

- NOTES:
- This property lies wholly within the city limits of Bryan.
  - An additional fire hydrant will be required if the vehicle lay of hose distance exceeds 500 ft. from the fire hydrant along paved access to the furthestmost portion of the structure.
  - Basis of bearings is the monumented diagonal between the 3/8" iron rod found at the east corner of 34,008 Acres (467/592) and the 1/2" iron rod found at the south corner of 34,711 Acres (463/555) using a deed bearing of S 63°00'50" W.
  - This tract lies beyond the "Limits of Study" according to FEMA Flood Study Map No. 48041C0129C, Effective Date: July 2, 1992, therefore no definite statement can be made. The reviewer of the map is advised to seek additional information as to flooding on the subject tract. Without the benefit of a detailed drainage analysis and based solely on an on-site inspection and available topographic maps a minimum finish floor elevation of 29.2' (NGVD 1929) has been established to prevent flooding from the unnamed tributary to Still Creek.
  - The survey was conducted without the benefit of a commitment for title insurance. Limited deed research was conducted to determine applicable easements, however, this list does not purport to be a complete listing of all applicable easements. It is recommended that a title company be contacted to provide a complete listing.
    - 20' electrical easement, Volume 98, Page 180, no defined location (applicable to a 116 acre tract). This survey has assumed this easement to be applicable to the electric line parallel to F.M. 1687. It is recommended that City of Bryan electric department be contacted to determine the location of said easement.
    - Sinclair Refining Co. easement, Volume 132, Page 104, no defined width or location given in easement. Recommend that Sinclair Pipeline (Arco) be contacted to convert this blanket easement to a specific location and width.
    - Electrical easement, Volume 187, Page 362, no width given, appears to be applicable to the electric line running diagonally across the subdivision. Recommend that City of Bryan electric department be contacted to determine the location and width of said easement.
    - 20' electrical easement, Volume 299, Page 183, give defined location and width, parallel to and north of the electric easement in Volume 187, Page 362.

CREEK MEANDERS

LINE	BEARING	DIST.
L1	N 24°41'14" E	46.77
L2	N 59°10'24" W	81.61
L3	S 78°33'13" W	33.67
L4	N 32°47'43" E	56.65
L5	N 07°09'51" E	34.68
L6	N 54°13'16" W	27.10
L7	N 35°41'27" E	43.53
L8	N 63°40'55" W	107.33
L9	N 04°15'46" E	30.21
L10	N 50°39'45" W	32.70
L11	N 24°36'09" E	53.06
L12	N 68°10'54" E	41.64
L13	N 28°28'01" W	141.20
L14	S 79°07'13" W	15.72
L15	S 34°05'32" W	31.78
L16	N 13°52'34" W	46.80
L17	N 56°41'39" W	14.46
L18	S 37°47'11" W	14.40
L19	N 39°37'30" W	54.85
L20	N 28°45'55" E	66.07
L21	N 02°22'29" W	27.37
L22	S 63°29'52" W	26.29
L23	S 68°44'04" W	37.00
L24	N 44°54'04" W	25.14
L25	N 44°47'41" E	25.07
L26	N 13°19'51" E	42.72
L27	N 37°02'38" W	29.21
L28	S 78°01'09" W	99.38
L29	N 10°40'29" W	199.25
L30	N 81°35'23" W	80.46
L31	N 57°54'09" W	108.94
L32	N 65°57'17" W	94.20
L33	N 06°42'49" E	92.93

0.05 Acre (30') Right-of-way Dedication  
S. F. Austin Survey, A-62  
Bryan, Brazos County, Texas

Field notes of a 30' wide right-of-way dedication, lying and being situated in the S. F. Austin Survey, Abstract No. 62, Bryan, Brazos County, Texas, and being part of the 68.57 acre tract described in the Special Warranty Deed from Resolution Trust Corporation (RTC) to Mark J. Carrabba, recorded in Volume 1580, Page 346, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the common corner between the beforementioned 68.57 acre tract and the 11.435 acre Tract One described in Volume 1234, Page 571, of the Official Records of Brazos County, Texas;

THENCE S 78° 06' 38" E along the common line between the beforementioned 68.57 acre tract and the 11.435 acre tract, for a distance of 22.88 feet to a 1/2" iron rod set;

(0.05 Acre R.O.W. Dedication cont...)

THENCE S 45° 17' 45" W 108.32 feet to a 1/2" iron rod set in the northeast line of a 34.77 acre tract described in the deed to M. Lipsitz & Co., Inc., recorded in Volume 1968, Page 108, of the Official Records of Brazos County, Texas, same being the centerline of a tributary to Still Creek;

THENCE along the northeast line of the beforementioned 34.77 acre tract, same being the centerline of a tributary to Still Creek as follows:

N 59° 10' 24" W 10.13 feet,  
N 24° 41' 14" E 46.77 feet to the north corner of the said 34.77 acre tract, in the northwest line of the beforementioned 68.57 acre tract;

THENCE N 52° 47' 46" E along the northwest line of the beforementioned 68.57 acre tract for a distance of 54.94 feet to the PLACE OF BEGINNING, containing 0.05 acre of land, more or less.

(33.80 Acre Tract cont...)

THENCE along the common line between the beforementioned 68.57 acre tract and the 34.031 acre tract, same being the centerline of a creek as follows:

N 06° 42' 49" E 92.93 feet,  
N 65° 57' 17" W 94.20 feet,  
N 51° 54' 09" W 108.94 feet,  
N 81° 35' 23" W 80.46 feet,  
N 10° 40' 29" W 199.25 feet,  
S 76° 01' 09" W 91.61 feet

99.38 feet to the east corner of a 34.77 acre tract described in the deed to M. Lipsitz & Co., Inc., recorded in Volume 1968, Page 108, of the Official Records of Brazos County, Texas;

THENCE along the northeast line of the beforementioned 34.77 acre tract, same being the centerline of a tributary of Still Creek as follows:

N 33° 02' 38" W 29.21 feet,  
N 13° 19' 51" E 42.72 feet,  
N 44° 47' 41" E 25.07 feet,  
N 44° 54' 04" W 25.14 feet,  
S 68° 44' 04" W 37.00 feet,  
S 63° 29' 52" W 26.29 feet,  
N 02° 27' 29" W 27.37 feet,  
N 28° 45' 55" E 66.07 feet,  
N 59° 37' 30" W 54.95 feet,  
S 43° 48' 31" W 14.48 feet,  
N 56° 41' 39" W 14.46 feet,  
N 13° 52' 34" W 46.80 feet,  
S 34° 05' 32" W 31.78 feet,  
S 79° 07' 33" W 15.72 feet,  
N 28° 28' 01" W 141.20 feet,  
N 89° 30' 54" E 41.84 feet,  
N 24° 36' 09" E 53.06 feet,  
N 50° 39' 45" W 32.70 feet,  
N 04° 35' 46" E 32.70 feet,  
N 63° 40' 55" W 107.33 feet,  
N 35° 41' 27" E 43.53 feet,  
N 54° 13' 16" W 27.10 feet,  
N 07° 09' 31" E 34.68 feet,  
N 32° 47' 43" E 56.65 feet,  
N 59° 10' 24" W 10.13 feet,  
N 24° 41' 14" E 46.77 feet to the north of the said 34.77 acre tract;

THENCE along the northwest line of the beforementioned 68.57 acre tract, as follows:

N 52° 47' 46" E 54.94 feet to a 1/2" iron rod set, at a distance of 23 feet, pass the centerline of a creek, at a distance of 40.4 feet pass a cross-tie fence corner, continue on, adjacent to a fence, for a total distance of 737.28 feet to a 1/2" iron rod set, an 8" creosote post fence corner bears N 32° 39' W - 6 feet.

N 46° 01' 09" E 634.95 feet to the south corner of a 3.025 acre Tract Two, described in the deed to Tex Ronny Matejka, et al, recorded in Volume 1234, Page 571, of the Official Records of Brazos County, Texas, along the common line between the beforementioned 68.57 acre tract and the 3.025 acre tract for a distance of 380.97 feet to the PLACE OF BEGINNING, containing 33.80 acres of land, more or less.

THENCE along the northeast line of the beforementioned 68.57 acre tract and the 118.84 acre tract as follows:

S 29° 08' 23" W 33.70 feet to a 1/2" iron rod found, at a distance of 692 feet, a 24" post oak tree with wire bears southeast 5.2 feet, at a distance of 993 feet, pass an Arco pipeline, at a distance of 1412 feet a 24" elm tree with wire bears southeast 4.4 feet, at a distance of 2003.49 feet pass a 1/2" iron rod found at a 14" post oak tree on the bank of a creek, continue on, for a total distance of 2009.27 feet to the upper south corner of the 68.57 acre tract in the centerline of a creek, same being the east corner of a 34.031 acre tract described in the deed to Rafeek N. Shanaa and Elizabeth A. Shanaa, recorded in Volume 2130, Page 304, of the Official Records of Brazos County, Texas;

M. LIPSITZ & CO., INC.  
34.77 ACRES  
VOL. 1968, PG. 108

RAFEEK N. SHANAA  
34.031 ACRES  
VOL. 2130, PG. 304

BRAZOS COUNTY, TEXAS  
118.84 ACRES  
VOL. 1102, PG. 582

LOT 1  
19.93 ACRES

LOT 2  
13.82 ACRES

J. JOHN GODFREY, Chairman of the Bryan Planning and Zoning Commission, hereby certify that the attached plat was duly approved by the Commission of the City of Bryan on the 17th day of AUGUST 1995.

Chairman of the Planning and Zoning Commission  
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER  
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.

CERTIFICATE OF COUNTY CLERK  
Marilyn S. Dorsett, County Clerk of Brazos County, Texas, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 18 day of September, 1995, in the Official Records of Brazos County, Texas, in Volume 2424, Page 335.

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

OWNER'S ACKNOWLEDGEMENTS AND DEDICATIONS  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Mark J. Carrabba, owner and Developer of 68.57 Acres, part of which is shown on this plat, as conveyed in Volume 1580, Page 346, of the Official Records of Brazos County, Texas, and designated herein as Lots 1 & 2, Block 1, Ortiz Subdivision, in the City of Bryan, Texas, Brazos County, 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 thereon shown for the purpose and consideration therein expressed.

Mark J. Carrabba  
Owner - Mark J. Carrabba

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Mark Carrabba, 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 18 day of September, 1995.

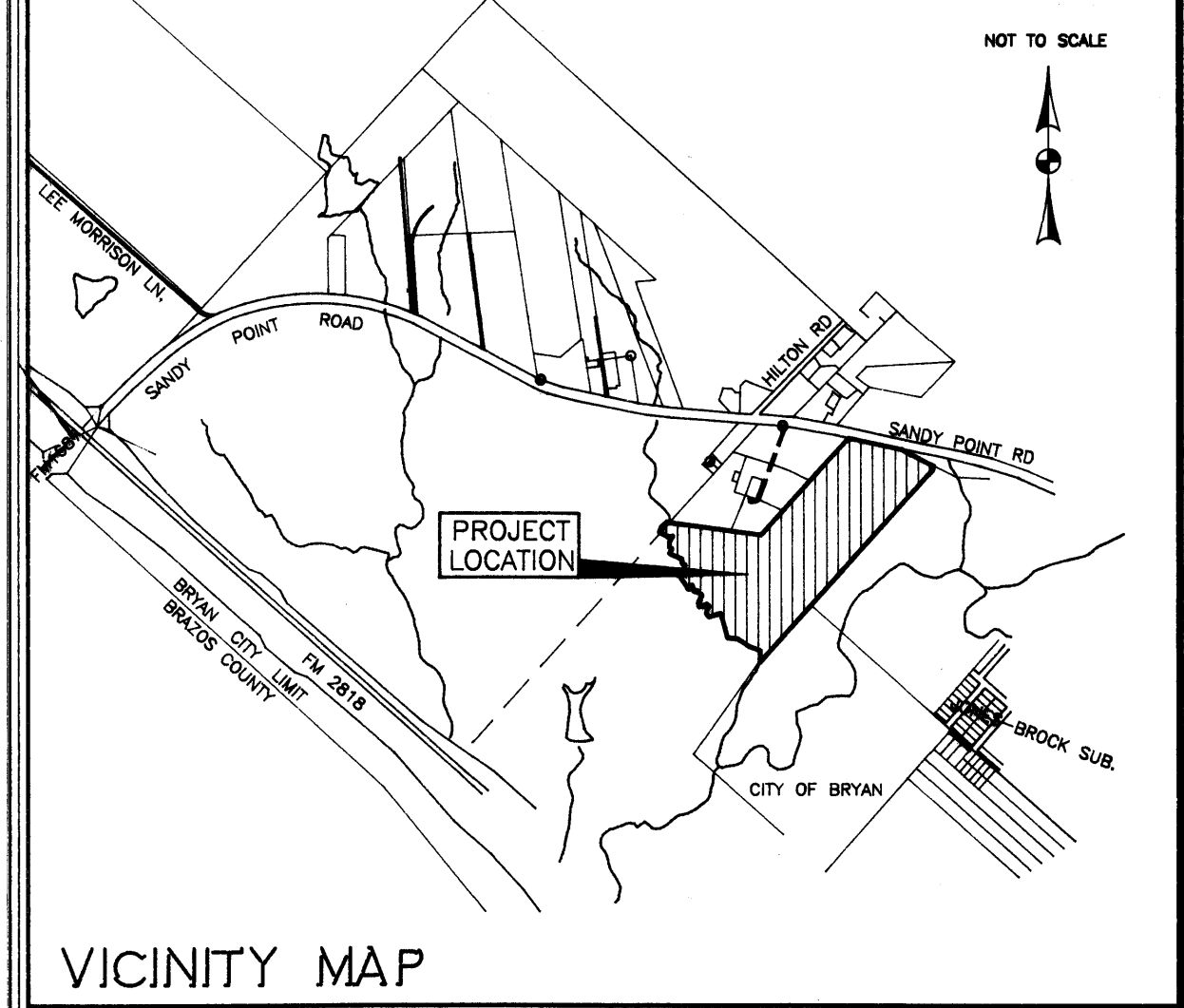
MARILYN S. DORSETT  
Notary Public, State of Texas  
My Commission Expires OCT. 8, 1995  
Printed Name: Marilyn S. Dorsett  
My Commission Expires 10-8-95



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.

CERTIFICATE OF CITY PLANNER  
I, Rafeek Shanaa, Ph.D., 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, Ph.D., City Planner  
City of Bryan, Texas



FINAL PLAT

ORTIZ SUBDIVISION  
33.80 ACRE TRACT

S.F. AUSTIN SURVEY, A-62  
BRYAN, BRAZOS COUNTY, TEXAS  
VOLUME 1580, PAGE 346

OWNED AND DEVELOPED BY:  
MARK J. CARRABBA  
P.O. BOX 663  
BRYAN, TEXAS 77805  
(409) 778-8850

SCALE: 1"=100' JULY, 1995

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