

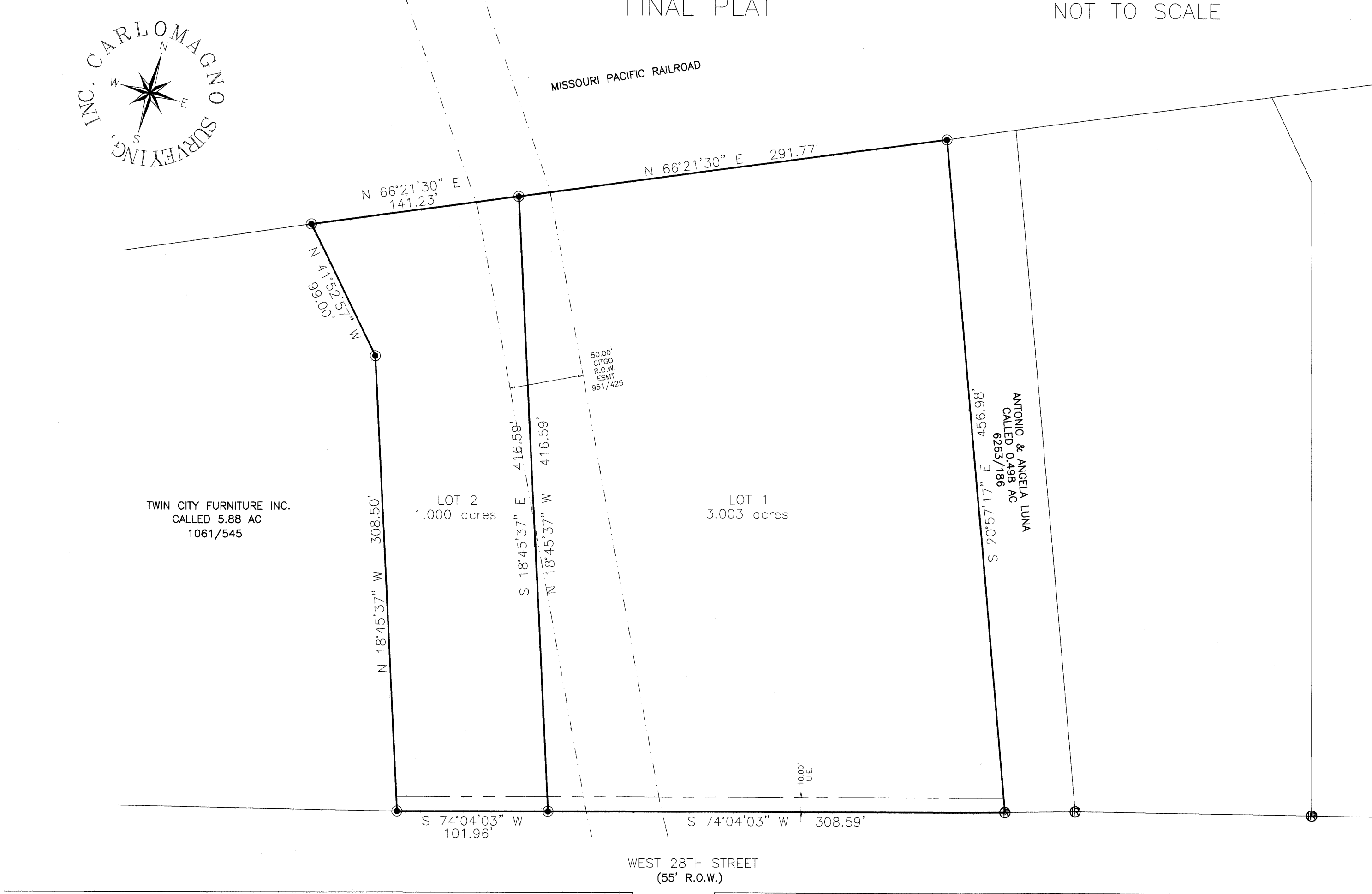
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Filed for Record in:
BRAZOS COUNTY
On: Aug 26, 2005 at 01:25P
As a
PLATS
Document Number: 00002512
Amount: 58.00
Receipt Number - 274076
By:
Betty King

STATE OF TEXAS
COUNTY OF BRAZOS
I, Betty King, County Clerk, do hereby certify that this instrument was filed in the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped herein by me.
Aug 26, 2005

HONORABLE HENRY WOLFE, COUNTY CLERK
BRAZOS COUNTY

FINAL PLAT



METES AND BOUNDS DESCRIPTION
OF A 4.003 ACRES TRACT
STEPHEN F. AUSTIN No. 9 LEAGUE, A-62
BRAZOS COUNTY, TEXAS

Being a tract of land containing 4.003 acres, out of the Stephen F. Austin No. 9 League, A-62, also being part of a called 4.00 acre tract owned by Sergio and Norma Munoz as recorded in Volume 5670, Page 232 of the Brazos County Official Records (B.C.O.R.), the 4.003 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the east corner of this tract, also being the south corner of the called 0.498 acre, Antonio and Angela Luna tract of land as recorded in Volume 6263, Page 186 of the B.C.O.R.; also being a point along the northwest right-of-way line of West 28th Street, a 55' right-of-way;

THENCE along the said northwest right-of-way of West 28th Street, South 74°04'03" West, a distance of 410.55 feet to a 5/8" iron rod set for the south corner of this tract, also being a point along the said northwest right-of-way of West 28th Street, also being the east corner of the called 5.88 acre Twin City Furniture Inc. tract of land as recorded in Volume 1061, Page 545 of the B.C.O.R.;

THENCE along the common line between this tract and the said called 5.88 acre Twin City Furniture Inc tract the following calls and distances:

North 18°45'37" West, a distance of 308.50 feet to a 5/8" iron rod set for a southwest corner of this tract;

North 41°52'57" West, a distance of 99.05 feet to a 5/8" iron rod set for the west corner of this tract, also being the north corner of the said called 5.88 Twin City Furniture Inc. tract, also being a point along the southeast right-of-way line of the Missouri Pacific Railroad right-of-way;

THENCE along the said southeast right-of-way of the Missouri Pacific Railroad, North 66°21'54" East, a distance of 433.02 feet to a 5/8" iron rod set for the north corner of this tract, also being a point along the said southeast right-of-way of the Missouri Pacific Railroad, also being the west corner of the said called 0.498 acre Luna tract;

THENCE along the common line between this tract and the said called 0.498 acre Luna tract, South 20°57'17" East, a distance of 456.98 feet to the PLACE OF BEGINNING containing 4.003 acres.

The basis of this survey is iron rods found along the right-of-way of West 28th Street, a 55' right-of-way.

SURVEY LEGEND

—	SUBJECT PROPERTY LINE	⊙	5/8" IRON ROD SET
- - -	PROPOSED PROPERTY LINE	⊕	MONUMENT
—	ELECTRICAL LINE	⊗	WATER METER
—	GAS LINE	⊙	WATER VALVE
—	WATER LINE	⊙	FIRE HYDRANT
—	SEWER LINE	⊙	ELECTRIC METER
—	BARB WIRE FENCE	⊙	POWER POLE
—	CHAINLINK FENCE	⊙	LIGHT POLE
—	WOOD FENCE	⊙	TRANSFORMER
—	ELECTRICAL EASEMENT	⊙	PIPELINE MARKER
—	RIGHT-OF-WAY EASEMENT	⊙	GAS METER
—	INGRESS/EGRESS EASEMENT	⊙	PROPANE TANK
—	SANITARY/STORM EASEMENT	⊙	SANITARY MANHOLE
—	UTILITY EASEMENT	⊙	STORM MANHOLE
—	ORDINANCE BUILDING LINE	⊙	CLEANOUT
—	PLATTED BUILDING LINE	⊙	SEPTIC TANK
—	RESTRICTION BUILDING LINE	⊙	TELEPHONE PEDESTAL
⊙	IRON ROD FOUND	⊙	CABLE BOX
⊙	IRON PIPE FOUND	⊙	AIR CONDITIONER

- NOTES:
- 1) BEARINGS ARE BASED ON PREVIOUS DEED RECORDED IN 5670/232
 - 2) THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAN ACCORDING TO THE F.E.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP 48041C0144 C. DATED JULY 2, 1992.
 - 3) ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE.
 - 4) THIS PROPERTY IS ZONED SF-5.
 - 5) DRAWING SCALE: 1" = 60'

MUNOZ SUBDIVISION

SERGIO & NORMA MUNOZ
1900 WEST 28TH STREET
BRYAN, TEXAS, 77801
979-775-2965

CARLOMAGNO Surveying Inc.
2714 FinWeather Road, Bryan, Texas 77801
Phone 979-775-2965 Fax 979-775-4787 e-mail: carlo@carlomagno.com

DRAWN BY: Jason Bailey DRAWING NO. 7
JOB # 05194 SHEET 1 OF 1

STATE OF TEXAS
COUNTY OF BRAZOS
I, Sergio Munoz, the owner(s) and developer(s) of the above described tract of land, do hereby certify that the plat is a true and accurate representation of an actual survey made under my supervision and that there are no encroachments or other matters which would affect the purposes intended.

Sergio Munoz
Sergio Munoz, Co. clk.
By: Betty King, deputy clk.

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karla M. Queen, County Clerk in and for said County, do hereby certify that the plat is a true and accurate representation of an actual survey made under my supervision and that there are no encroachments or other matters which would affect the purposes intended.

Karla M. Queen, Co. clk.
By: Betty King, deputy clk.

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 26th day of August, 2005.

Kevin Russell, Planning Administrator, Bryan, Texas

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 26th day of August, 2005.

Kevin Russell, City Engineer, Bryan, Texas

