

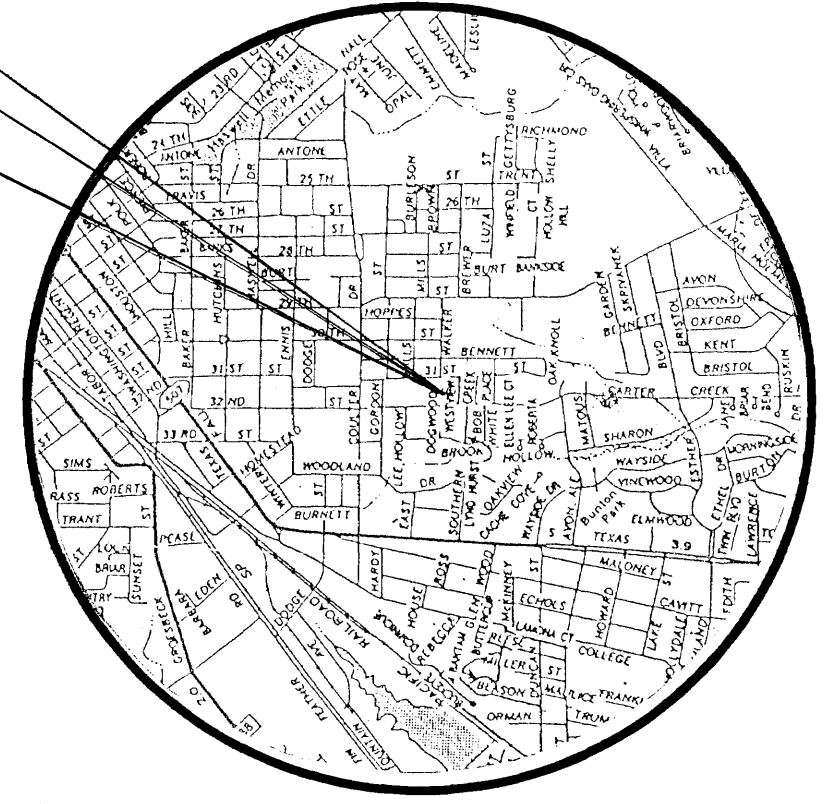
Joel Wade Sadler, et ux
0.821 Acres
1444/293

S 45°06'15" E - 150.31

5' Building Line
(by City Ordinance)

Found 1/2" Iron Rod

PROJECT LOCATION



VICINITY MAP

Scale: 1" = 10'

Note: North Orientation is based on the Northeast Line of Called 0.397 Acre tract as recorded in 1029/650 Official Records of Brazos County.

This property IS NOT located in a 100-year flood hazard area according to Flood Insurance Rate Map No. 48041C0141C, Effective Date: July 2, 1992.

Field Notes
0.396 Acre Tract
Zeno Phillips League, Abstract No. 45
Bryan, Brazos County, Texas
December 7, 1992

All that certain lot, tract or parcel of land being 0.396 acres situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Bryan, Brazos County, Texas and being all of that certain Called 0.397 Acre Tract (0.396 acres by actual survey) as described in deed from The Commerce National Bank of College Station, Texas to Bill C. Presnal as recorded in Volume 1029, Page 650, Dated January 29, 1988, Deed Records of Brazos County, Texas, said 0.396 acre tract being more particularly described as follows:

BEGINNING: at a 1/2" Iron Rod found for the most southerly corner of said 0.396 acre tract, said corner being the most westerly corner of the Westview Townhomes Reserved Tract Called 4,865 sq. ft. as described in Volume 430, Page 711, said corner also being located on the northeast right-of-way line of the Carter Creek Parkway;

THENCE: N 45°12'46" W along said right-of-way line a distance of 150.21' to a 1/2" Iron Rod (bent) found for the most westerly corner, same being the most southerly corner of the First Presbyterian Church Called 7.192 acre tract as described in Volume 181, Page 463;

THENCE: N 43°42'00" E along the southeast line of said 7.192 acre tract a distance of 115.00' to a 1/2" Iron Rod found for the most northerly corner, same being in the southeast line of said 7.192 acre tract, and also the most westerly corner of the Joel Wade Sadler, et ux Called 0.821 acre tract as described in Volume 1444, Page 293;

THENCE: S 45°06'15" E along the southwest line of said 0.821 acre tract a distance of 150.31' to a 1/2" Iron Rod found for the most easterly corner, same being the most southerly corner of said 0.821 acre tract, and also being in the northwest line of the said Westview Townhomes Reserved Tract;

THENCE: S 43°44'47" W along the northwest line of said Westview Townhomes Reserved Tract a distance of 114.71' to the PLACE OF BEGINNING and containing an area of 0.396 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972, on December 4, 1992.

Westview Townhomes
Reserved Tract
4,865 sq. ft.
430/711

Bill C. Presnal
Called 0.397 Acres
Actual 0.396 Acres
1029/650

First Presbyterian Church
7.192 Acres
181/463

N 43°42'00" E - 115.00

5' Building Line & Utility Easement
(by City Ordinance)

5' Building Line
(by City Ordinance)

S 43°44'47" W - 114.71

25' Building Line
(by City Ordinance)

N 45°12'46" W - 150.21

Carter Creek Parkway
60' R.O.W.
37' B.B.

on land base wd 9/20/01

FILED

93 JAN 15 AM 10:55

CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS

510343

FINAL PLAT OF LOT 1, BLOCK 1 PRESNAL SUBDIVISION 0.396 ACRES (Called 0.397 Acres)

VOLUME 1029, PAGE 650

ZENO PHILLIPS LEAGUE - ABSTRACT NO. 45

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 10'

DECEMBER 7, 1992

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We, They), Bill C. Presnal
owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 1029, Page 650, and designated herein as the Presnal Subdivision in the City of Bryan, 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.

Bill C. Presnal
Owner

CERTIFICATION OF THE 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 Shuman
City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

ART KING
Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 15 day of DEC, 1992, and same was duly approved on the 7 day of JANUARY, 1993, by said commission.

Art King
Chairman of the Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Bruce Ken
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Bill C. Presnal, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

Given under my hand and seal on this 18 day of December, 1992.

Donald D. Garrett
Notary Public, State of Texas
My Commission Expires 0-0-99

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

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 certificate of authentication was filed for record in my office the 15 day of December, 1992, in the Deed / Official Records of Brazos County, Texas, in Volume 1029, Page 650.

Mary Ann Ward
County Clerk
Brazos County, Texas

OWNER: Bill C. Presnal
1605 Brook Hollow
Bryan, Texas 77802
Phone: 409/845-0920

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2688