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Mary Ann Ward CO. CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
Barbara Johnson
DEPUTY

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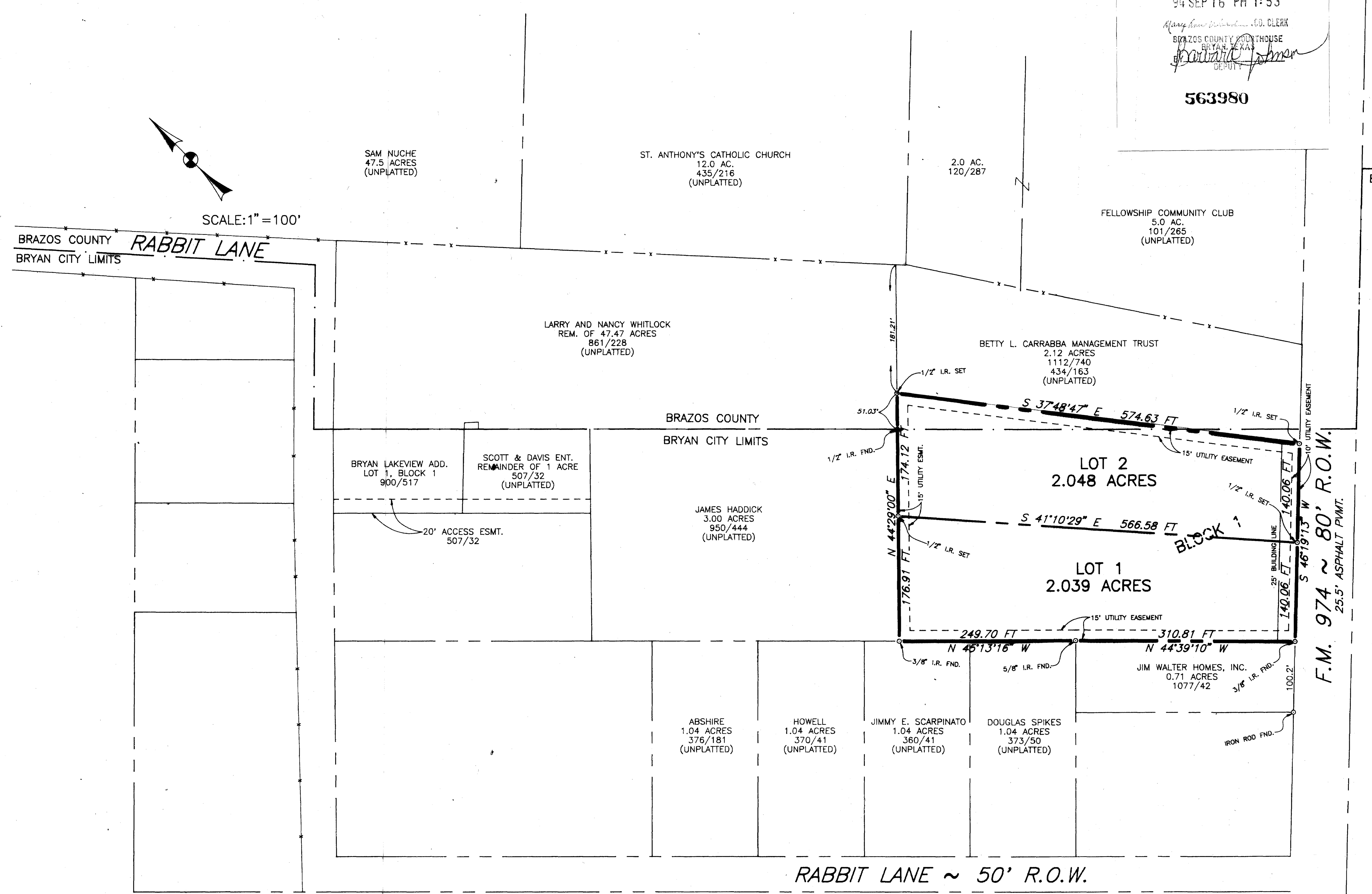

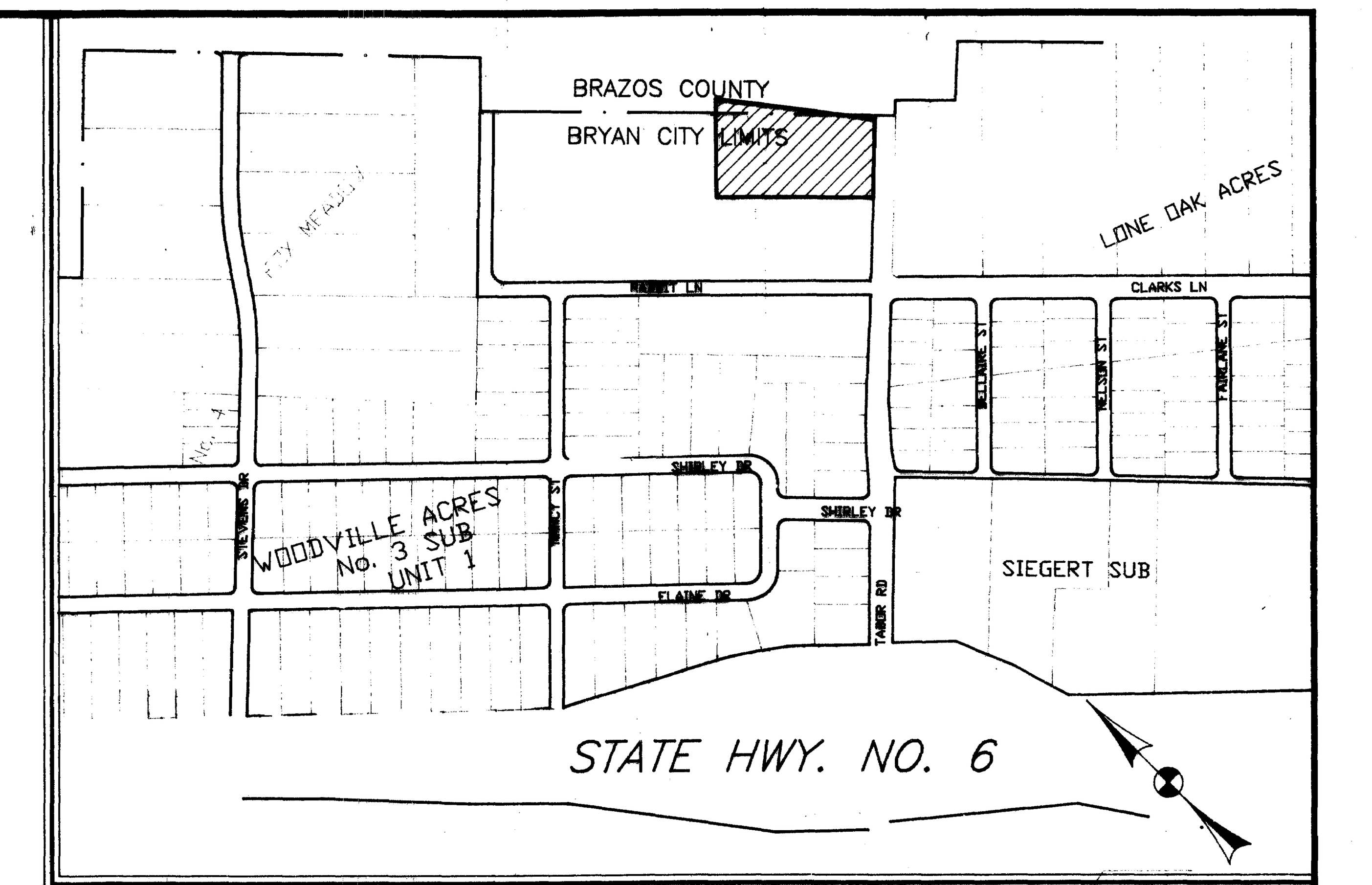

NOTES:

1. THIS TRACT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0131 C, EFFECTIVE DATE: JULY 2, 1992.
2. THERE SHALL BE A 5' SIDELINE SETBACK AND A 5' REAR SETBACK AS PER THE CITY OF BRYAN ZONING ORDINANCE.
3. THE BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST LINE OF RECORDED PLAT OF G.T.E. LAKEVIEW ADDITION LOT 1, BLOCK 1, AS SHOWN IN VOLUME 900, PAGE 517. (RECORD BEARING= S 45°00'00" E)
4. ——— · ——— INDICATES BRYAN CITY LIMIT.

Nuche Subdivision
4.087 Acre Tract
Moses Baine Survey, A-3
Bryan, Brazos County, Texas

Field notes of a 4.087 acre tract or parcel of land, lying and being situated in the Moses Baine Survey, Abstract No. 3, Bryan, Brazos County, Texas, and being part of the remainder of the 47.47 acre tract, as described in the deed from Lucy C. Nuche to Nancy Whitlock, recorded in Volume 861, Page 228, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod set at the south corner of the called 2.12 acre tract described in the deed from Betty L. Carrabba to Betty L. Carrabba Management Trust, recorded in Volume 1112, Page 740, of the Official Records of Brazos County, Texas, (See Volume 434, Page 163, for complete description), said iron rod being in the northwest right-of-way line of Farm-to-Market Road No. 974, said iron rod also being located S 46° 19' 13" W 140.0 feet from the cross-tie fence corner found marking the south corner of the 5 acre tract described in the deed from Frank Duchmascio, et ali, to Trustee's for Fellowship Community Club, recorded in Volume 101, Page 265, of the Deed Records of Brazos County, Texas;

THENCE S 46° 19' 13" W along the northwest right-of-way line of Farm-to-Market Road No. 974, for a distance of 280.12 feet to a 3/8" iron rod found marking the east corner of the 0.71 acre tract described in the deed to Jim Walter Homes, Inc., recorded in Volume 1077, Page 42, of the Official Records of Brazos County, Texas, same being the east corner of Lot 2, Block 1, Glover Subdivision according to the plat recorded in Volume 648, Page 241, of the Official Records of Brazos County, Texas;

THENCE N 44° 39' 10" W along the northeast line of Lot 2, Block 1, Glover Subdivision for a distance of 310.81 feet to a 5/8" iron rod found marking the north corner of said Lot 2, same being the east corner of a 1.04 acre tract described in the deed to Douglas Spikes, recorded in Volume 373, Page 50, of the Deed Records of Brazos County, Texas;

THENCE N 45° 13' 16" W along the northeast line of the beforementioned 1.04 acre Spikes tract and the 1.04 acre tract described in the deed to Jimmy E. Scarpinato, recorded in Volume 360, Page 41, of the Deed Records of Brazos County, Texas, for a distance of 249.70 feet to a 3/8" iron rod found marking the south corner of a 3.00 acre tract described in the deed to James Haddick, recorded in Volume 950, Page 444, of the Official Records of Brazos County, Texas;

THENCE N 44° 29' 00" E along the southeast line of the Haddick 3.00 acre tract, at a distance of 300.00 feet pass a 1/2" iron rod found marking the east corner of the said 3.00 acre tract, continue on for a total distance of 351.03 feet to a 1/2" iron rod set at the west corner of the beforementioned Carrabba 2.12 acre tract;

THENCE S 37° 48' 47" E along the southwest line of the Carrabba 2.12 acre tract, for a distance of 574.63 feet to the PLACE OF BEGINNING, containing 4.087 acres of land, more or less.

on landbase WD 5/20/03

STATE OF TEXAS / REGISTERED / S.M. KLING / 2003 / PROFESSIONAL / LAND SURVEYOR

CERTIFICATE OF SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.

S.M. Kling
S. M. Kling, R.P.L.S. No. 2003
Date: Aug 94

STATE OF TEXAS / B.J. KLING / 24705 / REGISTERED / PROFESSIONAL ENGINEER

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, B. J. Kling, Registered Professional Engineer No. 24705 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

BJ Kling
B. J. Kling, P.E. No. 24705
Date: 26 August 1994

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, John Godfrey, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the ___ day of MAY, 1994, and same was duly approved on the ___ day of JULY, 1994.

John F Godfrey
John Godfrey, Chairman, Bryan Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Bruce Karr, P.E., 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.

Bruce Karr
Bruce Karr, P.E. – City Engineer
City of Bryan, Texas

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary 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 16 day of September, 1994, in the Official Records of Brazos County, Texas, in Volume 2206 Page 347.

Witness my hand and official seal, at my office in Bryan, Texas.

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

CERTIFICATE OF CITY PLANNER

I, Rafeek Shanaa, Phd., 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.

Rafeek Shanaa
Rafeek Shanaa, Phd., City Planner
City of Bryan, Texas

OWNER'S AKNOWLEDGEMENT

I, Nancy Whitlock, Owner and Developer of a 4.087 acre tract, part of the remainder of a 94 acre tract as described in Volume 861, Page 228 of the Official Records of Brazos County, Texas, and designated herein as Lot 1 & 2, Block 1, Nuche Subdivision, 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 thereon shown for the purpose and consideration therein expressed.

Nancy Whitlock
Nancy Whitlock, Owner and Developer

OWNER'S AKNOWLEDGEMENT

I, Larry Whitlock, Owner and Developer of a 4.087 acre tract, part of the remainder of a 94 acre tract as described in Volume 861, Page 228 of the Official Records of Brazos County, Texas, and designated herein as Lot 1 & 2, Block 1, Nuche Subdivision, 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 thereon shown for the purpose and consideration therein expressed.

Larry Whitlock
Larry Whitlock, Owner and Developer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Nancy Whitlock, 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 purposes and considerations therein stated.
Given under my hand and seal this 13th day of September, 1994.

MARILYN S. DORSETT
Notary Public, State of Texas
My Commission Expires
OCT. 8, 1995

Marilyn S. Dorsett
Notary Public in and for the State of Texas
Printed Name: Marilyn S. Dorsett
My Commission Expires: 10-8-95

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Larry Whitlock, 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 purposes and considerations therein stated.
Given under my hand and seal this 13th day of September, 1994.

MARILYN S. DORSETT
Notary Public, State of Texas
My Commission Expires
OCT. 8, 1995

Marilyn S. Dorsett
Notary Public in and for the State of Texas
Printed Name: Marilyn S. Dorsett
My Commission Expires: 10-8-95

FINAL PLAT
OF
NUCHE SUBDIVISION

4.087 ACRES
MOSES BAINE SURVEY, A-3
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100'   MAY, 1994

OWNED BY:
LARRY AND NANCY WHITLOCK
2700 BROADMOOR STREET
BRYAN, TEXAS 77802

PREPARED BY:
KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.409/846-6212

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