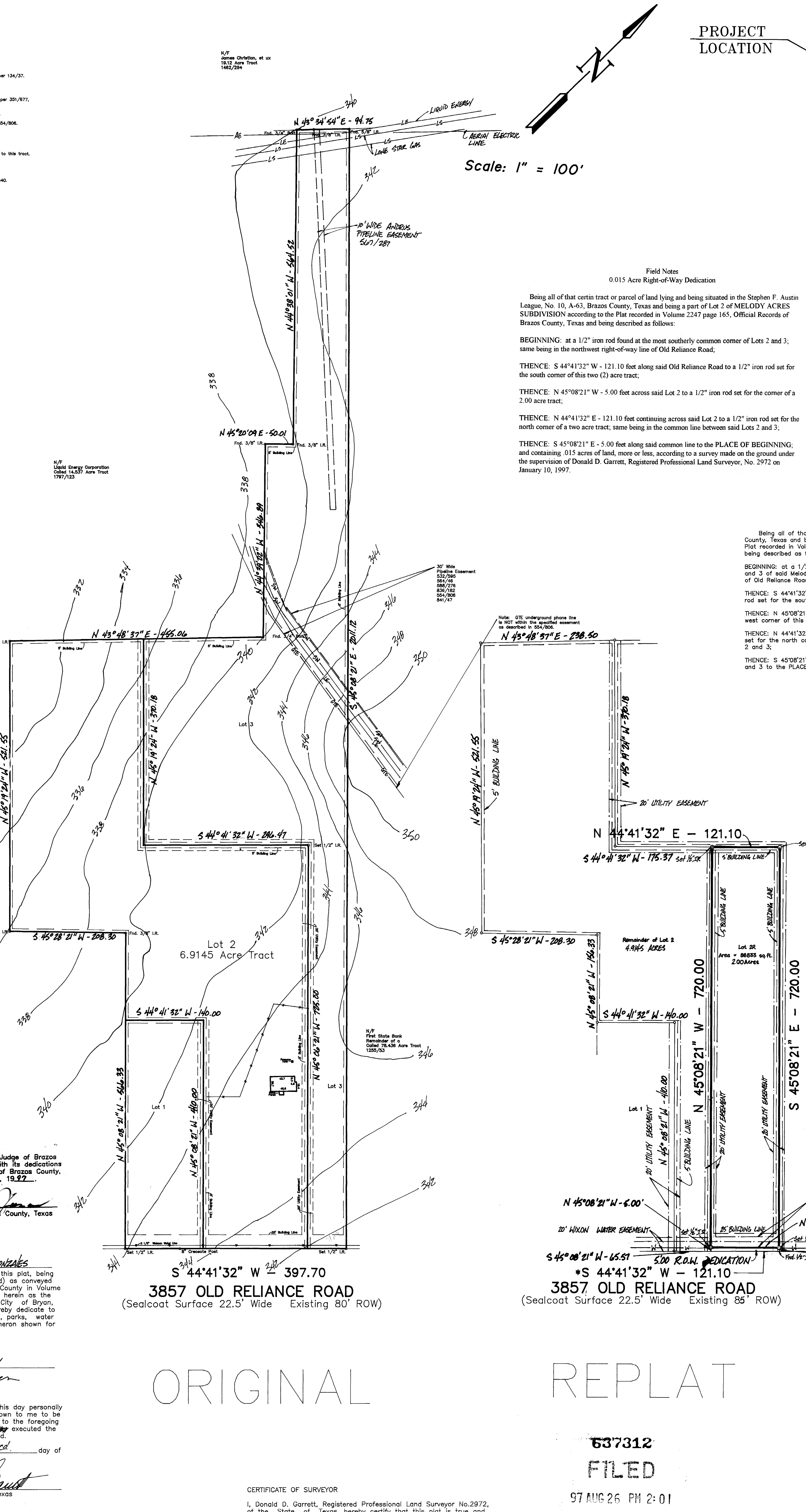
eti plat

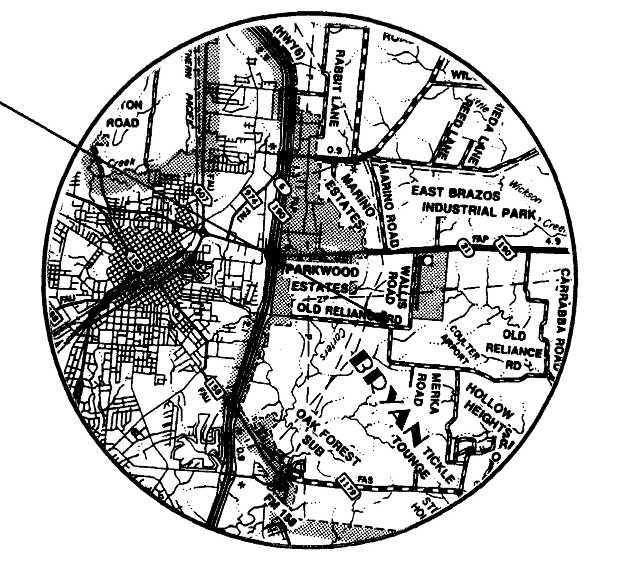
Note: The following easements do apply to this tract:
1.) Blanket easement to the City of Bryan per 144/85.
2.) Blanket easement to Brazos River Transmission Electric Coop. per 134/37.
3.) Blanket easement to City of Bryan per 176/409.
4.) Easement to Wickson Water Supply Corporation per 310/107.
5.) Blanket right-of-way to City of Bryan per 340/469.
6.) Blanket right-of-way to City of Bryan per 350/133.
7.) Blanket easements and right-of-ways for ingress and engress per 351/677, 358/699, and 398/584.
8.) Right-of-way to Andrus Pipeline Corporation per 567/287.
9.) Right-of-way to Ferguson Crossing Pipe Line Co. per 532/595. Amended per 564/46.
10.) Right-of-way to General Telephone Co. of the Southwest per 554/806.
11.) Right-of-way to Ferguson Crossing Pipe Line Co. per 588/276.
12.) Right-of-way to Ferguson Crossing Pipe Line Co. per 836/180 reassigned to Brazos Gathering Company per 841/47.

The restrictive covenents recorded in Vol. 474, Pg. 103 do not apply to this tract.

Note: The following easements do not apply to this tract:
1.) Easement to Luke Ponzio per 273/352.
2.) Easement to Lone Star Gas Co. per 287/521.
3.) Easement and right-of-way for ingress and engress per 380/540.



PROJECT LOCATION



VICINITY MAP
n.t.s.

Field Notes
0.015 Acre Right-of-Way Dedication

Being all of that certain tract or parcel of land lying and being situated in the Stephen F. Austin League, No. 10, A-63, Brazos County, Texas and being a part of Lot 2 of MELODY ACRES SUBDIVISION according to the Plat recorded in Volume 2247 page 165, Official Records of Brazos County, Texas and being described as follows:

BEGINNING: at a 1/2" iron rod found at the most southerly common corner of Lots 2 and 3; same being in the northwest right-of-way line of Old Reliance Road;

THENCE: S 44°41'32" W - 121.10 feet along said Old Reliance Road to a 1/2" iron rod set for the south corner of this two (2) acre tract;

THENCE: N 45°08'21" W - 5.00 feet across said Lot 2 to a 1/2" iron rod set for the corner of a 2.00 acre tract;

THENCE: N 44°41'32" E - 121.10 feet continuing across said Lot 2 to a 1/2" iron rod set for the north corner of a two acre tract; same being in the common line between said Lots 2 and 3;

THENCE: S 45°08'21" E - 5.00 feet along said common line to the PLACE OF BEGINNING; and containing .015 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on January 10, 1997.

Field Notes
2.00 Acres

Being all of that certain tract or parcel of land lying and being situated in Brazos County, Texas and being part of Lot 2 of MELODY ACRES SUBDIVISION according to the Plat recorded in Volume 2247 page 165, Official Records of Brazos County, Texas and being described as follows:

BEGINNING: at a 1/2" iron rod found at the most southerly common corner of Lots 2 and 3 of said Melody Acres Subdivision; same being in the northwest right-of-way line of Old Reliance Road;

THENCE: S 44°41'32"W -121.10 feet along said Old Reliance Road line to a 1/2" iron rod set for the south corner of this 2.00 acre tract;

THENCE: N 45°08'21"W - 720.00 feet across said Lot 2 to a 1/2" iron rod set for the west corner of this tract;

THENCE: N 44°41'32"E - 121.10 feet continuing across said Lot 2 to a 1/2" iron rod set for the north corner of this tract; same being in the common line between said Lots 2 and 3;

THENCE: S 45°08'21"E - 720.00 feet along said common line between said Lots 2 and 3 to the PLACE OF BEGINNING; and containing 2.00 acres of land, more or less.

The Following Easements Affect This Property:

Blanket easements (144/85), (134/37), (176/409), (340/469), (350/133), (351/677), (358/699), (398/584).

Wickson Water Supply Corporation (310/107)

Right-of-way to Andrus Pipeline Corporation (567/287)

Pipeline easement to Ferguson Crossing Pipeline Co. (532/595), (588/276), (836/180)

General Telephone Co. (554/806)

General Notes:

1. * Plat bearing used as basis of bearing.
2. This property does not lie in the 100-year flood plain area according to the Federal Emergency Management Agency, Map No. 48041C0132C, effective July 2, 1992.
3. Sewer will be septic system.
4. This property lies in the extraterritorial jurisdiction of the City of Bryan.

CERTIFICATION OF THE COUNTY JUDGE

I, Alvin W. Jones, County Judge of Brazos County, Texas, do hereby certify that this plat with its dedications was duly approved by the Commissioners Court of Brazos County, Texas on the 20th day of May, 1997.

County Judge, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Alfonso A. & Valerie V. Gonzales owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me in the Official Records of Brazos County in Volume ____, Page ____, and designated herein as the Replat of Melody Acres Subdivision in 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 theron shown for the purpose and consideration therein expressed.

Alfonso A. Gonzales
Valerie V Gonzales
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ponch Gonzales, 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 purpose and consideration therein stated.

Given under my hand and seal on this 3rd day of February, 1997.

DONALD GARRETT
Notary Public, State of Texas
My Commission Expires 9-19-2000

Notary Public, State of Texas

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, 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.

City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

I, Richard Perkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 5th day of February, 1997 and same was duly approved on the 3RD day of April, 1997 by said commission.

Chairman of the Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER

I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Development Engineer, Bryan, Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

DONALD GARRETT 22790 REGISTERED PROFESSIONAL ENGINEER

Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS
COUNTY OF BRAZOS

CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann 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 26th day of August, 1997, in the Deed /Official Records of Brazos County, Texas, in Volume 2915, Page 349.

Mary Ann Ward by Barbara Johnson, Deputy Clerk
County Clerk
Brazos County, Texas

637312
FILED
97 AUG 26 PM 2:01
Mary ... CO. CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
BY Jackie Brown
DEPUTY

REPLAT
OF
MELODY ACRES SUBDIVISION
2.00 ACRE TRACT
LOT 2

STEPHEN F. AUSTIN LEAGUE, NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 100' FEBRUARY 1997

OWNER/DEVELOPER:
Alfonso and Valerie Gonzales
P.O. Box 6373
Bryan, TX 77805
(409) 778-7092

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2688

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