

STATE OF TEXAS
COUNTY OF BRAZOS

THE CITY OF BRYAN, TEXAS, A MUNICIPAL CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE 'SAINT AUGUSTINE MANOR SUBDIVISION' IN THE CITY OF BRYAN, TEXAS, AND WHOSE REPRESENTATIVE'S NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

Gail P. Mainwiler
OWNER

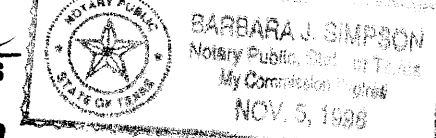
LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Gail P. Mainwiler* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 2nd DAY OF November, 1998.

Barbara J. Simpson
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATION OF CITY PLANNER

I, *Steve Dunn*, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

Steve Dunn
CITY PLANNER, CITY OF BRYAN

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Richard Perkins*, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 21st DAY OF November, 1998 AND SAME WAS DULY APPROVED ON THE 21st DAY OF November, 1998.

Richard Perkins
CHAIR, PLANNING AND ZONING COMMISSION

APPROVAL OF THE CITY ENGINEER

I, *Linda Huff*, P.E., DEVELOPMENT ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

Linda Huff
DEVELOPMENT ENGINEER, CITY OF BRYAN

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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 21st DAY OF November, 1998, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 1215, PAGE 217.

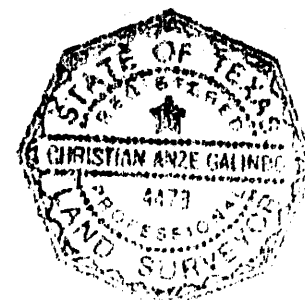
Mary Ann Ward by Deborah Johnson
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

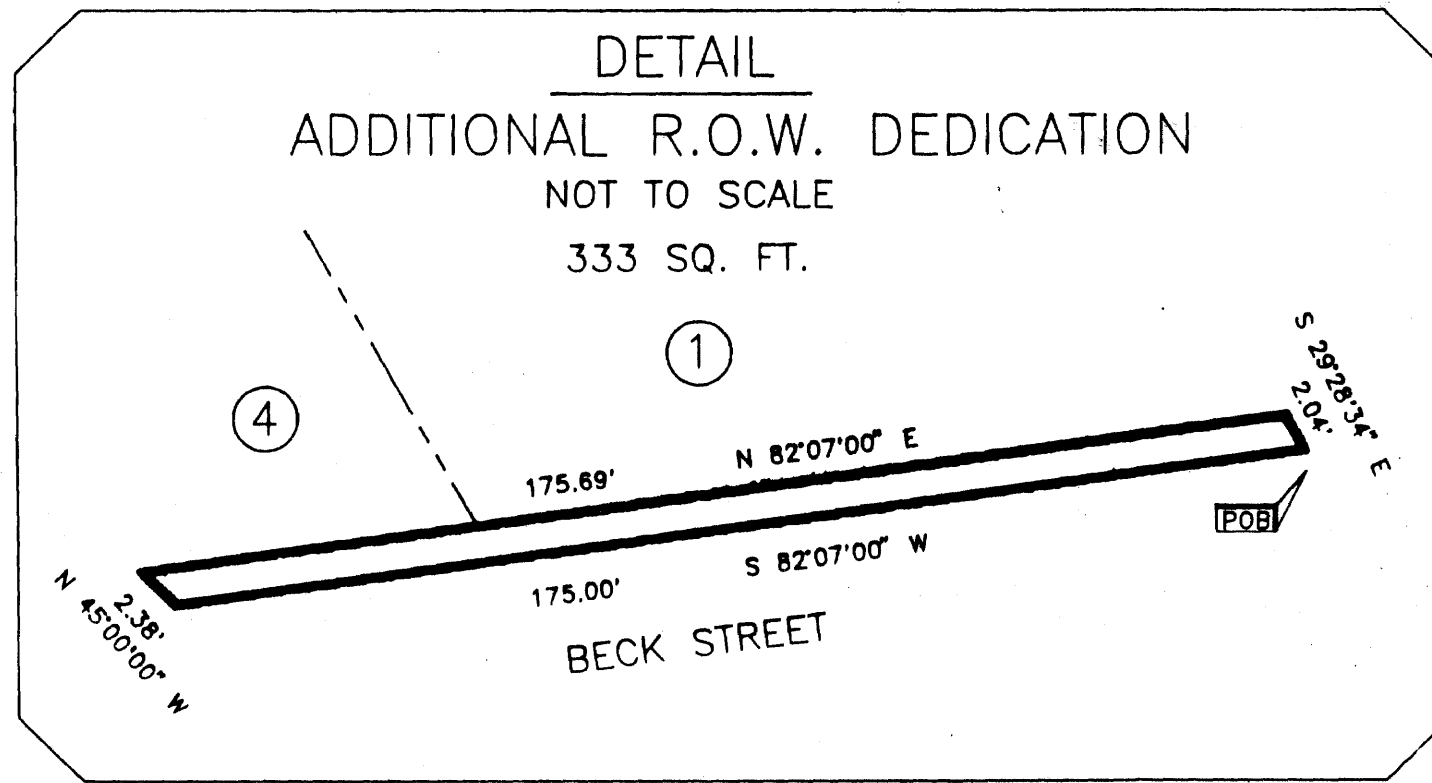
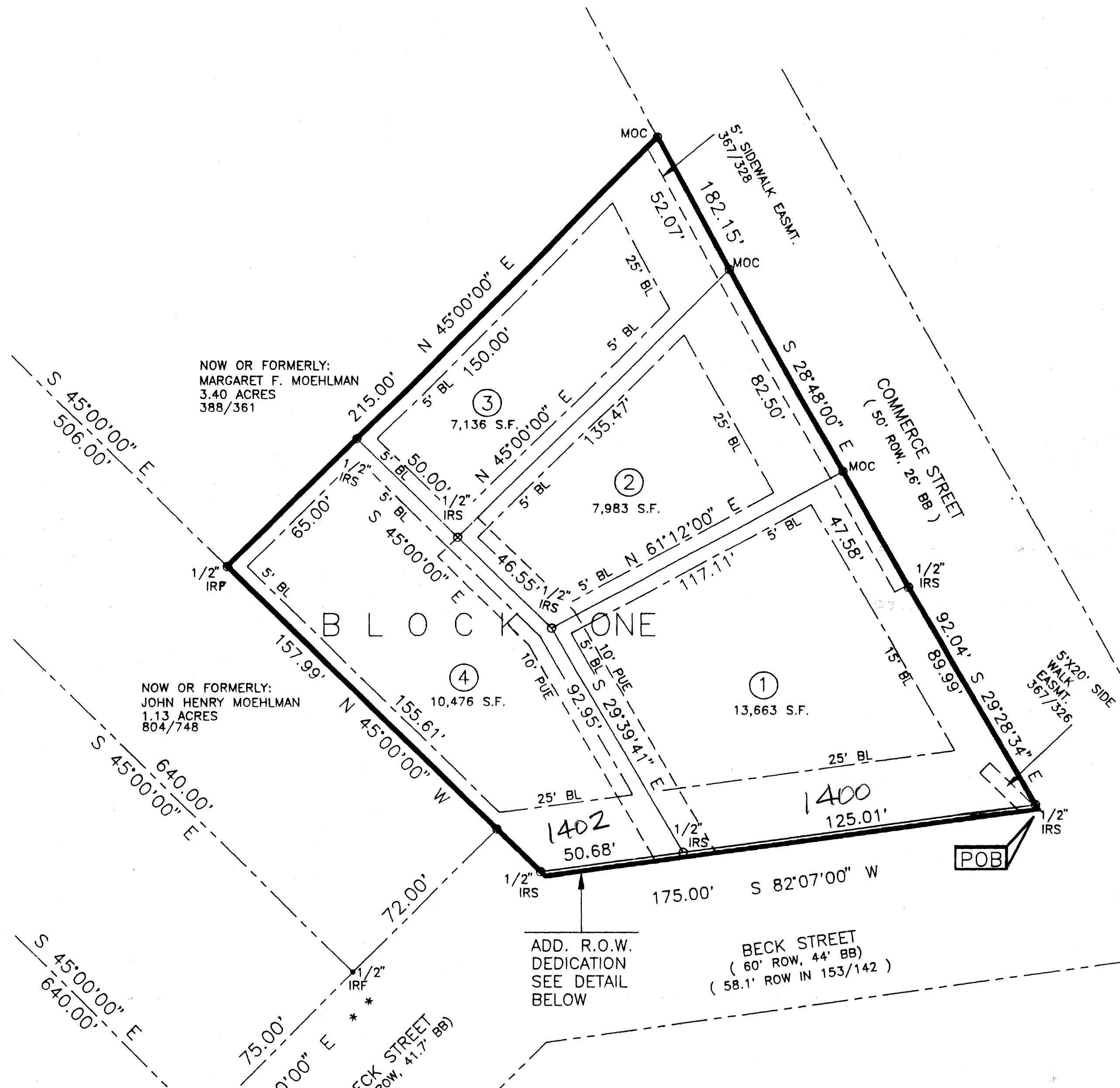
STATE OF TEXAS
COUNTY OF BRAZOS

I, *Christian A. Galindo*, REGISTERED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN 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, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian A. Galindo
CHRISTIAN A. GALINDO, P.E., R.P.L.S.



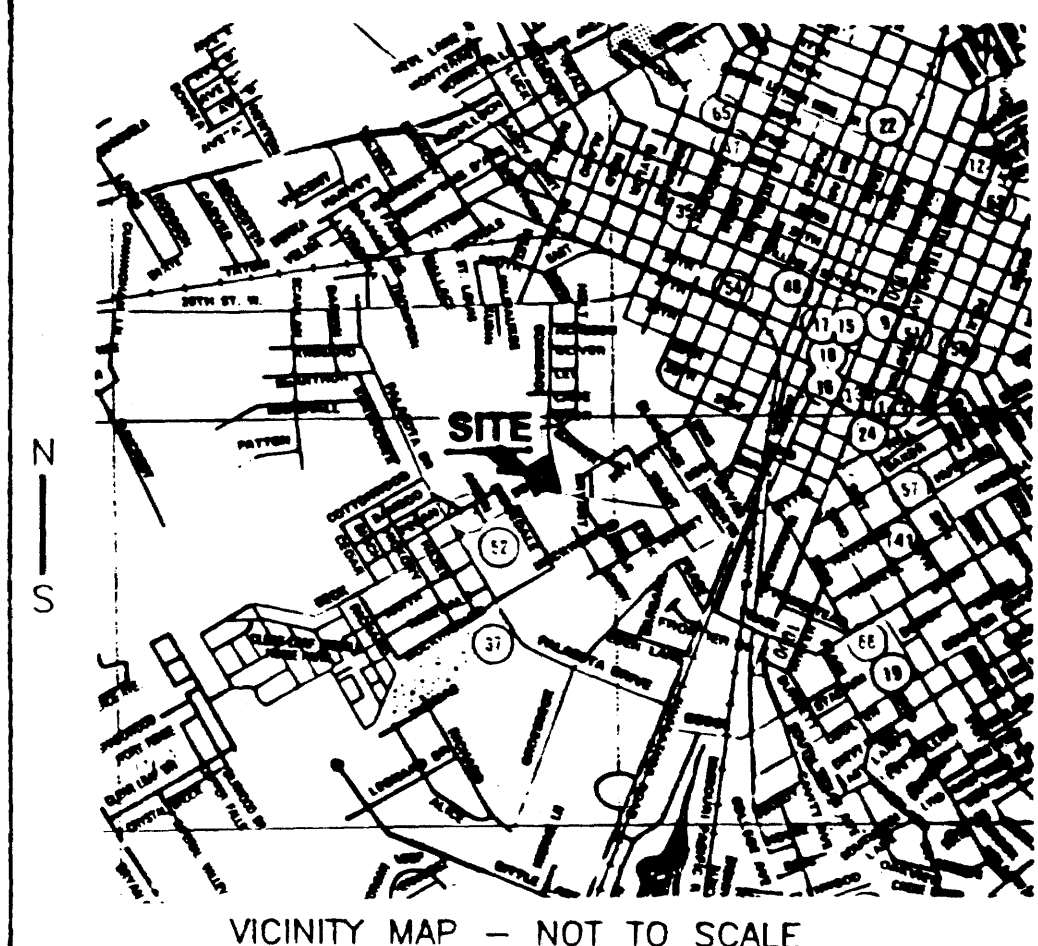
SCALE :
1" = 30'
1: 360



- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. ALL CALLS ARE MEASURED CALLS.
 3. BEARING SOURCE IS DEED IN 508/577.
 4. BASE LINE IS NOTED WITH * * *.
 5. PROPOSED LAND USED: 1-FAMILY RESIDENTIAL.
 6. EXISTING ZONING DISTRICT IS SF-5.
 7. A 1.9'-WIDE STRIP IS HEREBY DEDICATED ALONG THE NORTHERLY R.O.W. LINE OF BECK STREET IN ORDER TO ATTAIN A TOTAL R.O.W. WIDTH OF 60'. SEE DETAIL AND FIELD NOTES HEREIN.

LEGEND

- IR = IRON ROD
- IP = IRON PIPE
- CM = CONCRETE MARKER
- MOC = MARK ON CONCRETE
- S/F = SET OR FOUND
- FP = FENCE POST
- FC = FENCE CORNER
- ROW = RIGHT OF WAY
- BB = BACK TO BACK OF CURB
- BL = BUILDING LINE
- PUE = PUBLIC UTILITY EASMT.
- EE = ELECTRICAL EASMENT
- DE = DRAINAGE EASEMENT
- AE = ACCESS EASEMENT
- PAE = PARKING/ACCESS EASMT.
- EM = ELECTRIC METER
- ET = ELECTRIC TRANSFORMER
- E/P/L = ELECTRICAL/POLE/LIGHT
- MH = MANHOLE
- CD = CLEAN OUT
- WM = WATER METER
- W/V = WATER VALVE
- SS = SANITARY SEWER
- FS = FIRE HYDRANT
- GM = GAS METER
- T/B = TELEPHONE PEDESTAL
- C/TV = CABLE TV
- AC = AIR CONDITIONER
- OH = OVERHANG
- (M) = MEASURED
- (R) = RECORDED



SAINT AUGUSTINE MANOR
0.9013-ACRE TRACT
S.F. AUSTIN LEAGUE #9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

Being a 0.9013-acre tract or parcel of land lying and being situated in the S.F. Austin League #9, A-62, Bryan, Brazos County, Texas, and being the aggregate of the following tracts of land conveyed to the City of Bryan:

- 0.243-acre tract by John & Celsa Rojas by deed recorded in Volume 266, Page 175.
- 0.404-acre tract by Joe Main and Orlin Martin by deed recorded in Volume 278, Page 307.
- 0.119-acre tract by First National Bank of Giddings by deed recorded in Volume 260, Page 240.
- and 0.1355-acre tract Partial Right of Way Release recorded in Volume 260, Page 240.

Beginning at a 1/2" iron rod set marking the intersection of the westerly right of way line of Commerce Street and the northerly right of way line of Beck Street as described in the Partial Right of Way Release recorded in Volume 260, Page 240, Official Records, Brazos County, Texas, referred to above;

THENCE S 82° 07' 00" W, along the northerly right of way line of Beck Street for a distance of 175.00' to a 1/2" iron rod set;

THENCE N 45° 00' 00" W, continuing along the northerly right of way line of Beck Street (23.89') and subsequently following the northerly boundary of the John Henry Moehlman 1.13-acre tract recorded in Volume 804, Page 748, Official Records, Brazos County, Texas, for a total distance of 157.99' to a 1/2" iron rod set marking the southernmost corner of the Margaret F. Moehlman 3.40-acre recorded in Volume 388, Page 361, Deed Records, Brazos County, Texas;

THENCE N 45° 00' 00" E, along the southeasterly boundary line of said Margaret F. Moehlman tract, for a distance of 215.00', to a mark on concrete set at the northernmost property corner of the tract being described herein, said mark also being located on the southwesterly right of way line of Commerce Street;

THENCE S 28° 48' 00" E, along said southwesterly right of way line, for a distance of 182.15', to a 1/2" iron rod set;

THENCE S 26° 28' 34" E, continuing along said right of way line, for a distance of 82.04' to a 1/2" iron rod set which is the POINT OF BEGINNING, containing 0.9013 acres of land, more or less.

ADDITIONAL RIGHT OF WAY DEDICATION
333-SQ. FT. TRACT
S.F. AUSTIN LEAGUE #9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

Being a 333-sq. ft. tract or parcel of land lying and being situated in the S.F. Austin League #9, A-62, Bryan Brazos County, Texas, constituting a 1.90-ft wide strip of land for the purpose of widening the existing right of way of Beck Street, and being a part of each of the following tracts of land conveyed to the City of Bryan:

- 0.119-acre tract by First National Bank of Giddings by deed recorded in Volume 260, Page 240.
- and 0.1355-acre tract Partial Right of Way Release recorded in Volume 260, Page 240.

Beginning at a 1/2" iron rod set and marking the intersection of the westerly right of way line of Commerce Street and the northerly right of way line of Beck Street as described in the Partial Right of Way Release recorded in Volume 260, Page 240, Official Records, Brazos County, Texas, referred to above;

THENCE S 82° 07' 00" W, along the northerly right of way line of Beck Street for a distance of 175.00' to a 1/2" iron rod set;

THENCE N 45° 00' 00" W, continuing along the northerly right of way line of Beck Street, for a total distance of 2.38' to a 1/2" iron rod set;

THENCE N 82° 07' 00" E, to the westerly right of way line of Commerce Street for a distance of 175.69' to a 1/2" iron rod set;

THENCE S 26° 28' 34" E, continuing along said right of way line, for a distance of 2.04' to a 1/2" iron rod found which is the POINT OF BEGINNING, containing 333 sq. ft. of land, more or less.

Note: Bearing source is the conveyance deed to John & Celsa Rojas recorded in Volume 508, Page 577, Deed Records, Brazos County, Texas.

THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN, FEMA MAP # 48041 C 0133 C.

637311

FILED

97 AUG 26 PM 2:01

Deborah Johnson
COUNTY CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS

FINAL PLAT SAINT AUGUSTINE MANOR

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| OWNER/DEVELOPER: COMMUNITY DEVELOPMENT CITY OF BRYAN BRYAN, TX 409-361-3610 | 0.9013 ACR. S. F. AUSTIN LEAGUE # 9, A-62 BRYAN, BRAZOS COUNTY, TEXAS | DATE: NOVEMBER 12, 1998 APPROVED BY: CG REVISIONS: | PROJECT 21-96 SHEET 1 of 1 |
|---|---|--|-------------------------------------|

ALINDO ENGINEERS AND PLANNERS
3833 SOUTH TEXAS AVE., SUITE 280 BRYAN, TEXAS 77802 409-846-8868