

**METES AND BOUNDS DESCRIPTION**

All that tract or parcel of land lying and being situated in Brazos County, Texas, out of the Moses Baine Survey, A-3, and being a part of the same tract of land conveyed to Miguel & Rosa Salazar, as recorded in Volume 4928, Page 292, of the Brazos County Official Records (B.C.O.R.), and now more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the south corner of this tract, also being the west corner of the Michael Steven Dockins 0.5020 acre tract, as recorded Vol. 4520, Page 320, of the B.C.O.R., also being a point on the northeast right-of-way line of North Texas Avenue;

THENCE North 48°35'02" West, a distance of 175.62 feet along the common line between this tract and said right-of-way line of North Texas Avenue to a 1/2" iron rod found for the west corner of this tract, also being the south corner of Lot 2 of the Templet Subdivision, as recorded in Vol. 2147, Page 226, of the B.C.O.R.;

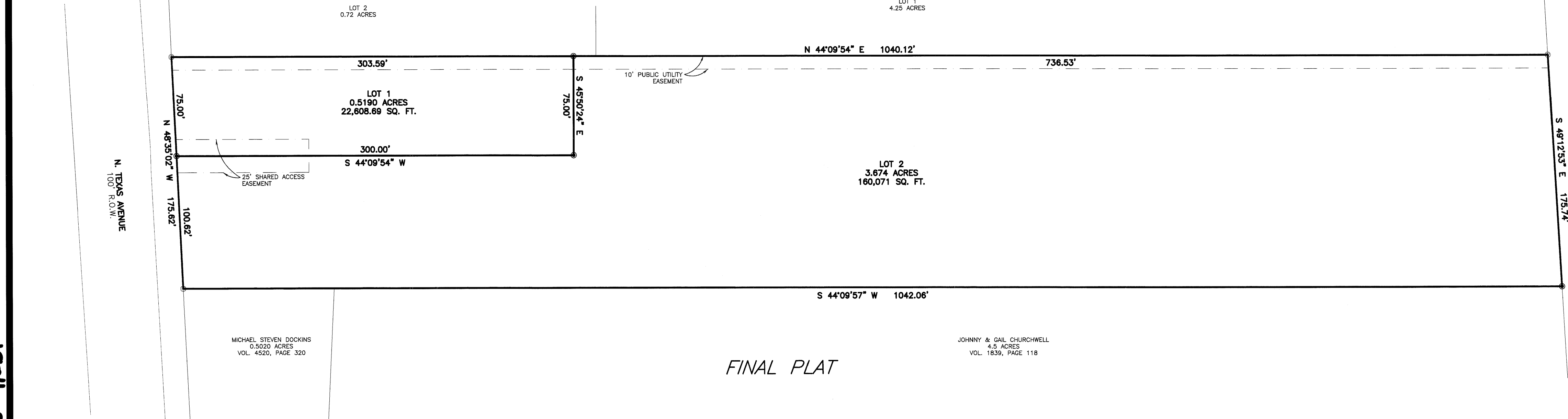
THENCE North 44°09'54" East, a distance of 1040.12 feet along the common line between this tract and said Lot 2 and Lot 1 of said Templet Subdivision to a 1/2" iron rod found for the north corner of this tract, also being the east corner of said Lot 1, also being a point on the southwest line of the Robert C. and Margaret A. Reese called 10 acre tract, as recorded in Vol. 391, Page 314, of the Brazos County Deed Records;

THENCE South 49°12'53" East, a distance of 175.74 feet along the common line between this tract and said Reese tract to the PLACE OF BEGINNING containing 182,632 square feet or 4.193 acres.

**PRELIMINARY PLAN**

**FILED FOR RECORD IN:**  
**BRAZOS COUNTY**  
 On: Sep 13, 2004 at 08:35AM  
 As a  
 PLATS  
 Decrement Number: 00009188  
 Amount: \$0.00  
 Receipt Number: 051015  
 Received By: Mary Garcia

**Doc 00069188 BK Vol 187 Pg 6292**



**FINAL PLAT**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Miguel & Rosa Salazar, the owners and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_, and whose name is subscribed hereon, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & 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 11th day of August, 2004.



Brent Wussell  
 Planning Administrator, Bryan, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Karen McQueen, the 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 13 day of Sept, 2004, in the Official Records of Brazos County in Volume 6292, Page 187.

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 and was approved on the 8 day of Sept, 2004.

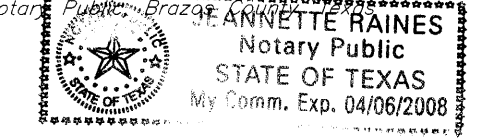
Karen McQueen  
 County Clerk, Brazos County, Texas  
 By: Jessie L. Cohen  
 Deputy Clerk

Al Shupp  
 City Engineer, Bryan, Texas

Kim Casey  
 Chairman, Planning & Zoning Commission, Bryan, Texas

[Signature]  
 Chairman, Planning & Zoning Commission, Bryan, Texas

Jessie L. Raines  
 Notary Public  
 My Comm. Exp. 04/06/2008



- NOTES:
- 1) ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED.
  - 2) THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041, PANEL MAP NO. 48041C0131 C, EFFECTIVE DATE, JULY 2, 1992.
  - 3) THIS PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL - SF-7.
  - 4) The bearings for this survey are based on rods found and matched to previous deed, recorded in Vol. 4928, Page 292, of the Brazos County Official Records.
  - 5) All setbacks shall be in accordance with the City of Bryan Ordinances.

**LEGEND**

- 5/8" IRON ROD SET
- ⊙ IRON ROD FOUND
- ~ POWER POLE
- ⊕ FIRE HYDRANT
- ⊗ WATER METER
- ⊘ GAS METER
- TELEPHONE LINE
- - - POWER LINE
- - - FENCE LINE
- - - CITY WATER LINE
- - - CITY SEWER LINE
- (CITY LINES FROM CITY OF BRYAN PLANS)

**FINAL PLAT**  
**SAN MIGUEL SUBDIVISION**  
**LOTS 1 and 2**

**MOSES BAINE SURVEY, A-3**  
**VOL 4928, PAGE 292**

**TOTAL - 4.193 ACRES**  
**182,632 SQ. FT.**

**BRYAN, BRAZOS COUNTY, TEXAS**  
**SCALE: 1" = 50' - July, 2003**

Carlomagno Surveying, Inc.  
 2714 Finleather Road, Bryan, Texas 77801  
 www.CarlomagnoSurveying.com  
 Phone (979)775-2873, Fax (979)775-4787, CS@CarlomagnoSurveying.com

DRAWN BY: A. WALLACE DRAWING NO. 04284-FinalPlat  
 SHEET 1 OF 1

as improve and update