

ORIGINAL PLAT
VOLUME 138 PAGE 574
WITH EXISTING CONDITIONS

GENERAL NOTES:

1. PORTIONS THIS TRACT APPEAR TO LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED BY FEMA FIRM COMMUNITY PANEL NO. 48041C0131 C, JULY 2, 1992.
2. BASIS OF BEARING: THE LOWER NORTHWEST LINE OF THE 1.002 ACRE VESTING DEED INTO MR. HILL AND RECORDED IN VOLUME 1483 PAGE 012 OF THE SAID OFFICIAL RECORDS AND CALLED N 40°44'41" E ~ 124.25 FEET AND MONUMENTED ON THE GROUND.
3. UNLESS OTHERWISE NOTED ALL PROPERTY CORNERS, P.C.'S, P.T.'S AND ANGLE POINTS ARE MONUMENTED WITH CAPPED 1/2" IRON RODS (STAMPED TAGGART # 5676), SET BY ADAMS, TAGGART AND ASSOCIATES.
4. THIS AMENDING PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. BUILDING SETBACK LINES PER CURRENT CITY ORDINANCE.
6. THIS TRACT MAY BE SUBJECT TO A 5 FOOT UTILITY EASEMENT RECORDED IN VOLUME 100 PAGE 246.
7. THERE IS ALSO GRANTED A CITY OF BRYAN DRAINAGE AND MAINTENANCE EASEMENT CONFORMOUS WITH THE DEPICTED TEXAS HIGHWAY DEPARTMENT DRAINAGE EASEMENT.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS
I, Paul Kesay, 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 30th day of September, 2009.

NOTARY ACKNOWLEDGEMENT

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

APPROVAL OF THE CITY ENGINEER

I, Paul Kesay, 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 30th day of September, 2009.

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 30th day of September, 2009.

Doc Bk Vol Pg
01042584 BR 9333 121

Filed for Record in:
BRAZOS COUNTY

On: Oct 01, 2009 at 11:51A

As a
Plat

Document Number: 01042584

Amount: 63.00

Receipt Number - 375585

By:
Kim Green

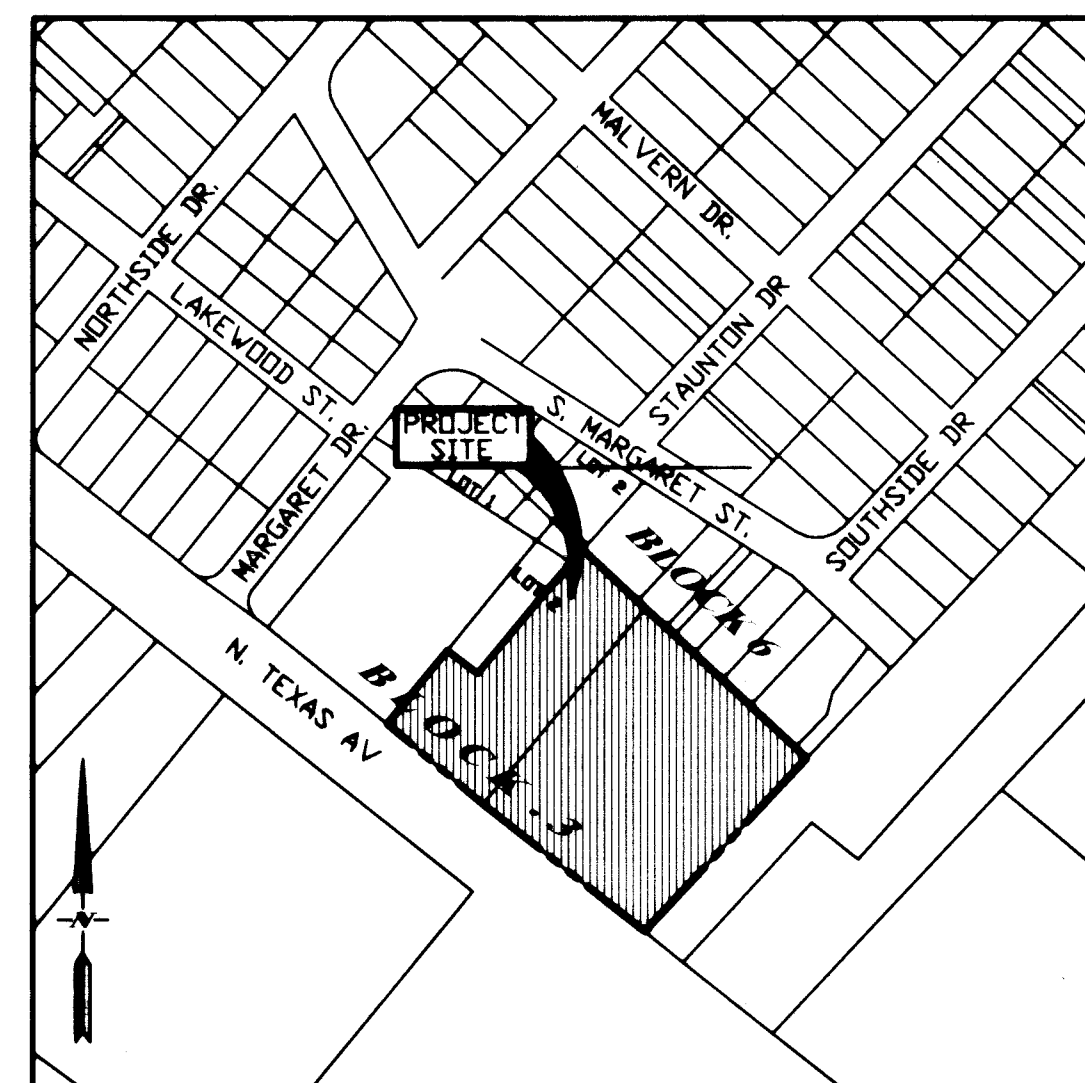
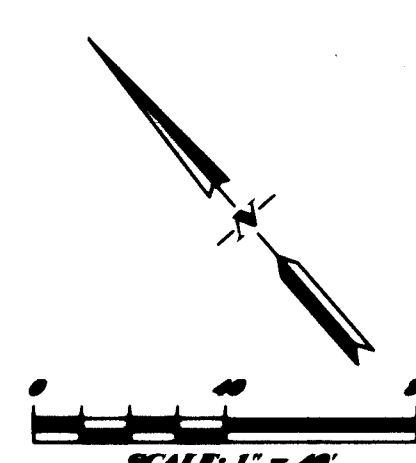
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped herein by me.

Oct 01, 2009

HONORABLE KAREN MCGUEN, COUNTY CLERK
BRAZOS COUNTY



VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION
OF A
1.84 ACRES TRACT
OUT OF LOT 3, BLOCK 3
IN THE
MARGARET WALLACE SUBDIVISION
OF THE
MOSES BAIN LEAGUE, ABSTRACT NO. 3
AS AN ADDITION TO
THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Metes and Bounds description of all that certain 3.04 acre tract or parcel of land, lying and being situated in the Moses Bain League, Abstract No. 3, and being a part of Lot 2 in Block 3 of the Margaret Wallace Subdivision as depicted by plat recorded in VOLUME 138, PAGE 574 of the Official Records of Brazos County, Texas; said 3.04 acre tract being composed of a called 2.05 acre tract conveyed to Howard W. & Lena M. Hill by Warranty Deed with Vendor's Lien and recorded in VOLUME 336 PAGE 549 of the said Deed Records, and a called 1.002 acre tract conveyed to Howard W. & Lena M. Hill by Warranty Deed with Vendor's Lien and recorded in VOLUME 1483 PAGE 012 of the Official Records of Brazos County, Texas; said 3.04 acre tract being more particularly described as follows and referred to the 1983 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

BEING: as a 1/2" iron rod found for the south corner of said Lot 2 in Block 3 of the Margaret Wallace Subdivision; and being the southeast corner of the said 2.05 acre tract and also the southeast corner of this tract; said point being in the northwesterly right-of-way line of Business Texas Highway No. 6 (Texas Avenue, North) based on 100 feet of right-of-way; said point having a Texas State Plane Coordinate value of X = 3,534,443.89 (E) and Y = 10,241,802.07 (N) based on City of Bryan G.P.S. Monument # 21 bearing S 49° 16' 49" (Grid) - 2,430.55 feet (Surface); said point being the northeast corner of Lot 1 in the Williams Subdivision as depicted by plat recorded in VOLUME 104, PAGE 49 of the said Deed Records;

THENCE: N 49° 14' 53" W - (Deed Call N 49° 21' W; Plat Call N 49° 18' W) continuing along the said northwesterly right-of-way line of said Texas Avenue, North and common with the southwest line of said Lot 2, passing a distance of 264.68 feet (Deed Call 265 feet) a 1/2" iron pipe found bent for the west corner of the said called 2.05 acre tract and common with the said called 1.002 acre tract; which bears S 40° 45' 07" W - 0.21 feet for reference; thence continuing along the said right-of-way line of Texas Avenue, North and common with the southwest line of the said 1.002 acre tract for a distance of 162.31 feet (Deed Call N 49° 18' 00" W - 162.18 feet) for a total distance of 426.99 feet (Plat Call N 49° 18' W - 426.80 feet) to a plastic capped 3/8" iron rod (stamped Garrett, R.P.L.S. # 2972) found for the most westerly corner of the said 1.002 acre tract and the most westerly corner of this tract; said point having a Texas State Plane Coordinate value of X = 3,534,109.01 (E) and Y = 10,242,066.98 (N) based upon said G.P.S. # 21 G.P.S. # 22 bears N 38° 37' 15" W (Grid) - 958.25 feet (Surface); said point being the most westerly corner of said Lot 2 and the south corner of a called 1.616 acre tract conveyed to Eldio Garcia and Wife and recorded in VOLUME 7838 PAGE 100 of the said Official Records;

Thence the following four (4) calls along the common line of the said 1.616 acre tract and the said 1.002 acre tract:

N 40° 44' 41" E - 124.25 feet (Plat Call N 41° 09' 45" E - 342.5 feet) along the northwest line of Lot 2 to a 1/2" iron pipe found at a fence corner for an exterior ell corner of this tract;

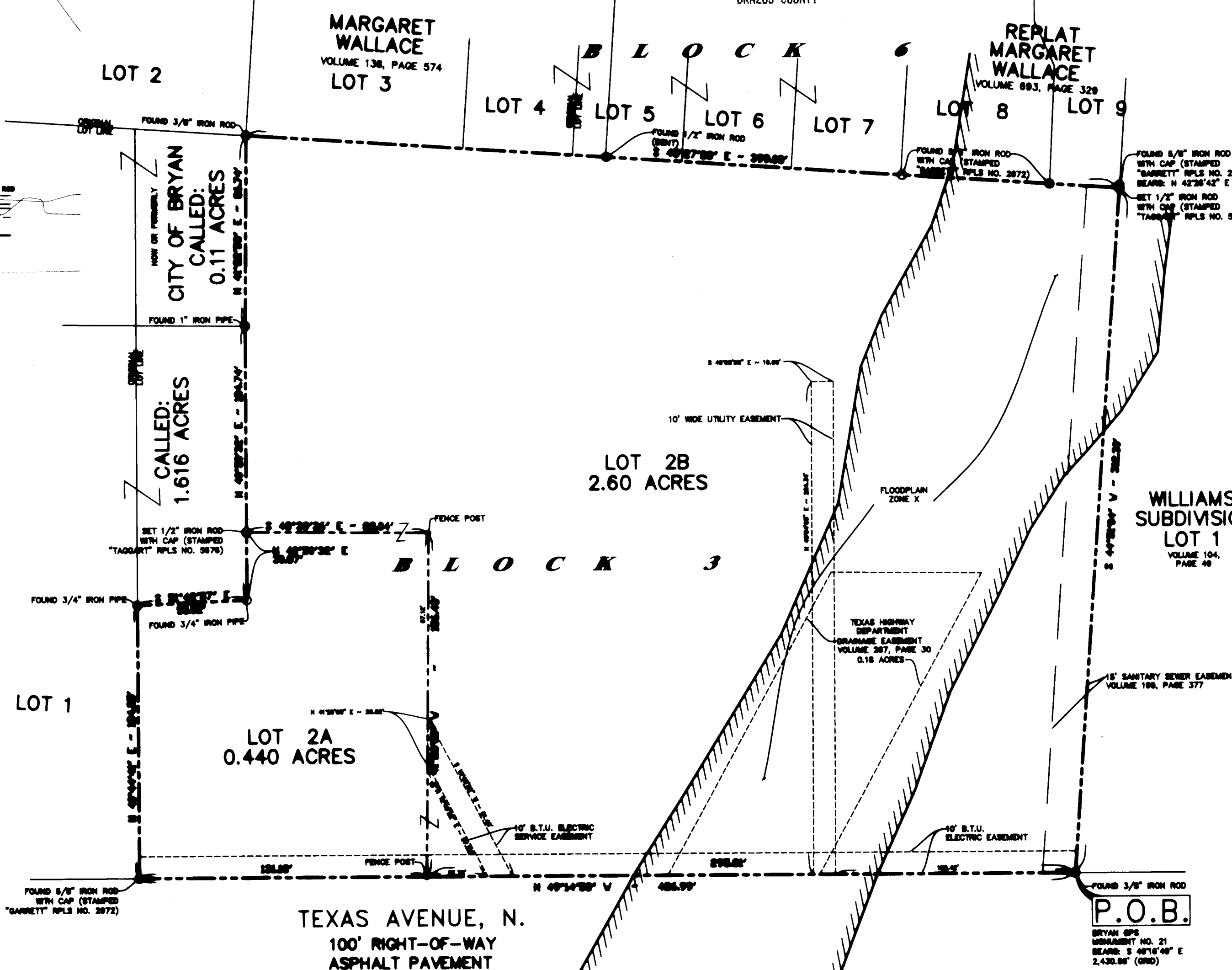
S 51° 42' 57" E - 50.02 feet (Deed Call S 51° 44' 52" E - 49.94 feet) across the said Lot 2 to a 1/2" iron pipe found at a fence corner for an interior ell corner of this tract;

N 40° 50' 32" E - 124.74 feet (Deed Call N 40° 51' 51" E - 124.86 feet) to a 1" iron pipe found for the southwest corner of a called 0.11 acre City of Bryan tract as described in VOLUME 1054 PAGE 605 of the said Official Records;

N 41° 22' 25" E - 86.74 feet (Deed Call N 41° 19' 05" E - 86.60 feet) along the southeast line of the said 0.11 acre tract to a 3/8" iron rod found at a fence corner for an exterior angle point and the northeast corner of this tract and in the northeast line of said Lot 2;

THENCE: S 45° 27' 28" E - continuing along the said northeast line of Lot 2 (Plat Call S 45° 19' 52" E) and the northeast line of the said 1.002 acre tract (Deed Call S 45° 38' 57" E) and thence continuing along the northeast line of the said 1.002 acre tract (Deed Call S 45° 09' 00" E) and passing a distance of 164.52 feet - 1/2" iron rod found bent for the southwesterly common corner of Lot 4 and Lot 5 in Block 6 of the said Margaret Wallace Subdivision; thence continuing and passing a distance of 299.67 feet a plastic capped 3/8" iron rod (stamped Garrett, R.P.L.S. # 2972) found for the southwesterly corner of Lot 7 in Block 6 of the Amending Plat of Margaret Wallace Subdivision and recorded in VOLUME 693 PAGE 329 of the said Official Records; thence continuing along the southwesterly line of the said Amending Plat and passing a distance of 367.18 feet a plastic capped 3/8" iron rod (stamped Garrett, R.P.L.S. # 2972) found for the southwesterly corner of the said Lot 7 and Lot 8 of the Amending Plat; and thence continuing along the southwesterly boundary line of said Lot 8 for a total distance of 399.08 feet to a plastic capped 1/2" iron rod (stamped Taggart, R.P.L.S. # 5676) set for an exterior ell corner of this tract and the northeast corner of said Lot 2 and the northeast corner of the said 2.05 acre tract; said point being in the northwest line of said Lot 1 in Williams Subdivision; a plastic capped 3/8" iron rod (stamped Garrett, R.P.L.S. # 2972) found for reference bears N 42° 26' 42" E - 1.39 feet;

THENCE: S 44° 51' 04" W - along the said southwest line of said Lot 1 in Williams Subdivision for a distance of 312.00 feet (Deed Call S 45° 03' W - 312.3 feet) to the **PLACE OF BEGINNING** and containing 3.04 acres of land.

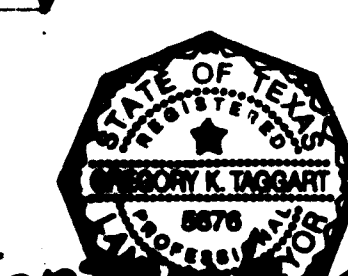


AMENDING PLAT

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676 in the State of Texas, hereby state 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 figure.

Gregory K. Taggart
R.P.L.S. No. 5676



CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat, together with the certificates of authentication were filed for record in my office on the 1st day of September, 2009, in the Official Records of Brazos County, Texas, in Volume 693, Page 181.

Karen McQueen
County Clerk
Brazos County, Texas

ADAMS, TAGGART, AND ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS
ENGINEERING FIRM: FTI, SURVEYING FIRM: 100920-00
2551 TEXAS AVENUE, SOUTH, SUITE J
COLLEGE STATION, TX 77840
Ph: (979) 693-5359 EMAIL: ADAMSANDTAGGART@GMAIL.COM
Ph: (979) 693-4243
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REV.	DATE	BY	COMMENT
1	8/31/09	DH	ADDRESS CITY COMMENTS NO. 1
2	9/7/09	DH	FOR CLIENT SUBMISSION

SCALE(S) NOTED FILENAME: 41545.DWG
PROJECT DATE/TITLE: 09
DRAWN BY/DWG/AT: BOB
CHECKED BY/K.T.: PAGE:

AMENDING PLAT
FOR
PART OF LOT 2 OF BLOCK 3
TO CREATE
LOT 2A & LOT 2B, BLOCK 3
3.04 ACRES
MARGARET WALLACE SUBDIVISION
VOLUME 138 PAGE 574
MOSES BAIN, ABSTRACT NO. 3
BRYAN, BRAZOS COUNTY, TEXAS

ADAMS, TAGGART, AND ASSOCIATES
FILE NUMBER
001071-4145
SHEET NO. 1

9 Sep 2009 A.D.