

OCATION

VICINITY MAP

SUBJECT TRACT ROTATED TO EAST LINE DEED CALL OF TRACT 1, IN DEED RECORDED IN VOLUME 1649, PAGE 339 OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SCALE: 1" = 100'

BASIS OF BEARINGS: EAST LINE OF

FIELD NOTES FOR A 15.94 ACRE TRACT OF LAND OUT OF AND A PART OF THE STEPHEN F. AUSTIN LEAGUE NO. 9, AND BEING ALL OF THE CALLED 15.11 ACRE TRACT DESCRIBED IN TWO TRACTS (TRACT ONE-3 ACRES & TRACT TWO-12.11 ACRES) IN A DEED CONVEYED FROM FIRST AMERICAN BANK, BRYAN, TEXAS TO RICHARD PENA AND RECORDED IN VOLUME 1649, PAGE 339 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS; SAID 15.94 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron rod found in the south right—of—way line of West 28th Street for northeast corner, same being the northeast corner of said 3 acre tract (Tract One) and the northwest corner of the remainder of a called 10 acre tract conveyed from Anton Bergauer to Sigrid Bergauer in a deed recorded in Volume 1072, Page 38 of the Official Records of Brazos County, Texas;

THENCE, S 13°50'00° E, along the line common to said called 15.11 acre tract (Tracts One & Two), the said Bergauer tract and the remainder of a called 8 acre tract conveyed from S. W. Strength, et ux., Gladys L., to Sabine Featherston in a deed recorded in Volume 486, Page 184 and from Sabine Featherston to Anton Bergauer in a deed recorded in Volume 486, Page 188 of the Deed Records of Brazos County, Texas, a distance of 810.65 feet to a 1/2° iron rod set at a fence corner found for southeast corner, same being the southeast corner of said called 12.11 acre tract (Tract Two) in the northwesterly line of a called 25.88 acre tract conveyed from Mary Ann Slanina Estill to E. W. Ellett in a deed recorded in Volume 269, Page 393 of the Deed Records of Brazos County, Texas;

THENCE, S 32°52′58″ W, along the line common to said called 12.11 acre tract (Tract Two) and said Ellett tract of land, a distance of 713.07 feet to a 1/2″ iron rod set at a 6″ fence post found for the most southerly corner of said 12.11 acre tract (Tract Two) and the most westerly corner of said Ellett tract of land, and which point is in the northeasterly line of a called 19 acre tract conveyed from Mary Hall, et al. to Frank Cunningham, et ux. In a deed recorded in Volume 71, Page 264 of the Deed Records of Brazos County, Texas;

THENCE, N 43°05'00" W, along the line common to said called 12.11 acre tract (Tract Two) and said Cunningham tract of land, a distance of 693.64 feet to a 3/8" iron rad found for angle point at the most northerly corner of said Cunningham tract of land, same being the most southerly southeast corner of a called 11.04 acre tract conveyed from C. O. Balser to I. C. Cunninham in a deed recorded in Volume 178, Page 197 of the Deed Records of Brazos County,

THENCE, N 35°55'56" W, along a line common to said called 12.11 acre tract (Tract Two) and said 11.04 acre tract of land, a distance of 87.34 feet to a 1/2" iron rad found for most westerly corner, same being the most westerly corner of said called 12.11 acre tract and an interior ell corner of said called 11.04 acre tract; THENCE, along the lines common to said called 15.11 acre tract (Tracts One & Two) and said called 11.04 acre tract, the following courses:

1.) N 44'21'56" E, a distance of 474.62 feet to a 1/2" iron rod set at an 8" fence post found for angle point; 2.) N 38'39'08" W, a distance of 170.52 feet to a 1/2" iron rod set at a 10" fence post found for angle point; 3.) and, N 45"23"25" E, a distance of 395.90 feet to a 1/2" iron rod set at an 8" fence post found for northwest corner, same being the northwest corner of said called 3 acre tract (Tract One) and the most easterly corner of said called 11.04 acre tract, and which point is in the aforesaid south right—of—way line of West 28th Street; THENCE, N 74°48'40" E, along said south right—of—way line, a distance of 219.71 feet to the POINT OF BEGINNING, and containing 15.94 acres of land, more or less.

GENERAL NOTES:
1. Minimum five (5) foot sideyard setback on all lols.

2. 1/2" iron rod set at all lot corners. 3. Existing utilities to be extended as necessary to serve this development through

plans approved by the City Engineer's Office of the City of Bryan, Texas. 4. No part of this subdivision is within the 100-year flood hazard area as established by the U.S. ARMY CORPS of ENGINEERS. (FEMA MAP # 48041COI33C)

FINAL PLAT

RUIZ SUBDIVISION NO. 2

VOLUME 1649, PAGE 339

STEPHEN F. AUSTIN LEAGUE ABSTRACT NO. 9

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1'' = 100'

MAY, 1994

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COUNTY OF BRAZOS

owner and developer of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (14/14) in the Deed Records of Brazos County in Volume 1649 , Page 339 , and designated herein as the RUIZ 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 theron shown for the purpose and consideration therein expressed.

COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Rechard form , known to me to be the person(s) whose name(s) is/see subscribed to the foregoing

instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

DONALD GARRETT hotor Public, State of Toront Ny Commission Septima 9-1946 CERTIFICATION OF THE CITY PLANNER

CERTIFICATE OF SURVEYOR

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.

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 around and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

APPROVAL OF PLANNING & ZONING COMMISSION John GOOFBET 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 Line day of 19 and same was duly approved on the Line day of 19 and same was duly approved on the Line day of 19 and same was duly approved on the Line day of 19 and same was duly approved on the Line day of 19 and same was duly approved on the Line day of 19 and same was duly approved on the Line day of 19 and 19 by said commission.

CERTIFICATE OF THE ENGINEER

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

STATE OF TEXAS

I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filled for record in my office the ______ day of _______, 19 / / , in the Deed /Official Records of Brazos County, Texas, in Volume _______, Page ______.

CERTIFICATE OF THE COUNTY CLERK

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.

APPROVAL OF THE CITY ENGINEER

County Clork Darbara Johnson

OWNER: RICHARD PENA RT. 1, BOX 566-C IOLA, TEXAS PHONE: 1-394-2016

