

FIELD NOTES DESCRIPTION
OF A 0.1842 ACRE TRACT
OUT OF THE STEPHEN F. AUSTIN LEAGUE, A-63
BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Stephen F. Austin League, A-63, and being the same tracts of land described in a Warranty Deed as Tract No. 1 and Tract No. 2, recorded in Volume 460, Page 166, of the Brazos County Deed Records, and more particularly described as follows:

BEGINNING at an old ratchet wrench found at the west corner of this tract, also being the west corner of the said Tract No. 1, and being on the northeast right-of-way line of Texas Avenue, and being the south corner of the H. E. Blackmon tract, recorded in Volume 597, Page 11, of the Brazos County Deed Records;

THENCE: along the common line between this tract and the said Blackmon tract for the following calls:
North 38 degrees 22 minutes 06 seconds East, a distance of 115.80 feet to a 3/4" iron rod found at the west corner of the said Tract No. 2, also being the north corner of said Tract No. 1;

North 37 degrees 48 minutes 48 seconds East, a distance of 43.46 feet to a 1/2" iron rod found at the north corner of this tract, also being the north corner of the said Tract No. 2, and being on the southwest line of the Billie Ray Hightower tract, recorded in Volume 274, Page 4, of the Brazos County Deed Records;

THENCE: South 57 degrees 22 minutes 38 seconds East, a distance of 50.11 feet along the common line between this tract and the said Hightower tract to a 1/2" iron rod found at the east corner of this tract, also being the east corner of the said Tract No. 2, and being the north corner of the K. D. Timmons, Inc. tract, recorded in Volume 386, Page 545, of the Brazos County Deed Records;

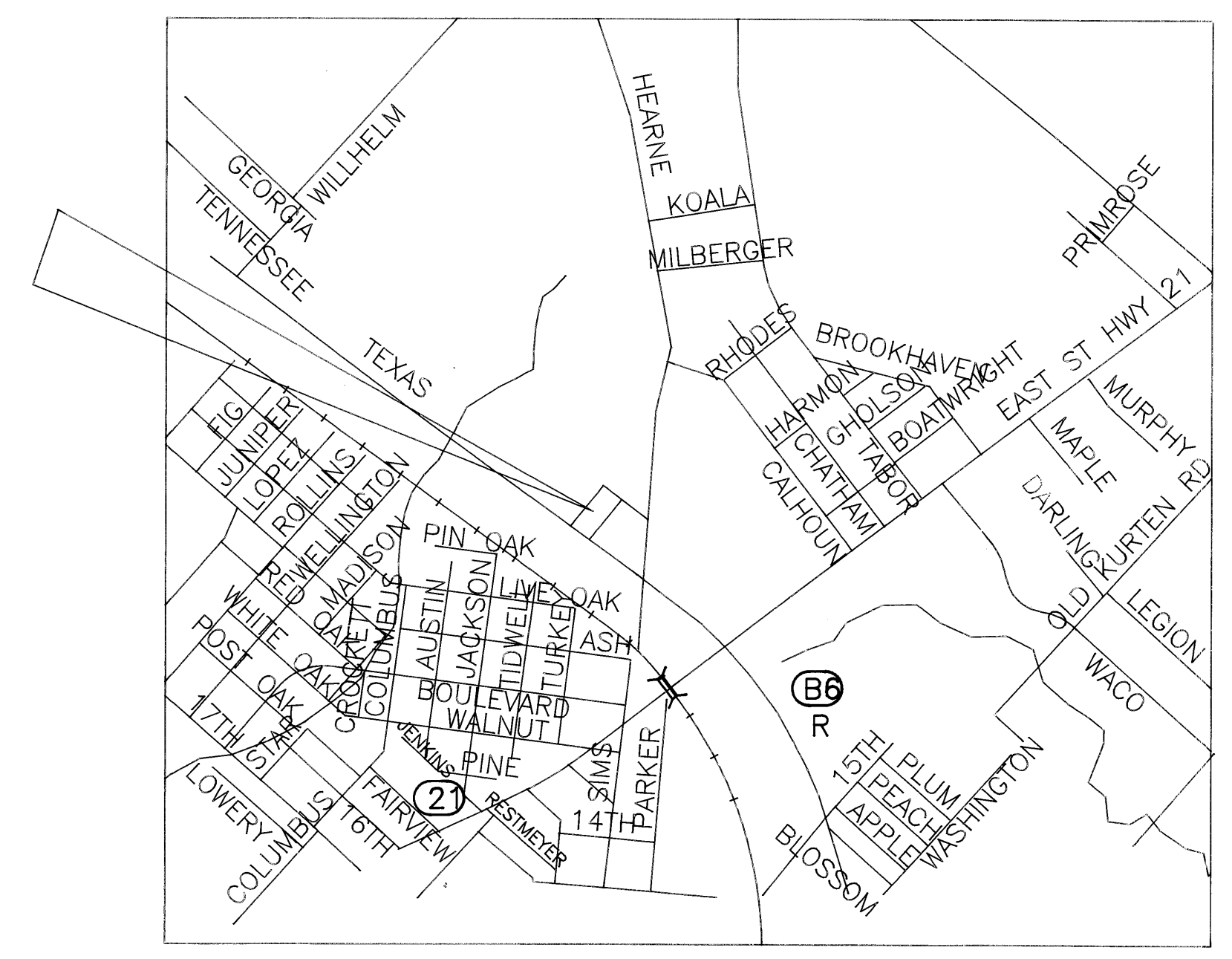
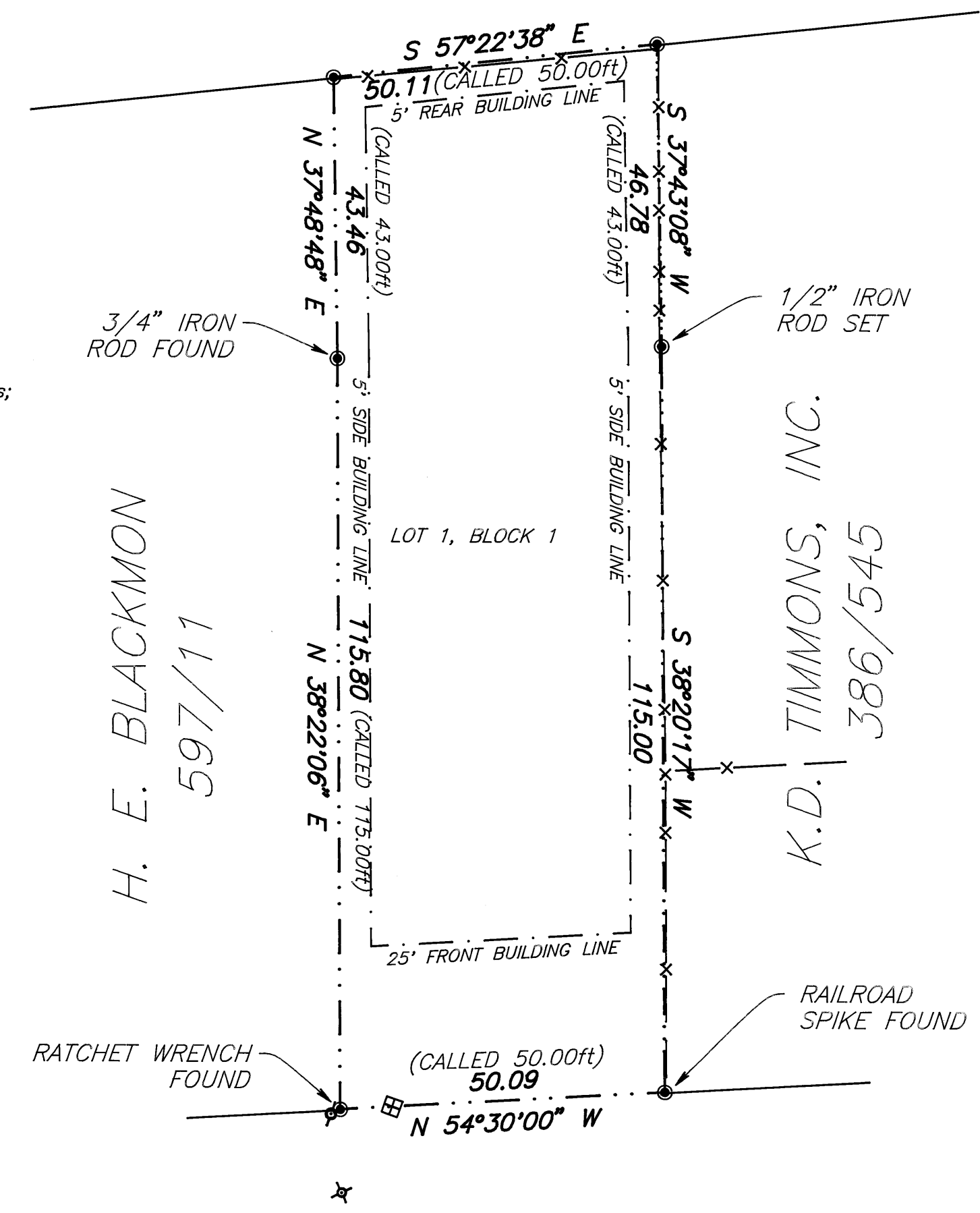
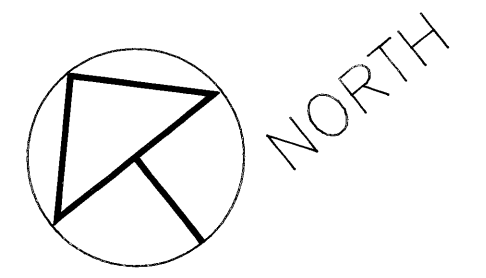
THENCE along the common line between this tract and the said Timmons, Inc. tract for the following calls:
South 37 degrees 43 minutes 08 seconds West, a distance of 46.78 feet to a 1/2" iron rod set, also being the south corner of the said Tract No. 2 and being the east corner of the said Tract No. 1;

South 38 degrees 20 minutes 17 seconds West, a distance of 115.00 feet to a rail road spike found at the south corner of this tract, also being the south corner of the said Tract No. 1, also being on the said right-of-way line of Texas Avenue;

THENCE: North 54 degrees 30 minutes 00 seconds West, a distance of 50.09 feet along said right-of-way line to the PLACE OF BEGINNING containing 8024 square feet or 0.1842 acres, as surveyed on the ground, under my supervision.

96141.doc

BILLY RAY HIGHTOWER
274/4



NOTES:
BEARINGS ARE BASED ON PREVIOUS DEEDS.
ALL CORNERS ARE 1/2" IRON RODS FOUND UNLESS OTHERWISE NOTED.

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FILED

96 NOV 12 PM 3:31

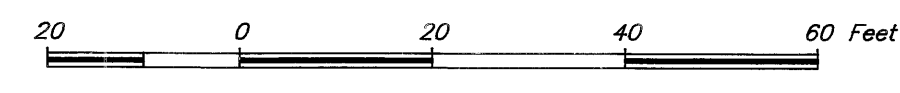
Mary Ann Ward, CO. CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
By *Debra Brown*
DEPUTY

TEXAS AVENUE
(100' R-O-W - 55' PVMT. WIDTH)
ASPHALT PAVEMENT

File name: E:\LOC\96141F.DWG
Plot date: 10/02/96 at 13:55

LEGEND

- IRON ROD
- ✦ LIGHT POLE
- ⊕ POWER POLE
- ⊖ WATER METER
- ⊠ FIRE HYDRANT



NOTE: A VARIANCE WAS APPROVED TO WAIVE THE SIDEWALK REQUIREMENT ALONG TEXAS AVENUE BY THE PLANNING AND ZONING COMMISSION AT THEIR SEPTEMBER 19, 1996 MEETING.

FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

I, TONY MORILLE and WIFE MARY MORILLE, THE OWNERS OF THE TRACT SHOWN ON THIS PLAT, BEING THE TRACT OF LAND CONVEYED TO TONY MORILLE and WIFE MARY MORILLE, RECORDED IN VOLUME 460, PAGE 166, OF THE BRAZOS COUNTY DEED RECORDS, DO HEREBY AUTHORIZE AMENDMENT OF PLAT AND BY MY SIGNATURE AFFIXED HERETO, DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

TONY MORILLE
Tony Morille
AUTHORIZED SIGNATURE
TONY MORILLE (OWNER)
PRINTED NAME AND TITLE

MARY MORILLE
Mary Morille
AUTHORIZED SIGNATURE
MARY MORILLE (OWNER)
PRINTED NAME AND TITLE

STATE OF TEXAS
COUNTY OF BRAZOS

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, ON THIS DAY PERSONALLY APPEARED

BEFORE ME, ON THIS DAY PERSONALLY APPEARED

Tony Morille
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.

Mary Morille
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 22nd DAY OF October, 1996.

GIVEN UNDER MY HAND AND SEAL ON THIS 22nd DAY OF October, 1996.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

(SEAL) CYNTHIA A. JACKSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 2-8-2000

(SEAL) CYNTHIA A. JACKSON
Notary Public
STATE OF TEXAS
My Comm. Exp. 2-8-2000

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, DANTE CARLOMAGNO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1562, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT DRAWING IS TRUE AND CORRECT AND CONFORMS TO AN ACTUAL SURVEY OF THE PROPERTY, MADE UNDER MY SUPERVISION, ON THE GROUND AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBES A CLOSED GEOMETRIC FORM.

Dante Carlomagno
DANTE CARLOMAGNO
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF DEVELOPMENT ENGINEER

I, LINDA HUFF, DEVELOPMENT 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.

Linda Huff
LINDA HUFF
CITY ENGINEER
CITY OF BRYAN, TEXAS

CERTIFICATE OF CITY PLANNER

I, Mark L. Smith, 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 THE APPLICABLE ORDINANCES.

Mark L. Smith
MARK L. SMITH
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BRAZOS
I, *R. J. Perkins*, CHAIRMAN OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE 21st DAY OF October, 1996, AND SAME WAS DULY APPROVED ON THE 11th DAY OF November, 1996, BY SAID COMMISSION.

R. J. Perkins
R. J. PERKINS
CHAIRMAN OF THE PLANNING & ZONING COMMISSION
BRYAN, TEXAS

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 12th DAY OF November, 1996, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 2721, PAGE 621.

Mary Ann Ward by Debra Brown
MARY ANN WARD
COUNTY CLERK
BRAZOS COUNTY, TEXAS

A FINAL PLAT OF:

LOT 1, BLOCK 1,
MORILLE SUBDIVISION
1709 N. TEXAS AVE.
0.1842 ACRES

OWNER:

TONY MORILLE and wife,
MARY MORILLE
VOL. 460, PG. 166

SURVEYED BY:
DANTE CARLOMAGNO
CARLOMAGNO SURVEYING, INC.
2714 FINFEATHER ROAD
BRYAN, TEXAS 77801

PLAT PREPARED BY:
CARLOMAGNO SURVEYING, INC.
2714 FINFEATHER ROAD
BRYAN, TEXAS 77801

DATE: OCTOBER 2, 1996

on lawbooks
also 1200
40