

PROJECT LOCATION

VICINITY MAP  
NOT TO SCALE

METES AND BOUNDS DESCRIPTION  
OF A 3.9601 ACRE TRACT OF LAND  
OUT OF THE S.F. AUSTIN SURVEY NO. 9, A-62 BRAZOS  
COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the S.F. Austin Survey No. 9, A-62, and being part of the same tract of land conveyed to Ray McDeade, as recorded in Volume 1817, Page 250, of the Brazos County Official Records, also being part of the same tract of land described in deed to Richard Smith, as recorded in Volume 347, Page 277, of the Brazos County Deed Records, and now more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the most northerly corner of the City of Bryan 16.59 acre tract, also being a point on the most southwestern right-of-way line of West Martin Luther King, Jr. Boulevard;

THENCE South 42 degrees 14 minutes 17 seconds West, a distance of 9.28 feet along the northwest line of said City of Bryan tract to the PLACE OF BEGINNING, also being the most easterly corner of this tract, also being the most easterly corner of Lot 1;

THENCE South 42 degrees 13 minutes 01 seconds West, a distance of 867.52 feet along the common line between this tract and said City of Bryan tract to a point in Still Creek for the most southerly corner of this tract, also being the most southerly corner of said Lot 1, also being a point on the east line of the Richard Smith 24.24 acre tract;

THENCE along the common line between this tract and said Richard Smith 24.24 acre tract for the following calls:

- North 17 degrees 01 minutes 07 seconds West, a distance of 61.86 feet to a point in creek;
- North 26 degrees 32 minutes 34 seconds West, a distance of 55.66 feet to a point in creek;
- North 13 degrees 34 minutes 14 seconds East, a distance of 28.02 feet to a point in creek;
- North 38 degrees 16 minutes 42 seconds East, a distance of 17.69 feet to a point in creek;
- North 69 degrees 01 minutes 05 seconds East, a distance of 52.82 feet to a point in creek;
- North 44 degrees 41 minutes 54 seconds East, a distance of 60.37 feet to a point in creek;
- North 29 degrees 01 minutes 24 seconds East, a distance of 66.47 feet to a point in creek;
- North 77 degrees 19 minutes 38 seconds East, a distance of 41.93 feet to a point in creek;
- North 40 degrees 52 minutes 56 seconds East, a distance of 32.12 feet to a point in creek;
- North 3 degrees 23 minutes 12 seconds East, a distance of 24.52 feet to a point in creek, also being the south corner of Lot 2;
- North 15 degrees 17 minutes 47 seconds West, a distance of 60.60 feet to a point in creek;
- North 37 degrees 01 minutes 45 seconds West, a distance of 23.76 feet to a point in creek;
- North 69 degrees 53 minutes 41 seconds West, a distance of 33.31 feet to a point in creek;
- South 79 degrees 15 minutes 51 seconds West, a distance of 16.67 feet to a point in creek;
- North 69 degrees 05 minutes 29 seconds West, a distance of 12.95 feet to a point in creek;
- North 13 degrees 22 minutes 40 seconds West, a distance of 17.04 feet to a point in creek;
- North 36 degrees 06 minutes 55 seconds East, a distance of 13.32 feet to a point in creek;
- North 88 degrees 41 minutes 22 seconds East, a distance of 32.11 feet to a point in creek;
- South 69 degrees 31 minutes 05 seconds East, a distance of 25.38 feet to a point in creek;
- South 61 degrees 45 minutes 51 seconds East, a distance of 27.78 feet to a point in creek;
- North 79 degrees 45 minutes 00 seconds East, a distance of 25.57 feet to a point in creek;
- North 44 degrees 58 minutes 12 seconds East, a distance of 31.04 feet to a point in creek;
- North 33 degrees 34 minutes 22 seconds East, a distance of 64.82 feet to a point in creek;
- North 19 degrees 51 minutes 35 seconds East, a distance of 50.42 feet to a point in creek;
- North 3 degrees 20 minutes 21 seconds East, a distance of 64.25 feet to a point in creek, also being the south corner of Lot 3;
- North 10 degrees 58 minutes 21 seconds West, a distance of 87.79 feet to a point in creek;
- North 55 degrees 01 minutes 15 seconds West, a distance of 17.33 feet to a point in creek;
- South 82 degrees 04 minutes 58 seconds West, a distance of 18.95 feet to a point in creek;
- North 82 degrees 47 minutes 39 seconds West, a distance of 25.02 feet to a point in creek;
- North 55 degrees 23 minutes 34 seconds West, a distance of 68.76 feet to a point in creek;
- North 79 degrees 50 minutes 25 seconds West, a distance of 51.17 feet to a point in creek;
- North 49 degrees 07 minutes 04 seconds West, a distance of 22.59 feet to a point in creek;
- North 0 degrees 57 minutes 09 seconds West, a distance of 15.15 feet to a point in creek;
- North 39 degrees 55 minutes 37 seconds East, a distance of 35.65 feet to a point in creek;
- North 28 degrees 47 minutes 51 seconds East, a distance of 42.51 feet to a point in creek, also being the north corner of Lot 3, also being a point on the southwest right-of-way line of Old Mumford Road;

THENCE South 81 degrees 18 minutes 22 seconds East, a distance of 285.00 feet along the common line between this tract and said Old Mumford Road to a 5/8" iron rod set for corner;

THENCE South 49 degrees 07 minutes 04 seconds East, a distance of 109.96 feet along the common line between this tract and West Martin Luther King, Jr. Boulevard to a 5/8" iron rod set for the east corner of Lot 3, also being the north corner of Lot 2;

THENCE South 49 degrees 07 minutes 04 seconds East, a distance of 50.01 feet along the common line between this tract and West Martin Luther King, Jr. Boulevard to a 5/8" iron rod set, also being the east corner of Lot 2, also being the north corner of Lot 1;

THENCE South 49 degrees 07 minutes 04 seconds East, a distance of 100.03 feet along the common line between this tract and West Martin Luther King, Jr. Boulevard to the PLACE OF BEGINNING, containing 172500.01 square feet or 3.9601 acres.

0694485

Filed for Record in:  
BRAZOS COUNTY,  
On: Aug 17, 1999 at 02:15PM  
As a  
Plats  
Document Number: 0694485  
Amount: 55.00  
Receipt Number - 136835  
By,  
Barbara Johnson

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 named records of BRAZOS COUNTY, as stamped hereon by me.  
Aug 17, 1999

HONORABLE MARY ANN WARD, COUNTY CLERK  
BRAZOS COUNTY,

- NOTE:
- 1) ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON PREVIOUS DEED RECORDED IN 1817/250.
  - 2) THIS TRACT IS IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0133 C MAP NO. 48041C0133 C, EFFECTIVE DATE, JULY 2, 1992.
  - 3) ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCES.
  - 4) THIS PROPERTY IS ZONED MU-1.
  - 5) BENCHMARK: THE SOUTHWEST CORNER OF M.L.K. & BOWERY STREET. SPIKE IN POWER POLE, ELEVATION = 314.01'
  - 6) TO COMPLY WITH THE CITY OF BRYAN STORMWATER MANAGEMENT ORDINANCE, 2.3637 ACRES OF PROPERTY ALONG STILL CREEK HAS BEEN RESERVED AS NATURAL FLOODPLAIN WITHOUT DEVELOPMENT. DEVELOPMENT IS PROHIBITED IN THIS AREA WITHOUT FIRST ADDRESSING STORMWATER DETENTION REQUIREMENTS.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & 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 16<sup>th</sup> day of August 1999

*[Signature]*  
Planning Administrator, Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

I, 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 16<sup>th</sup> day of August 1999

*[Signature]*  
City Engineer, Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, RAY MCDADE, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 1817, Page 250, 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 shown hereon for the purposes identified.

**Ray Mc Deade**  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Ray Mc Deade, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.  
Given under my hand and seal of office this 12<sup>th</sup> day of Aug., 1999.

*[Signature]*  
Notary Public, Brazos County, Texas



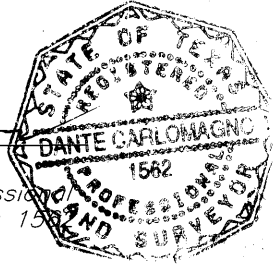
I, Mary Ann Ward, the County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 17<sup>th</sup> day of August, 1999, in the Official Records of Brazos County in Volume 347, Page 277.

*[Signature]*  
County Clerk, Brazos County, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form. I further certify that the above property is in under the 100 year flood plain, as noted in panel 48041C0133 C of F.I.R.M.

*[Signature]*  
Dante Carlomagno  
Texas Registered Professional Land Surveyor, Number 1562



**FINAL PLAT**  
OF  
**MCDADE SUBDIVISION**  
BLOCK 1, LOTS 1-3  
3.9601 ACRES  
S.F. AUSTIN SURVEY No. 9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS  
SCALE: 1" = 40'  
APRIL 1999

RAY MCDADE  
1621 SAUNDERS  
BRYAN, TEXAS 77803  
779-8726  
CARLomagno Surveying Inc  
2714 Finleather Road, Bryan, Texas 77801  
Phone 409-775-2873 Fax 409-775-4787 e-mail Misterx@aol.com  
DRAWN BY: D. VANN  
REVISED BY: A. WALLACE  
DRAWING NO. 99082  
SHEET 1 OF 1