

DESCRIPTION OF A 4.890 ACRE TRACT OF LAND SITUATED IN THE MOSES BAINE SURVEY, ABSTRACT 3 CITY OF BRYAN BRAZOS COUNTY, TEXAS

DESCRIPTION OF A 0.105 ACRE TRACT OF LAND (RIGHT-OF-WAY DEDICATION) SITUATED IN THE MOSES BAINE SURVEY, ABSTRACT 3 CITY OF BRYAN BRAZOS COUNTY, TEXAS

BEING A 4.890 ACRE (213,029 SQUARE FOOT) TRACT OF LAND SITUATED IN THE MOSES BAINE SURVEY, ABSTRACT 3, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO BARBARA JO RECTOR RECORDED UNDER VOLUME 18376, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, SAID 4.890 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARING BEING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE AND REFERENCED TO MONUMENTS FOUND ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF N. TEXAS AVENUE AS CITED HEREIN:

BEING A 0.105 ACRE (4,581 SQUARE FOOT) TRACT OF LAND SITUATED IN THE MOSES BAINE SURVEY, ABSTRACT 3, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO BARBARA JO RECTOR RECORDED UNDER VOLUME 18376, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, SAID 0.105 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARING BEING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE AND REFERENCED TO MONUMENTS FOUND ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF N. TEXAS AVENUE AS CITED HEREIN:

COMMENCING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF A CALLED 1.001 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO BENITO GONZALES JR. RECORDED UNDER VOLUME 3563, PAGE 1 OF THE DEED RECORDS OF BRAZOS COUNTY, SAME BEING THE EAST CORNER OF SAID 5.00 ACRE TRACT, LYING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF N. TEXAS AVENUE, A.K.A. STATE HIGHWAY 8 BUSINESS, (WIDTH VARIES) AS RECORDED UNDER VOLUME 77, PAGE 369 OF THE D.R.B.C.;

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF A CALLED 1.001 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO BENITO GONZALES JR. RECORDED UNDER VOLUME 3563, PAGE 1 OF THE DEED RECORDS OF BRAZOS COUNTY, SAME BEING THE EAST CORNER OF SAID 5.00 ACRE TRACT, LYING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF N. TEXAS AVENUE, A.K.A. STATE HIGHWAY 8 BUSINESS, (WIDTH VARIES) AS RECORDED UNDER VOLUME 77, PAGE 369 OF THE D.R.B.C.;

THENCE, S 39°09'28" W, WITH THE NORTHWEST LINE OF SAID 1.001 ACRE TRACT, A DISTANCE OF 10.76 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED CONLEY RPLS 6739 SET FOR THE POINT OF BEGINNING AND EAST CORNER OF THE HEREIN DESCRIBED LOT 1;

THENCE, S 39°09'28" W, WITH THE NORTHWEST LINE OF SAID 1.001 ACRE TRACT, A DISTANCE OF 10.76 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED CONLEY RPLS 6739 SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED RIGHT-OF-WAY DEDICATION;

THENCE, S 39°09'28" W, CONTINUING WITH THE NORTHWEST LINE OF SAID 1.001 ACRE TRACT, A DISTANCE OF 496.69 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE WEST CORNER OF SAID 1.001 ACRE TRACT, LYING ON THE NORTHWEST LINE OF A UNION PACIFIC RAILROAD RIGHT-OF-WAY LINE (100 FEET WIDE), AND BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED LOT 1;

THENCE, N 51°32'53" W, ACROSS SAID 5.00 ACRE TRACT, A DISTANCE OF 423.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED CONLEY RPLS 6739 SET FOR THE EAST CORNER OF LOT 1, BLOCK 1 OF SWINDOL SUBDIVISION, A SUBDIVISION PER PLAT RECORDED UNDER VOLUME 16808, PAGE 218 OF THE PLAT RECORDS OF BRAZOS COUNTY, SAME BEING THE WEST CORNER OF THE HEREIN DESCRIBED RIGHT-OF-WAY DEDICATION;

THENCE, N 53°41'37" W, WITH THE NORTHEAST LINE OF SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 421.05 FEET TO A POINT FOR THE SOUTH CORNER OF SWINDOL SUBDIVISION, A SUBDIVISION PER PLAT RECORDED UNDER VOLUME 16808, PAGE 218 OF THE PLAT RECORDS OF BRAZOS COUNTY, SAME BEING THE WEST CORNER OF THE HEREIN DESCRIBED LOT 1, FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS N 38°47'35" E, 0.42 OF ONE FOOT;

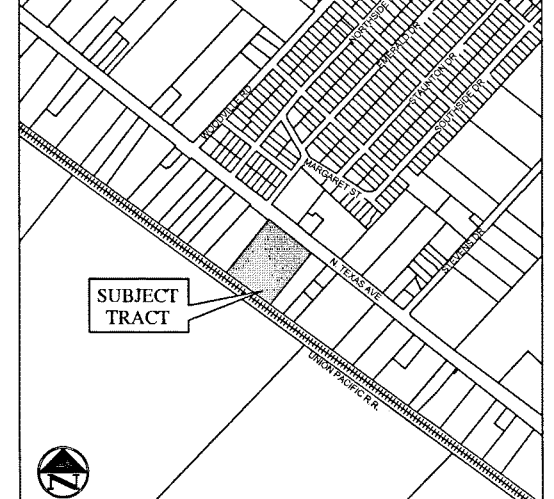
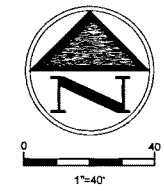
THENCE, N 38°47'35" E, A DISTANCE OF 10.76 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID 5.00 ACRE TRACT, LYING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID N. TEXAS AVENUE;

THENCE, N 38°47'35" E, WITH THE SOUTHWEST LINE OF SAID SWINDOL SUBDIVISION, A DISTANCE OF 512.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED CONLEY RPLS 6739 SET FOR THE EAST CORNER OF LOT 1, BLOCK 1 OF SAID SWINDOL SUBDIVISION, SAME BEING THE NORTH CORNER OF THE HEREIN DESCRIBED LOT 1;

THENCE, S 51°32'53" E, ACROSS SAID 5.00 ACRE TRACT, A DISTANCE OF 423.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.105 OF ONE ACRE OR 4,581 SQUARE FEET OF LAND.

LEGEND table with columns: D.R.B.C., O.P.R.B.C., COUNTY, P.O.B., P.O.C., P.R.B.C., PG., R.O.W., SO. FT., VOL. and corresponding descriptions: DEED RECORDS BRAZOS COUNTY, OFFICIAL PUBLIC RECORDS BRAZOS COUNTY, POINT OF BEGINNING, POINT OF COMMENCING, PLAT RECORDS BRAZOS COUNTY, PAGE, RIGHT-OF-WAY, SQUARE FEET, VOLUME, EXISTING HIGHWAY.

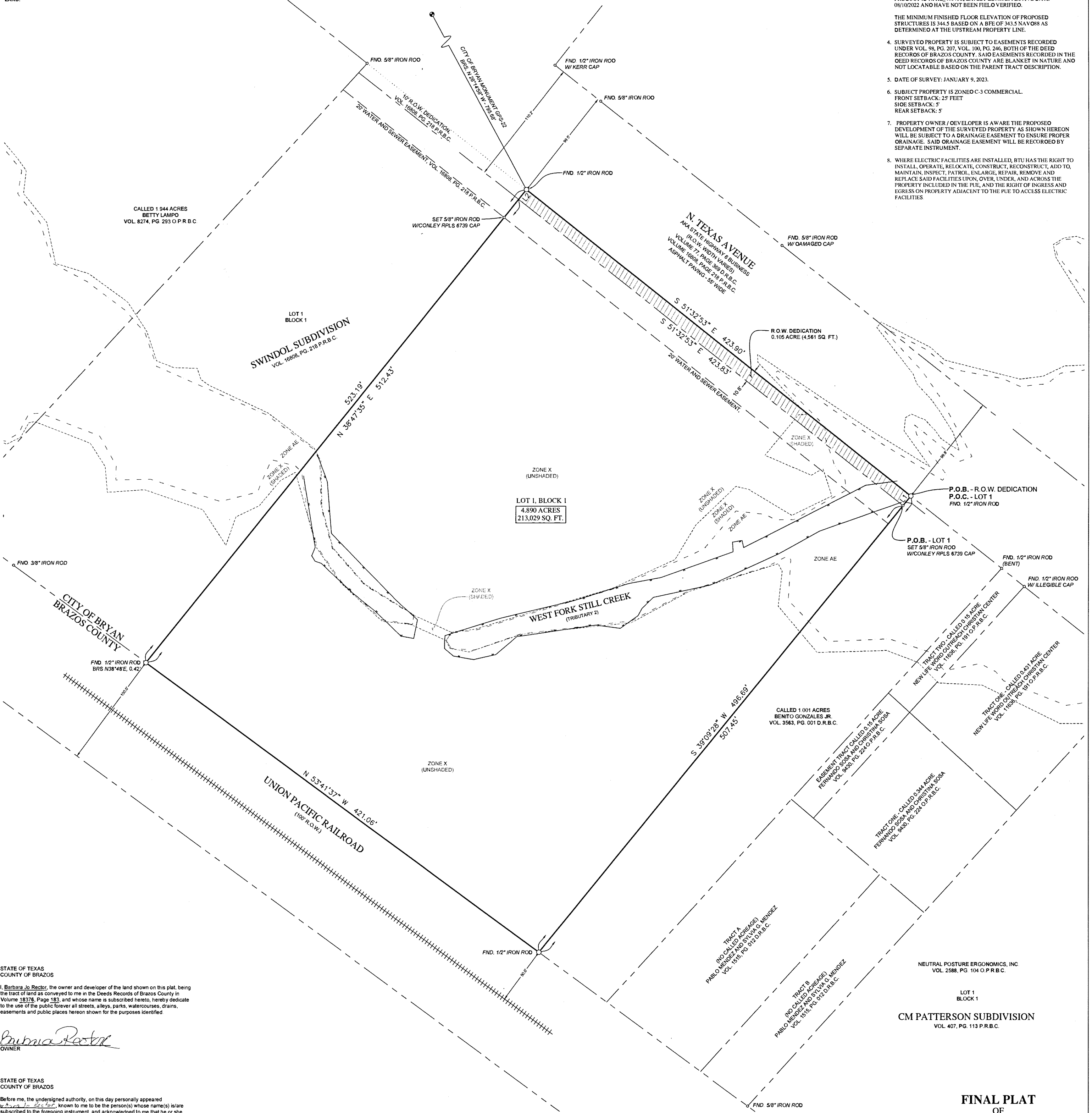
Table with columns: LINE, BEARING, DISTANCE. Row 1: L1 S 39°09'28" W 10.76'. Row 2: L2 N 38°47'35" E 10.76'.



VICINITY MAP NOT TO SCALE

NOTES

- 1. BEARING ORIENTATION IS BASED THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE AND REFERENCED TO MONUMENTS FOUND ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF N. TEXAS AVENUE AS SHOWN HEREON.
2. THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
3. SURVEYED PROPERTY LIES IN UNSHADED ZONE X, SHADED ZONE X AND ZONE AE ACCORDING TO FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY TEXAS AND INCORPORATED AREAS, MAP NUMBER 4804(C)185E, OATEO EFFECTIVE 05/16/2012 AND REVISED PER LETTER OF MAP REVISION CASE NO. 12-06-1920P, COMMUNITY NO. 48008, OATEO EFFECTIVE 05/09/2014. SPECIAL FLOOD HAZARD AREAS SHOWN HEREON ARE BASED ON FEMA GIS SHAPEFILE DATA, PRODUCT ID NHIL_48M(C), LATEST LOMR EFFECTIVE DATE 09/10/2022 AND HAVE NOT BEEN FIELD VERIFIED.
4. SURVEYED PROPERTY IS SUBJECT TO EASEMENTS RECORDED UNDER VOL. 98, PG. 207, VOL. 100, PG. 246, BOTH OF THE DEED RECORDS OF BRAZOS COUNTY, SAID EASEMENTS RECORDED IN THE DEED RECORDS OF BRAZOS COUNTY ARE BLANKET IN NATURE AND NOT LOCATABLE BASED ON THE PARENT TRACT DESCRIPTION.
5. DATE OF SURVEY: JANUARY 9, 2023.
6. SUBJECT PROPERTY IS ZONE C-3 COMMERCIAL. FRONT SETBACK: 25 FEET. SIDE SETBACK: 5 FEET. REAR SETBACK: 5 FEET.
7. PROPERTY OWNER / DEVELOPER IS AWARE THE PROPOSED DEVELOPMENT OF THE SURVEYED PROPERTY AS SHOWN HEREON WILL BE SUBJECT TO A DRAINAGE EASEMENT TO ENSURE PROPER DRAINAGE. SAID DRAINAGE EASEMENT WILL BE RECORDED BY SEPARATE INSTRUMENT.
8. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.



STATE OF TEXAS COUNTY OF BRAZOS I, Barbara Jo Rector, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 18376, Page 183, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Barbara Rector OWNER

Before me, the undersigned authority, on this day personally appeared Barbara Jo Rector, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated. Given under my hand and seal of office this 16 day of May, 2023.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

I, Martin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and 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 15th day of May, 2023.

Martin Zimmerman CITY PLANNER, BRYAN, TEXAS

I, W. Paul Kasper, 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 15th day of May, 2023.

W. Paul Kasper CITY ENGINEER, BRYAN, TEXAS

STATE OF TEXAS COUNTY OF BRAZOS I, Karen McQueen, County Clerk, certify that this plat together with its certificate in my office the day of May, 2023, in Brazos County in Volume Page. Karen McQueen COUNTY CLERK, BRAZOS COUNTY, TEXAS



STATE OF TEXAS COUNTY OF BRAZOS I, Sean Conley, Registered Public Surveyor No. 6739 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form. Sean Conley, RPLS 5-3-2023

LOT 1 BLOCK 1 CM PATTERSON SUBDIVISION VOL. 407, PG. 113 P.R.B.C.

FINAL PLAT OF RECTOR SUBDIVISION LOT 1, BLOCK 1 4.995 ACRES (LOT 1 & 0.105 AC R.O.W. DEDICATION) MOSES BAINE SURVEY, ABSTRACT 3 CITY OF BRYAN BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY: BARBARA RECTOR 4010 N. TEXAS AVENUE BRYAN, TX 77803 (979) 213-7752

SCALE: 1"=403' MARCH 1, 2023 SURVEYED BY: CONLEY LAND SERVICES, LLC 11003 BUTTERNUT CREEK TR. TOMBALL, TX 77375 TEL: (832) 729-4491 CONLEYLAND.COM TBP'S FROM NO. 101472 JOB NO. 22-0064