

FILED

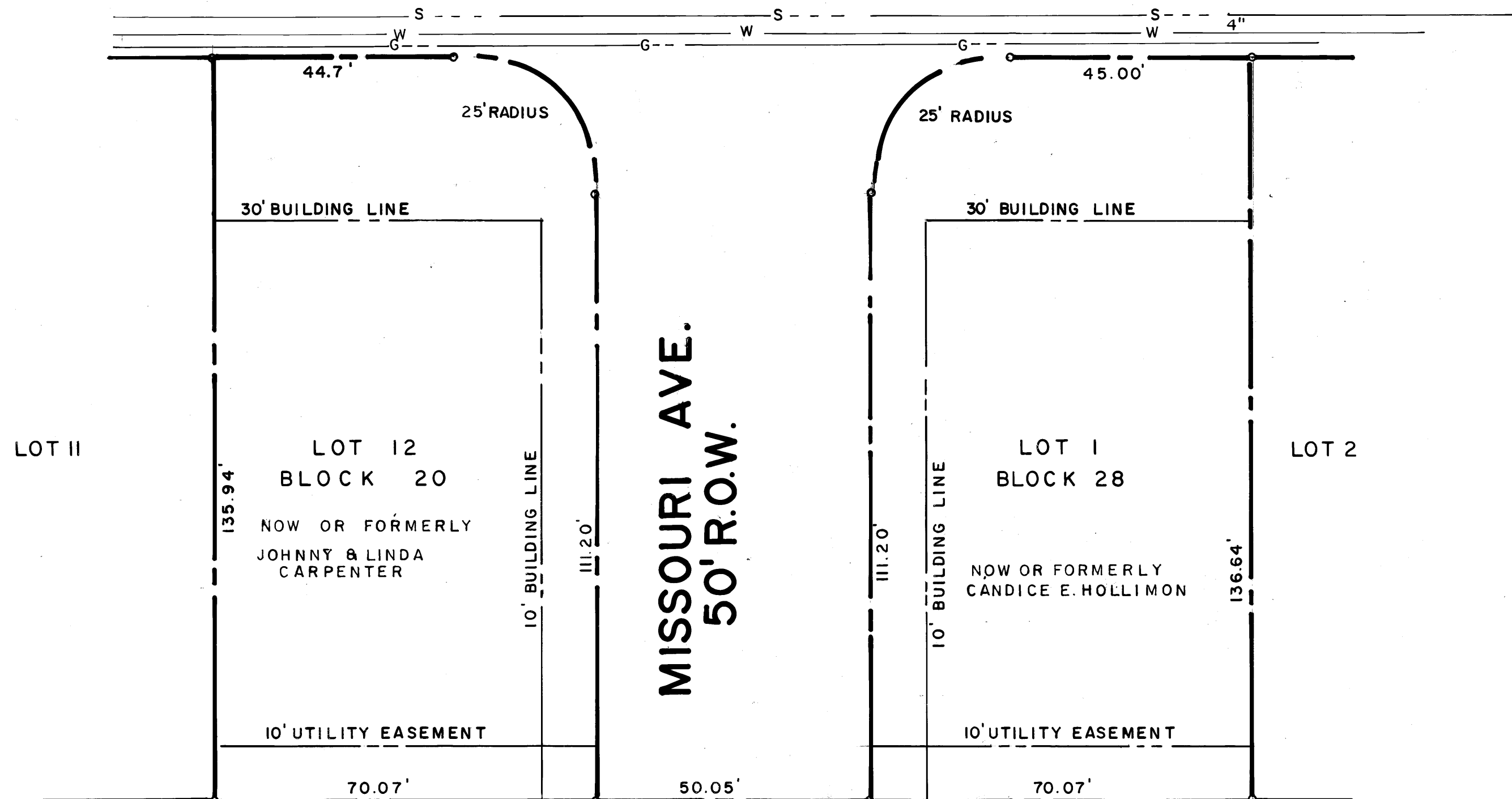
94 FEB -4 PM 1:47

BRAZOS COUNTY CLERK

BRAZOS COUNTY COURTHOUSE

544641

WILLHELM 50' R.O.W.



LIVE OAK MOBILE HOME PARK

ORIGINAL

SCALE: 1" = 20'-0"

BLOCK 20, LOT 12

FIELD NOTES
0.081 ACRES

BEING ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING THE SW ONE-HALF OF A PORTION OF MISSOURI AVENUE (NOW CLOSED AND ELIMINATED) AND BEING IN LYNNDALE ACRES SECOND SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 168, PAGE 639 OF DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET MARKING THE EAST CORNER OF LOT 12, BLOCK 20 OF SAID LYNNDALE ACRES SECOND SUBDIVISION; THENCE, N43°02'45"W, 111.20 FEET TO A 1/2" IRON ROD SET AT BEGINNING OF A CURVE TO THE LEFT;

THENCE, AROUND SAID CURVE FOR AN ARC DISTANCE OF 39.27' (CURVE DATA: INTERIOR ANGLE = 90°, RADIUS = 25.00', TANGENT = 25.00'; CHORD BEARS N88°02'45"W, 35.36'); THENCE, N46°57'15"E, 50.00' TO A 1/2" IRON ROD SET FOR CORNER (IN CENTERLINE OF MISSOURI AVENUE BEFORE STREET ELIMINATION);

THENCE, S 43°02'45"E, 136.29' TO A 1/2" IRON ROD SET FOR CORNER IN SOUTHEAST BOUNDARY OF SAID SUBDIVISION; THENCE, ALONG SAID BOUNDARY S47°09'56"W, 25.00' TO POINT OF BEGINNING AND CONTAINING 0.081 ACRES OF LAND MORE OR LESS.

BLOCK 20, LOT 12

UTILITY EASEMENT
0.006 ACRES

BEING ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING A PORTION OF MISSOURI AVENUE (NOW CLOSED AND ELIMINATED) AND BEING IN LYNNDALE ACRES SECOND SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 168, PAGE 639 OF DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET MARKING THE E. CORNER OF LOT 12, BLOCK 20 OF SAID LYNNDALE ACRES SECOND SUBDIVISION; THENCE, N43°02'45"W, 10.00' TO A POINT IN SW LINE OF MISSOURI AVENUE (NOW CLOSED AND ELIMINATED) FOR CORNER;

THENCE, N46°57'15"E, 25.00' TO A POINT IN CENTERLINE OF SAID AVENUE FOR CORNER; THENCE, S43°02'45"E, 10.00' TO A 1/2" IRON ROD SET IN SE BOUNDARY OF SAID SUBDIVISION;

THENCE, ALONG SAID BOUNDARY S. 47°09'56"W, 25.00' TO THE POINT OF BEGINNING AND CONTAINING 0.006 ACRES OF LAND MORE OR LESS.

BLOCK 28, LOT 1

FIELD NOTES
0.081 ACRES

BEING ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING THE NE ONE-HALF OF A PORTION OF MISSOURI AVENUE (NOW CLOSED AND ELIMINATED) AND BEING IN LYNNDALE ACRES SECOND SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 168, PAGE 639 OF DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET MARKING THE SOUTH CORNER OF LOT 1, BLOCK 28 OF SAID LYNNDALE ACRES SECOND SUBDIVISION; THENCE, S47°09'56"W, 25.00' ALONG SOUTHEAST BOUNDARY OF SAID SUBDIVISION TO A 1/2" IRON ROD SET FOR CORNER (IN CENTERLINE OF MISSOURI AVENUE BEFORE STREET ELIMINATION);

THENCE, N43°02'45"W, 136.29 FEET TO A 1/2" IRON ROD SET FOR CORNER; THENCE, N46°57'15"E, 50.00' TO A 1/2" IRON ROD SET FOR CORNER AND TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE FOR AN ARC DISTANCE OF 39.27 FEET (CURVE DATA: INTERIOR ANGLE = 90°, RADIUS = 25.00', TANGENT = 25.00'; CHORD BEARS S 01°57'15"W, 35.36') TO A 1/2" IRON ROD SET FOR CORNER;

THENCE, S43°02'45"W, 111.38' TO THE POINT OF BEGINNING AND CONTAINING 0.081 ACRES MORE OR LESS.

BLOCK 28, LOT 1

UTILITY EASEMENT
0.006 ACRES

BEING ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING A PORTION OF MISSOURI AVENUE (NOW CLOSED AND ELIMINATED) AND BEING IN LYNNDALE ACRES SECOND SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 168, PAGE 639 OF DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET MARKING S. CORNER OF LOT 1, BLOCK 28 OF SAID LYNNDALE ACRES SECOND SUBDIVISION; THENCE, S47°09'56"W, 25.00' TO A 1/2" IRON ROD SET IN CENTERLINE OF MISSOURI AVENUE (NOW CLOSED AND ELIMINATED) FOR CORNER;

THENCE, N43°02'45"W, 10.00' TO A POINT IN SAID CENTERLINE OF SAID AVENUE FOR CORNER;

THENCE, N46°57'15"E, 25.00' TO A POINT FOR CORNER; THENCE, S43°02'45"E, 10.00' TO POINT OF BEGINNING AND CONTAINING 0.006 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 19____

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, (WE, THEY), Johnny & Linda Carpenter OWNER'S AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, AS CONVEYED IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, VOLUME 168, PAGE 639, AND DESIGNATED HEREIN AS THE LOT 12, BLK 20 TO 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

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, (WE, THEY), Candice E. Hollimon OWNER'S AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, AS CONVEYED IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, VOLUME 168, PAGE 639, AND DESIGNATED HEREIN AS THE LOT 1, BLK 28 TO 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

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, 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

CITY ENGINEER
CITY OF BRYAN

CERTIFICATE OF THE SURVEYOR

I, D.W. HENRY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3293 DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

D.W. Henry 8-17-93
D.W. HENRY R.P.L.S. NO. 3293 DATE

FILED

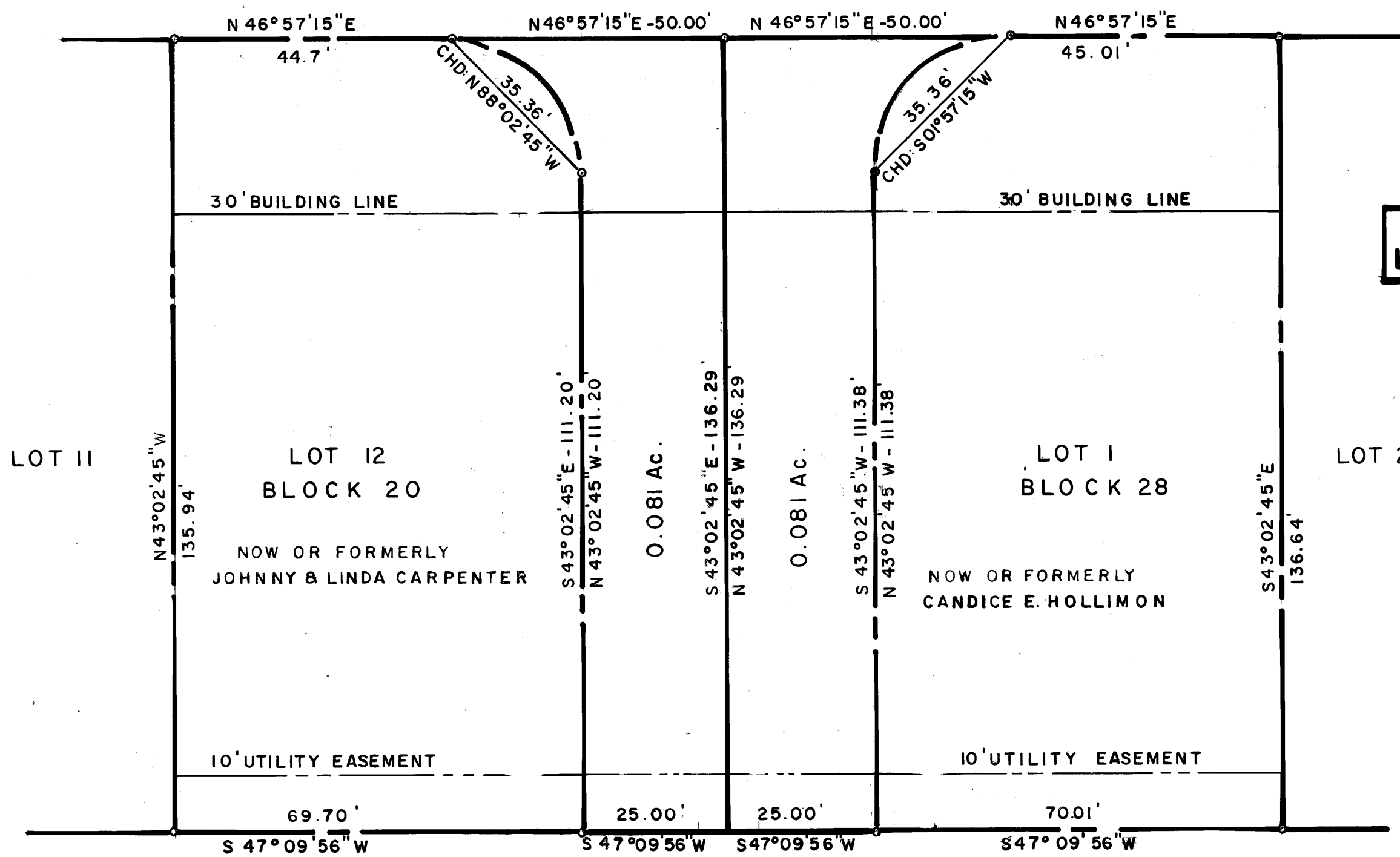
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BRAZOS COUNTY CLERK

BRAZOS COUNTY COURTHOUSE

544641

WILLHELM 50' R.O.W.



LIVE OAK MOBILE HOME PARK

REVISED

SCALE: 1" = 20'-0"

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary Ann Wood 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 4th DAY OF February, 1994 IN THE DEED RECORDS OF BRAZOS COUNTY, IN VOLUME 308 PAGE 307

Mary Ann Wood COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Art King CHAIRMAN OF THE CITY 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 CITY PLANNING COMMISSION OF THE CITY OF BRYAN ON THE 1st DAY OF SEPT, 1993 AND SAME WAS ONLY APPROVED ON THE 7th DAY OF OCTOBER, 1993

Art King
CHAIRMAN, CITY PLANNING AND ZONING COMMISSION
BRYAN, TEXAS

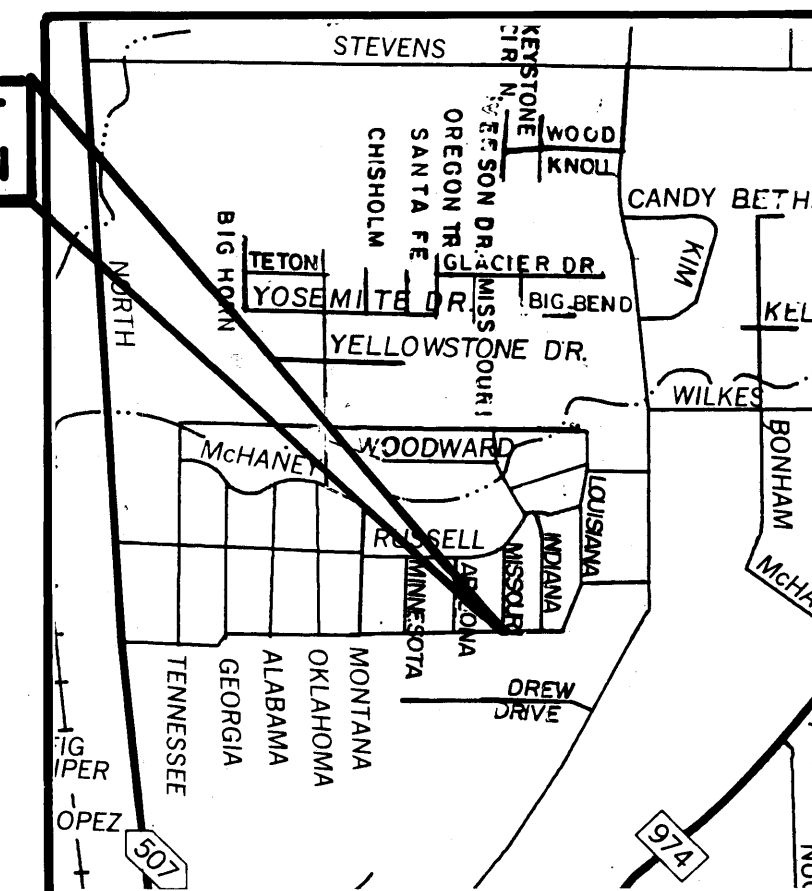
CERTIFICATION BY THE DIRECTOR OF PLANNING

I, THE UNDERSIGNED, DIRECTOR OF PLANNING 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.

Robert Stranica
DIRECTOR OF PLANNING

**PARTIAL
STREET CLOSING/R.O.W. RELEASE
FOR
MISSOURI AVE.
LYNNDALE ACRES SUBD. NO. 2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 20'-0" AUGUST, 1993**

PROJECT LOCATION



LOCATION MAP

on base
5/26/94