

FILED

96 JUN 24 AM 10:06

Maplewood Wilson, CO. CLERK  
BRAZOS COUNTY COURTHOUSE  
BRYAN, TEXAS  
By *Theresa J. Johnson*  
DEPUTY

607936

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, PAULINE TAPLIN MOROE, OWNER OF THE LAND SHOWN ON THIS PLAT WHICH WAS CONVEYED TO ME BY DEED RECORDED IN VOLUME 2453, PAGE 185, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND DESIGNATED HEREIN AS THE "MONROE AND TAPLIN 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 SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

*Pauline Moroe*  
OWNER

NONE  
LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Pauline Moroe* 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 14 DAY OF May, 1996.

*Hau A. Mansur*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF CITY PLANNER

I, Dan Gibson, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

*Dan Gibson*  
CITY PLANNER, CITY OF BRYAN

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, RICHARD PERKINS, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 14th DAY OF May, 1996 AND SAME WAS DULY APPROVED ON THE 14th DAY OF May, 1996.

*Richard Perkins*  
CHAIR, PLANNING AND ZONING COMMISSION

APPROVAL OF THE CITY ENGINEER

I, BRUCE KARR, P.E., CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

*Bruce Karr*  
CITY ENGINEER, CITY OF BRYAN

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

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 24th DAY OF May, 1996, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 2453, PAGE 185.

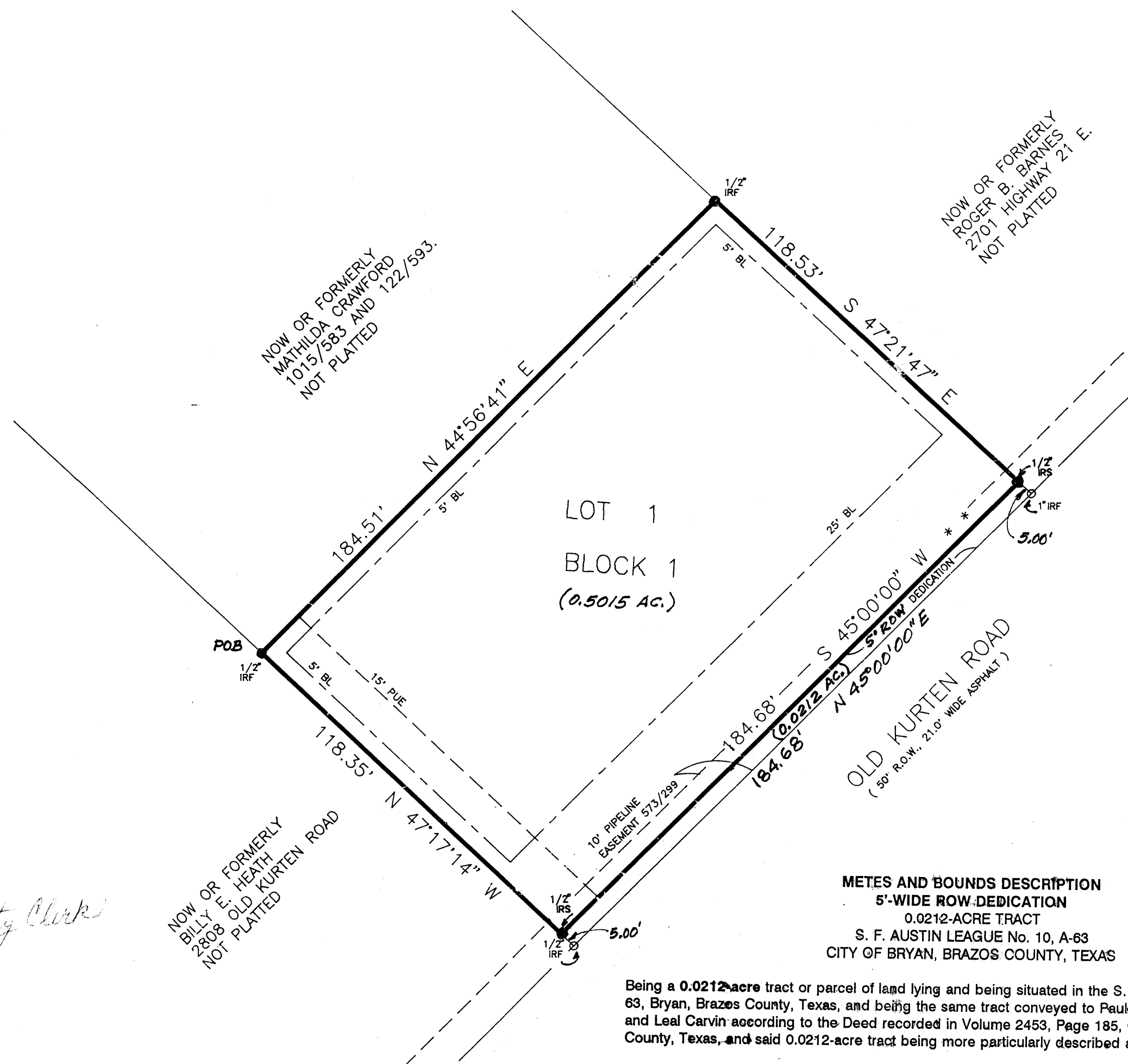
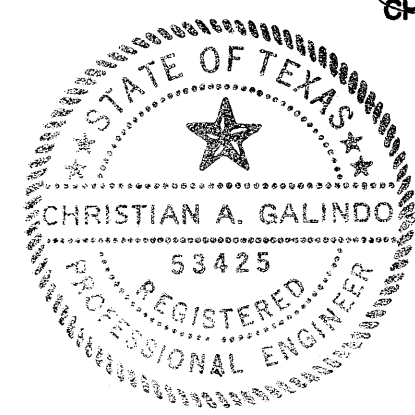
*Mary Ann Ward*  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS  
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, REGISTERED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN 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, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

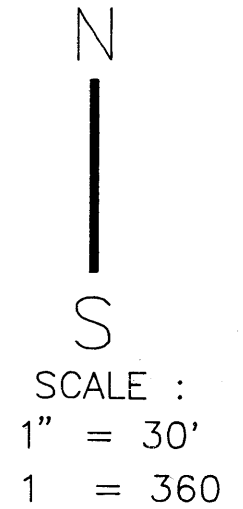
*Christian A. Galindo*  
CHRISTIAN A. GALINDO, P.E., R.P.L.S.



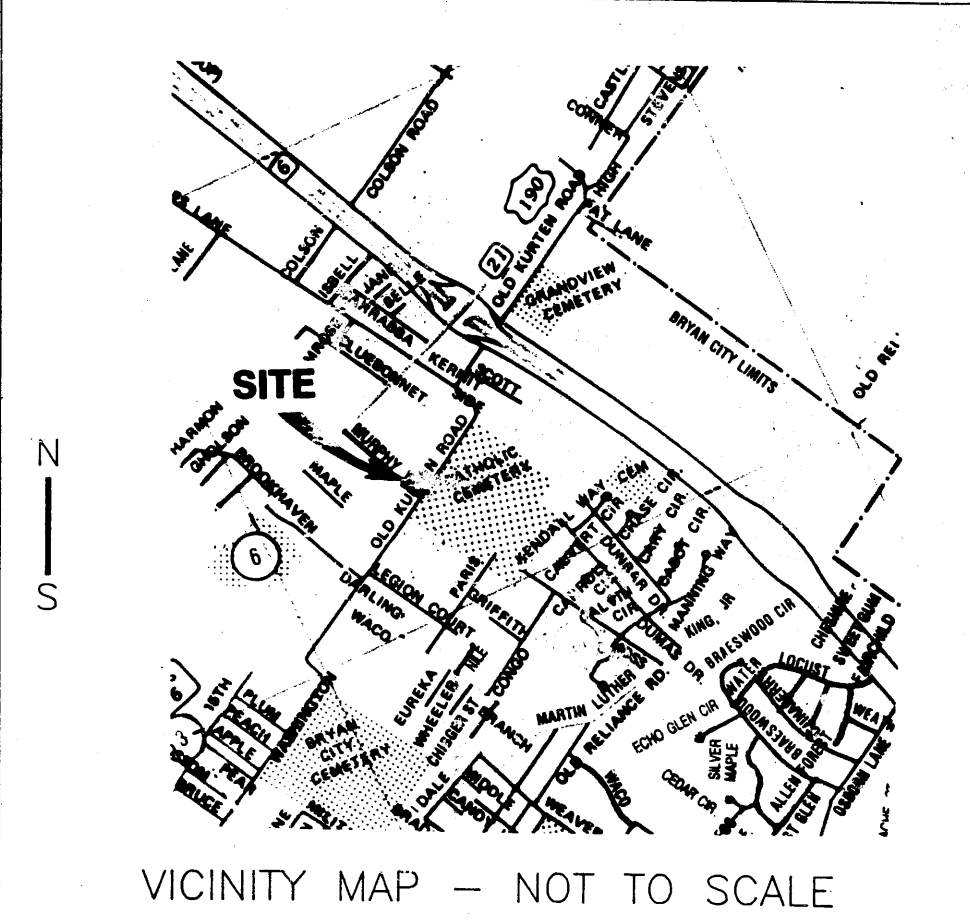
METES AND BOUNDS DESCRIPTION  
5'-WIDE ROW DEDICATION  
0.0212-ACRE TRACT  
S. F. AUSTIN LEAGUE No. 10, A-63  
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Being a 0.0212-acre tract or parcel of land lying and being situated in the S. F. Austin League # 10, A-63, Bryan, Brazos County, Texas, and being the same tract conveyed to Pauline Taplin by Nancy Faye and Leal Carvin according to the Deed recorded in Volume 2453, Page 185, Official Records, Brazos County, Texas, and said 0.0212-acre tract being more particularly described as follows:

- Commencing at a 1/2" iron rod found marking the southernmost corner of a tract of land conveyed to Mathilda Crawford by deeds recorded in Volume 1015, Page 583, and Volume 1222, Page 583, Official Records, Brazos County, Texas, furthermore, said 1/2" iron rod also being on the northeasterly property line of a tract of land now or formerly owned by Billy E. Heath;
- THENCE S 47°17'14"E, along the northeasterly property line of said Billy E. Heath tract, for a distance of 118.35' to a 1/2" iron rod set on the new northwesterly right of way line of Old Kurten Road for the POINT OF BEGINNING;
- THENCE S 47°21'47"E, continuing along said boundary line with the Heath tract, for a distance of 5.00' to a 1/2" iron rod found on the old northwesterly right-of-way line of Old Kurten Road;
- THENCE N 45°00'00"E, along said old northwesterly right-of-way line of Old Kurten Road, for a distance of 184.68' to a 1" iron rod found on the westerly boundary of a tract of land now or formerly owned by Roger B. Barnes;
- THENCE N 47°14'14"W, continuing along the common property line with said Barnes tract for a distance of 5.00' to a 1/2" iron rod set;
- THENCE S 45°00'00"W, along the old northwesterly right of way line of Old Kurten Road for a distance of 184.68' to the POINT OF BEGINNING, containing 0.0212 acres of land, more or less.



- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  2. ALL CALLS ARE MEASURED.
  3. TOTAL AREA = 0.5227 ACRES.
  4. BEARING BASE IS DEED IN 2453/185.
  5. BASE LINE IS NOTED WITH \*\*.
  6. BLANKET GAS EASEMENT IN 71/411 AFFECTS THIS PROPERTY.
  7. SITE BENCHMARK IS TOP OF FIRE HYDRANT ON SOUTH SIDE OF OLD KURTEN ROAD, ACROSS FROM SITE. TOP NUT ELEV. = 243.95 (ASSUMED ELEVATION).
  8. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN. REFERENCE: FEMA MAP # 48041C 0133 C, DATED 07/02/92.
  9. ALL UTILITIES SHOWN ARE EXISTING.



METES AND BOUNDS DESCRIPTION  
0.5015-ACRE TRACT  
S. F. AUSTIN LEAGUE No. 10, A-63  
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Being a 0.5015-acre tract or parcel of land lying and being situated in the S. F. Austin League # 10, A-63, Bryan, Brazos County, Texas, and being the same tract conveyed to Pauline Taplin by Nancy Faye and Leal Carvin according to the Deed recorded in Volume 2453, Page 185, Official Records, Brazos County, Texas, and said 0.5015-acre tract being more particularly described as follows:

- BEGINNING at a 1/2" iron rod found marking the southernmost corner of a tract of land conveyed to Mathilda Crawford by deeds recorded in Volume 1015, Page 583, and Volume 1222, Page 583, Official Records, Brazos County, Texas, furthermore, said 1/2" iron rod also being on the northeasterly property line of a tract of land now or formerly owned by Billy E. Heath and also being the westernmost property corner of the tract herein described;
- THENCE N 44°56'41" E, along the southeasterly property line of said Mathilda Crawford tract, for a distance of 184.51' to a 1/2" iron rod found for corner on the property line of a tract of land now or formerly owned by Roger B. Barnes, said 1/2" iron rod found also being the northernmost property corner of the tract herein described and the easternmost property corner of the Mathilda Crawford tract;
- THENCE S 47°21'47" E, along said Roger B. Barnes tract, for a distance of 118.53' to a 1/2" iron rod set on the new westerly right-of-way line of Old Kurten Road, said rod being located 5.00' from a 1" iron rod found at the southernmost property corner of said Roger B. Barnes tract;
- THENCE S 45°00'00" W, along said new westerly right-of-way line of Old Kurten Road, for a distance of 184.68' to a 1/2" iron rod set 5.00' and N 47°14'14" W from a 1/2" iron rod found marking the easternmost property corner of said Billy E. Heath tract;
- THENCE N 47°14'14" W, continuing along the common property line of said Billy E. Heath tract and the property herein described, for a distance of 118.35' to the POINT OF BEGINNING, containing 0.5015 acres of land, more or less.

- LEGEND
- IR = IRON ROD
  - IP = IRON PIPE
  - CM = CONCRETE MARKER
  - MCC = MARK ON CONCRETE
  - S/F = SET OR FOUND
  - FP = FENCE POST
  - FC = FENCE CORNER
  - ROW = RIGHT OF WAY
  - BB = BACK TO BACK OF CURB
  - BL = BUILDING LINE
  - PUE = PUBLIC UTILITY EASMT.
  - EE = ELECTRICAL EASEMENT
  - DE = DRAINAGE EASEMENT
  - AE = ACCESS EASEMENT
  - PAE = PARKING/ACCESS EASMT.
  - EM = ELECTRIC METER
  - ET/P = ELECTRIC TRANSFORMER
  - MH = MANHOLE
  - CO = CLEAN OUT
  - WM = WATER METER
  - WV = WATER VALVE
  - SS = SANITARY SINK
  - FI = FIRE HYDRANT
  - QM = GAS METER
  - T/B = TELEPHONE PEDESTAL
  - CB = CABLE TV
  - AC = AIR CONDITIONER
  - OV = OVERPASS
  - ( M ) = MEASURED
  - ( R ) = RECORDED

SIDEWALK NOTE  
NO SIDEWALK REQUIRED - BY ACTION OF PLANNING & ZONING COMMISSION ON JUNE 6, 1996.

FINAL PLAT  
MONROE AND TAPLIN SUBDIVISION

OWNER/DEVELOPER: PAULINE TAPLIN MONROE 1027 A CRYSTAL BROOK BRYAN, TEXAS 77803 409-822-4837	0.5015 ACRES 2810 OLD KURTEN ROAD STEPHEN F. AUSTIN LEAGUE, No. 10, A-63, VOLUME 2453, PAGE 185, OFFICIAL RECORDS BRYAN, BRAZOS COUNTY, TEXAS.	DATE: MAY 15, 1996 APPROVED BY: CG REVISIONS: <u>May 21, 1996</u>	PROJECT 14-96 SHEET 1 of 1
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**GALINDO ENGINEERS AND PLANNERS**  
3833 SOUTH TEXAS AVE., SUITE 280 BRYAN, TEXAS 77802 409-846-8868

on business wd 2/1/96