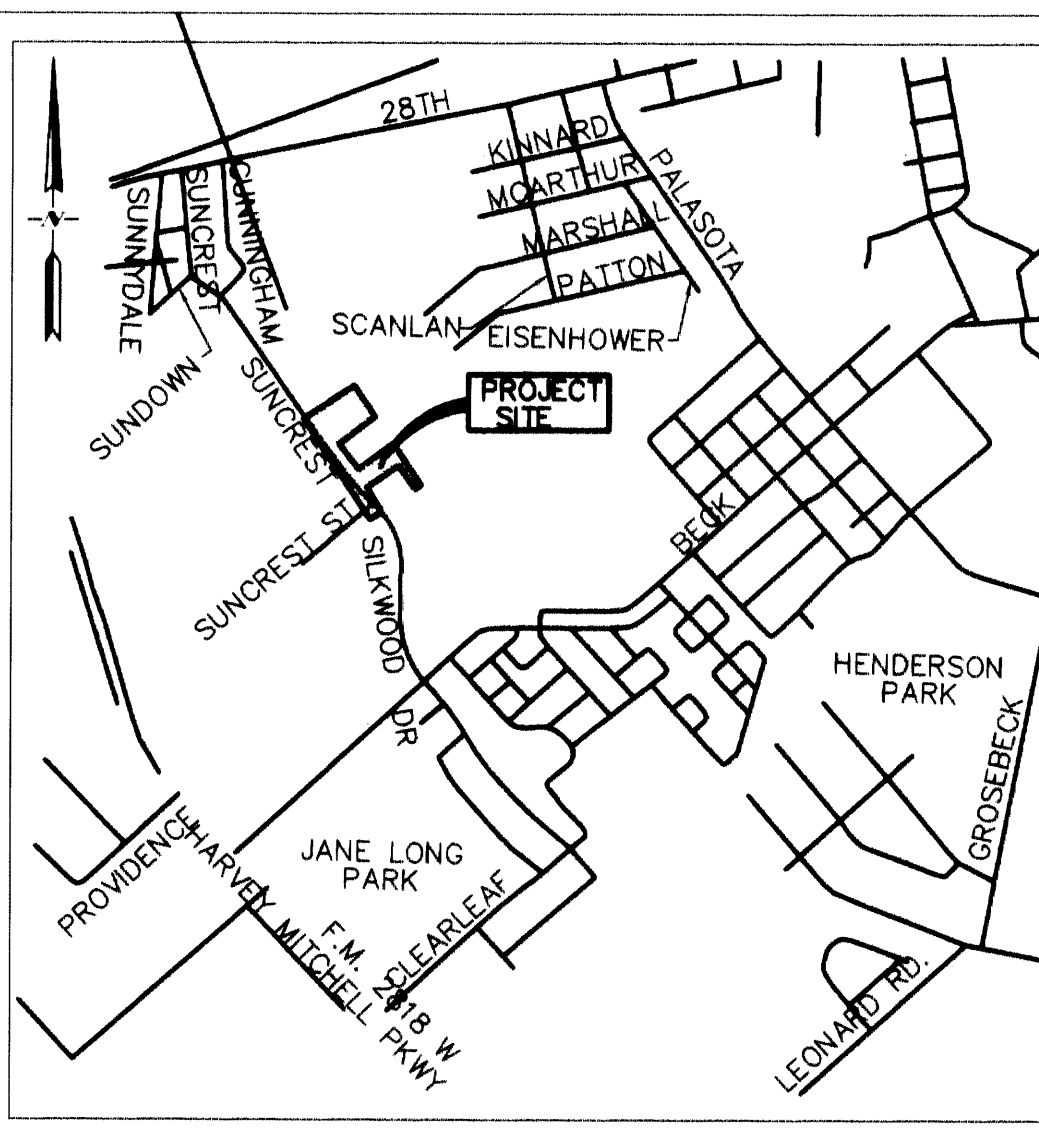
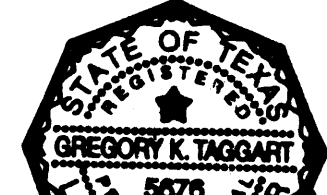
STATE OF TEXAS
COUNTY OF BRAZOS
I, **KAREN MCGUEN**, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of March, 2008, in the Official Records of Brazos County in Volume 8756 Page 163.

County Clerk, Brazos County, Texas: *Karen McGuen*

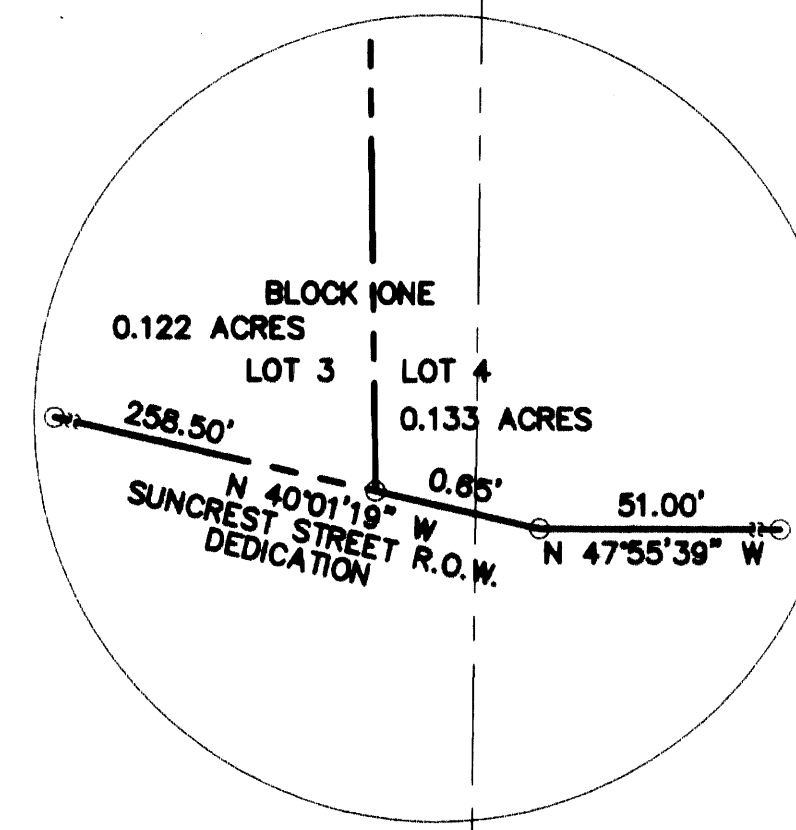
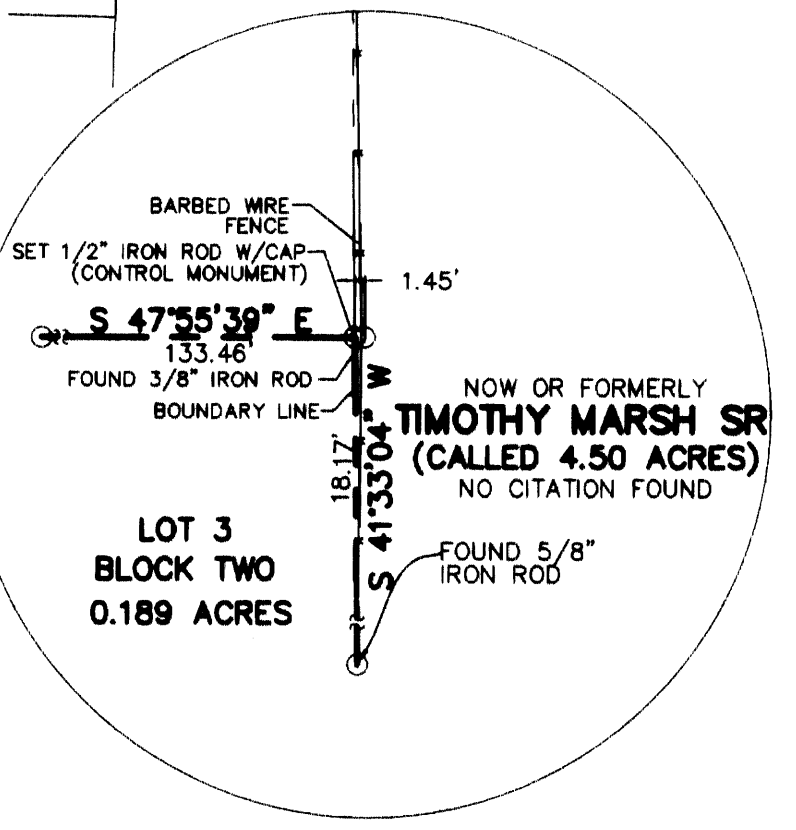
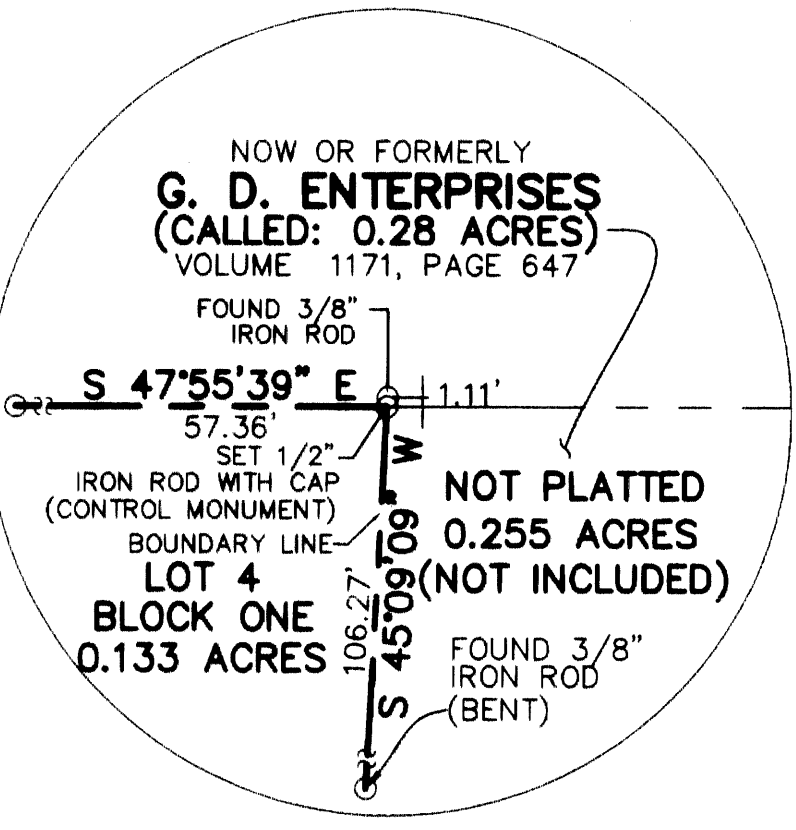
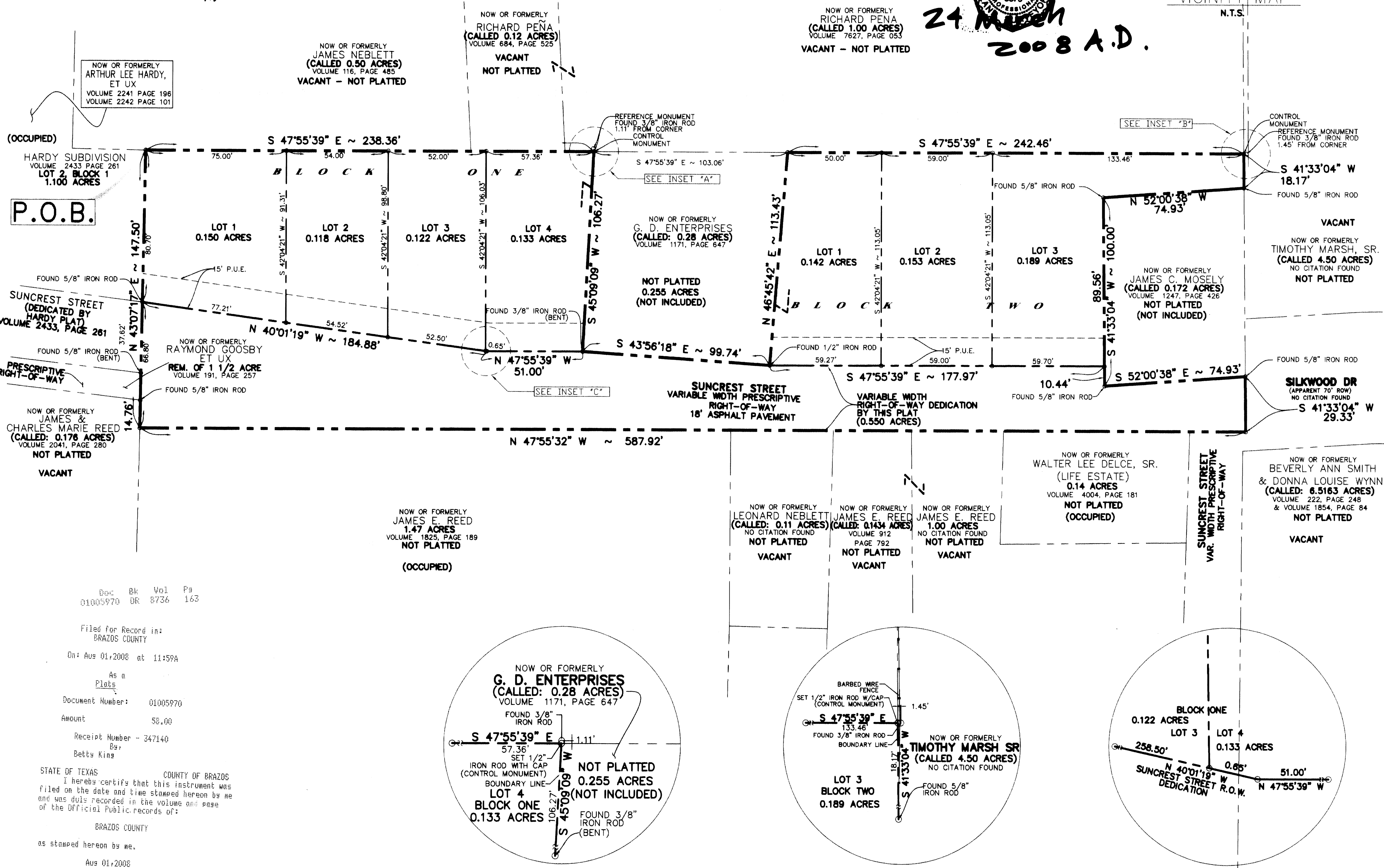
CERTIFICATION OF THE SURVEYOR.

STATE OF TEXAS
COUNTY OF BRAZOS
I, **GREGORY K. TAGGART**, Registered Professional Surveyor No. 5876 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Registered Professional Land Surveyor: *G. K. Taggart*



VICINITY MAP



Doc	Bk	Vol	Pg
01005970	BR	8736	163

Filed for Record in:
BRAZOS COUNTY
On: Aug 01, 2008 at 11:59A
As a
Plat
Document Number: 01005970
Amount: \$6.00
Receipt Number - 347140
By: Betty Kins

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:
BRAZOS COUNTY
as stamped hereon by me.
Aug 01, 2008

HONORABLE KAREN MCGUEN, COUNTY CLERK
BRAZOS COUNTY

2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
PH: (979) 683-4359 EMAIL: mdtaggart@yahoo.com
FX: (979) 683-4243

ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

ADAMS TAGGART & ASSOCIATES

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REV.	DATE	BY	COMMENT
A	3/12/08	GE	ADDRESSED COMMENTS NO. 1 - 2008
B	2/28/08	GE	ADDRESSED COMMENTS NO. 2 - 2005
C	9/24/07	DH	ADDRESSED COMMENTS NO. 1 - 2005
D	5/18/05	DH	INITIAL SUBMISSION - 2005

SCALE: 1"=50'
FILENAME: 3/17/08.rvt
PROJECT DATE: MARCH 14, 2005
DRAWN BY: D.H.
BOOK:
CHECKED BY: A.T. PAGE:

PREPARED FOR:
RICHARD LARA
901 WESTVIEW
BRYAN, TEXAS 77806

FINAL PLAT OF LARA PLACE SUBDIVISION
1.007 ACRES
BLK 1 LOTS 1 - 3 0.923 ACRES
BLK 2 LOTS 1 - 3 0.084 ACRES

ALSO THERE IS A ROW DEDICATION OF 0.550 ACRES
STEPHEN F. AUSTIN, LG. NO. 9 ABSTRACT NO. 82
BRYAN, BRAZOS COUNTY, TEXAS