

ZENO PHILLIPS, A-45

FIELD NOTES DESCRIPTION OF A GARAGE ENCROACHMENT PART OF LOT 1 & 2, OF THE POU ADDITION TO THE CITY OF BRYAN, TEXAS

"GARAGE ENCROACHMENT"

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Zeno Phillips Survey, A-45, and being a part of the tract of land conveyed by William & Vera Mae Beasley to St. Michael's Addition Joint Venture, as recorded in Volume 1281, Page 151, of the Brazos County Deed Records, and more particularly described as follows:

BEGINNING at the easternmost south corner of the said tract conveyed to W. Beasley et al, and being the easternmost south corner of this tract;

THENCE: N 29 - 10 - 53 W, a distance of 60.00 feet to a 1/2" iron rod found at the interior corner of said tract, now being a interior corner of this tract;

THENCE: S 59 - 29 - 43 W, a distance of 52.04 feet to a 1/2" iron rod found at the western most south corner of said tract, and now being the westernmost corner of this tract;

THENCE: N 45 - 00 - 00 W, a distance of 4.00 feet to a 5/8" iron rod set for the west corner of this tract, on the southwest line of the original tract;

THENCE: N 46 - 23 - 01 E, a distance of 63.67 feet to a 5/8" iron rod set for the north corner of this tract;

THENCE: S 32 - 54 - 19 E, a distance of 78.37 feet to a 5/8" iron rod set at the east corner of this tract, on the southeast line of the original tract;

THENCE: S 59 - 30 - 00 W, a distance of 13.64 feet to THE POINT OF BEGINNING and containing 0.0320 acres of land as surveyed on the ground under my supervision.

FIELD NOTES DESCRIPTION OF A DEDICATION TO ST. MICHAEL'S ACADEMY OF PART OF LOT 1 & 2, OF THE POU ADDITION TO THE CITY OF BRYAN, TEXAS

"DEDICATION TO ST. MICHAEL'S ACADEMY"

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Zeno Phillips Survey, A-45, and being a part of the tract of land conveyed to Scott Watson et al, as recorded in the Deed Records of the Brazos County Deed Records, and more particularly described as follows:

BEGINNING at the west corner of the Watson property, and now being the east corner of this tract;

THENCE: N 45 - 00 - 00 E, a distance of 60.76 feet to a 1/2" iron rod found at the west corner of the Beasley property, also being a interior corner of the Watson property, and now being the north corner of this property;

THENCE: S 45 - 00 - 00 E, a distance of 6.00 feet to a 5/8" iron rod set for the east corner of this tract;

THENCE: S 45 - 00 - 00 W, a distance of 61.85 feet to a 5/8" iron rod set on the northeast line of Rountree Street, for the south corner of this tract;

THENCE: N 34 - 42 - 37 W, a distance of 6.10 feet to THE POINT OF BEGINNING, and containing 0.0084 acres of land as surveyed on the ground under my supervision.

DANTE CARLOMAGNO
REGISTERED PROFESSIONAL
SURVEYOR, NUMBER 1562

PURPOSE OF AMENDMENT
TO TRANSFER TO SCOTT WATSON
PROPERTY AROUND HIS CARPORT
AND GARAGE TO CLEAR ENCROACH-
MENT, AND TO TRANSFER TO ST.
MICHAEL'S SCHOOL A 6 FOOT WIDE
ACCESS TO ROUNDTREE STREET

STATE OF TEXAS
COUNTY OF BRAZOS

I, SCOTT WATSON, owner of some of the land shown in this plat, being the tract of land conveyed to us in Deed recorded in Volume 911, Page 630, of the Brazos County Deed Records, 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.

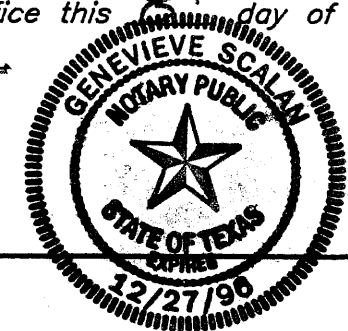
Scott M. Watson

STATE OF TEXAS
COUNTY OF BRAZOS

Before me the undersigned authority, on this day personally appeared Scott M. Watson, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office this 28th day of September, 1993

Janice Sela



APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, L. ART KING, Chairman of the City Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval on the 28th day of MARCH, 1993, and same was duly approved on the 6th of MAY, 1993, by said commission.

L. Art King
Chairman, City Planning and Zoning Commission

APPROVAL OF THE CITY ENGINEER

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.

Bruce Han
City Engineer, Bryan Texas

CERTIFICATION OF CITY PLANNER

I, the undersigned, 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.

Ray Shance
City Planner, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

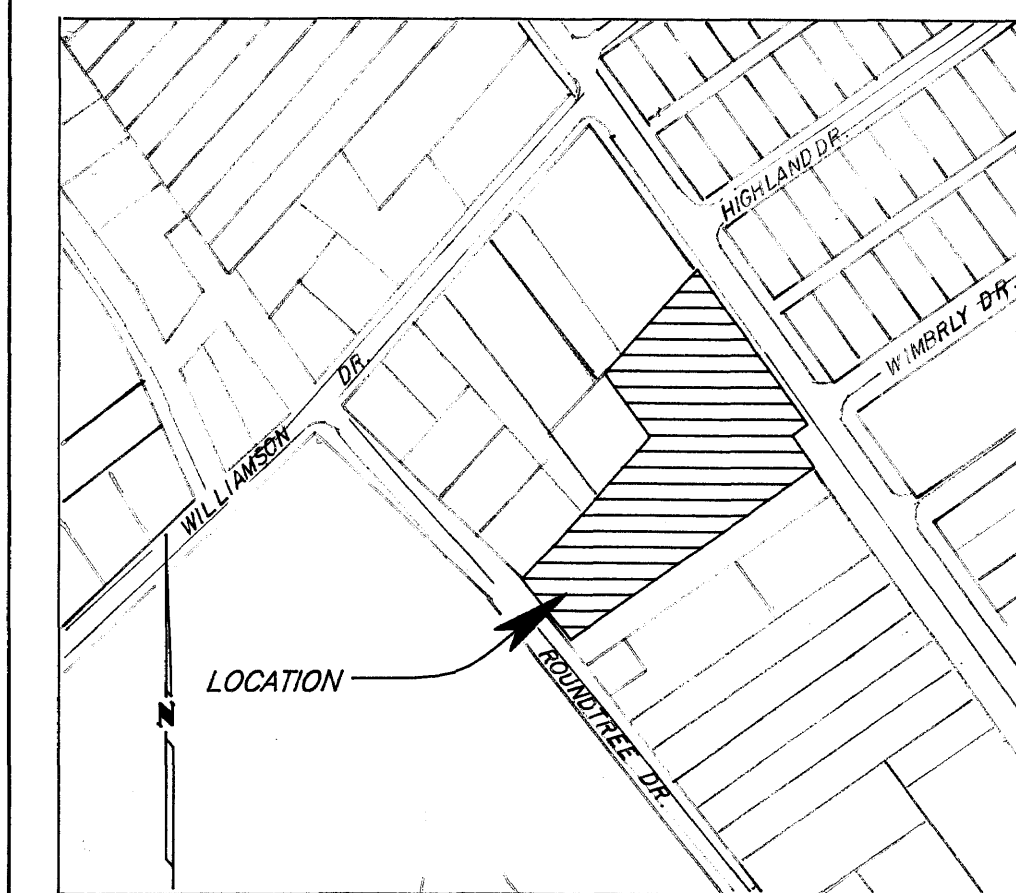
I, Mary Ann Ward, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 28th day of September, 1993, in the Official Records of Brazos County, in Volume 1207, Page 131.

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

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: Previous survey
- This property is not located in the 100-year flood hazard area, according to panel number 480041C0141C, dated 07-02-1992
- Denotes a 5/8" iron rod, unless otherwise noted.

VICINITY MAP



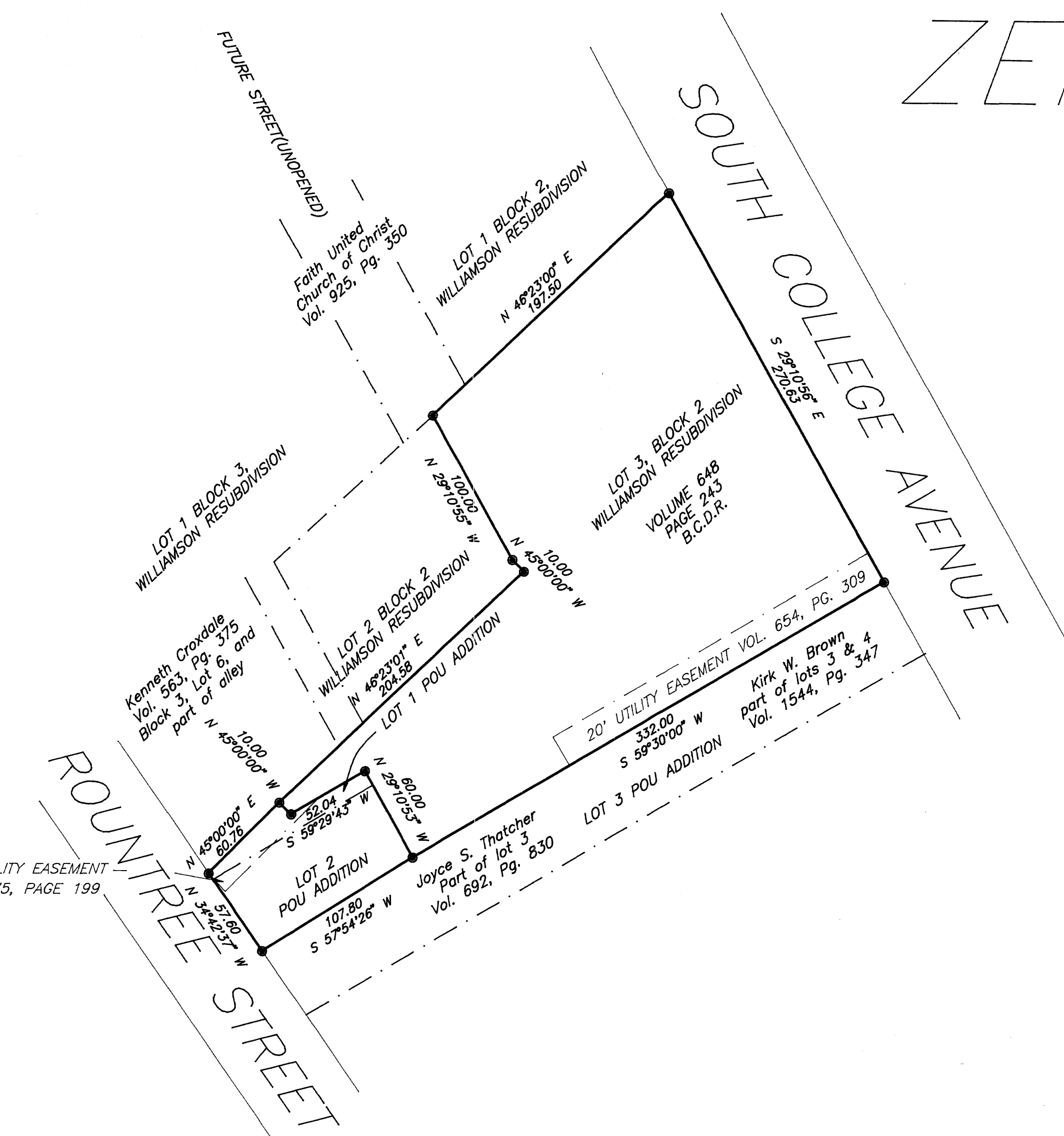
AMENDING PLAT
"POU'S ADDITION" LOTS 1 & 2
LOT 3, BLK 2, WILLIAMSON RES

CARLOMAGNO Surveying Inc.
2714 Finleather Road, Bryan, Texas 77801

REV.05-13-93
12-29-92

DRAWN BY: J. RAINES
CHECKED BY: SCOTT LOEWEN

DRAWING NO. 9251.DWG
SHEET 1 OF 1



ORIGINAL

STATE OF TEXAS
COUNTY OF BRAZOS

We, SAINT MICHAEL'S ADDITION JOINT VENTURE, owner of some of the land shown in this plat, being the tract of land conveyed to us in Deed recorded in Volume 1281, Page 151, of the Brazos County Deed Records, 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.

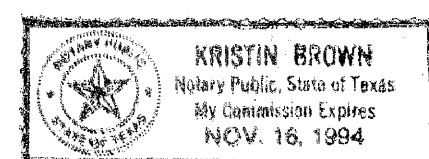
Kirk W. Brown Peter McIntyre
KIRK W. BROWN PETER MCINTYRE

STATE OF TEXAS
COUNTY OF BRAZOS

Before me the undersigned authority, on this day personally appeared Kirk W. Brown, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given under my hand and seal of office this 28th day of July, 1993.

CERTIFICATION BY THE SURVEYOR

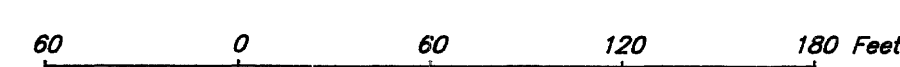
I, Dante Carlomagno, Registered Professional Surveyor No. 1562, in the State of Texas, hereby certify that this plat is true and correct, and was prepared from an actual survey on the ground under my supervision, and the metes and bounds describing said subdivision will describe a closed geometric form.



532518

FILED FOR RECORD
DATE: 9-15-93
AT: 2:30 O'CLOCK P
BY: MARY ANN WARD
Brazos County Clerk

R.P.L.S. # 1562



on base and sheet