

SCALE: 1"=50'

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REPLAT OF RIVERSTONE PLAZA ADDITION 3.858 ACRE TRACT VOL. 754, PG. 825

11.10 ACRES LOT 1, BLOCK 1

646234

FILED

98 JAN -5 AM 10:30

BRAZOS COUNTY CLERK BRYAN, TEXAS
Billie Jean Ender
 DEPUTY

- NOTES:
- 1.) BASIS OF BEARINGS IS THE MONUMENTED SOUTHEAST LINE OF REVISED FIRST INSTALLMENT MEMORIAL FOREST ACCORDING TO THE PLAT RECORDED IN VOL. 267, PG. 70 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, WITH A PLAT BEARING OF N 44°56'00"E~993.63'
 - 2.) NO PORTION OF THIS TRACT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS, COMMUNITY NO. 480082; PANEL NO. 0142C; EFFECTIVE DATE:
 - 3.) THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE CO. OF #871990, EFFECTIVE DATE: OCTOBER 30, 1997, TO WIT THE FOLLOWING COMMENTS:
 - a.) 20' WIDE CITY OF BRYAN ELECTRICAL EASEMENT - VOL. 144, PG. 112, HAVING NO DEFINED LOCATION. IT IS RECOMMENDED THAT THE CITY ELECTRICAL DEPARTMENT BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT. THIS EASEMENT IS NOT SHOWN ON THIS PLAT.
 - b.) 50' WIDE LONE STAR GAS EASEMENT - VOL. 60, PG. 410, RELEASE RECORDS, BRAZOS COUNTY, TEXAS. NO EVIDENCE WAS FOUND ON THE GROUND OF THIS EASEMENT. THIS EASEMENT IS NOT SHOWN ON THIS PLAT.
 - c.) 20' CITY OF BRYAN WATER LINE EASEMENT - VOL. 254, PG. 632, THIS EASEMENT ADJOINS THE NORTHEAST LINE OF THE SUBJECT TRACT AND IS SHOWN ON THIS PLAT.
 - d.) EAST 29TH BUILDING LINE ORDINANCE - VOL. 315, PG. 498. THIS ORDINANCE APPEARS TO NOT BE APPLICABLE TO THE SUBJECT TRACT AS IT APPLIES TO THAT LENGTH OF E-29TH STREET BEGINNING AT TEXAS AVE. AND ENDING AT VILLA MARIA. THIS SETBACK IS NOT SHOWN ON THIS PLAT.
 - e.) 10' WIDE CITY OF BRYAN UTILITY EASEMENT - VOL. 432, PG. 104. THIS EASEMENT ADJOINS THE SOUTHEAST LINE OF THE SUBJECT TRACT AND IS SHOWN ON THIS PLAT.
 - f.) 20' WIDE FERGUSON CROSSING PIPELINE EASEMENT - VOL. 557, PG. 269, AS ASSIGNED TO BRAZOS GATHERING CO. IN VOL. 680, PG. 657. THIS EASEMENT ADJOINS THE NORTHWEST AND NORTHEAST LINES OF THE SUBJECT TRACT AND IS AMBIGUOUS IN THAT THE CENTERLINE BEARINGS AND DISTANCES ARE NOT PARALLEL WITH AND 10' FROM THE SAID LINES AS CALLED FOR. THIS SURVEY HAS HELD THE CALL TO BE 10' FROM AND PARALLEL WITH THE NORTHWEST AND NORTHEAST LINES OF THE SUBJECT TRACT. THIS EASEMENT IS SHOWN ON THIS PLAT.
 - g.) 10' CITY OF BRYAN UTILITY EASEMENT - VOL. 604, PG. 847. THIS EASEMENT ADJOINS THE SOUTHEAST LINE OF THE SUBJECT TRACT AND IS IDENTICAL TO THE EASEMENT DESCRIBED IN VOL. 432, PG. 104 (e) AND THIS EASEMENT IS SHOWN ON THIS PLAT.
 - h.) VARIABLE WIDTH 29TH STREET ROADWAY EASEMENT TO THE CITY OF BRYAN, VOL. 1224, PG. 724. THIS EASEMENT ADJOINS THE SOUTHWEST LINE OF THE SUBJECT TRACT AND IS SHOWN ON THIS PLAT.
 - 4.) ALL LOTS SHALL HAVE A SIDELINE SETBACK AND A REAR SETBACK OF 5'.
 - 5.) TOTAL SUBDIVISION ACREAGE IS 11.10 ACRES IN LOT.
 - 6.) CURRENT ZONING IS OFFICE.

Field notes of a 11.10 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being the remainder of a 11.405 acre tract described in the Executrix Deed from Louis J. Luza to Louise Luza McDonough recorded in Volume 383, Page 73 of the Deed records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod set at the common corner between the 0.1514 acre 29th Street Roadway Easement described in the easement to the City of Bryan recorded in Volume 1224, Page 724 of the Official Records of Brazos County, Texas, and the 0.0326 acre Tract 2, 29th Street Roadway Easement described in the easement to the City of Bryan recorded in Volume 1224, Page 730 of the Official Records of Brazos County, Texas, said 1/2" iron rod also being in the east line of a 7,022 square foot tract described in the deed to Broadmoor Professional Building recorded in Volume 411, Page 426 of the Deed Records of Brazos County, Texas,

THENCE N 12° 42' 20" E along the east line of the beforementioned 7,022 square foot tract for a distance of 126.84 feet to a 1/2" iron rod set at the common corner between the said 7,022 square foot tract and Lot 1B of the Reserved Tract A, Block 3, Memorial Forest according to the plat recorded in Volume 293, Page 501 of the Deed Records of Brazos County, Texas,

THENCE N 44° 56' 00" E along the common line between the beforementioned 11.405 acre tract and Revised Memorial Forest First Installment according to the plat recorded in Volume 267, Page 70 of the Deed Records of Brazos County, Texas, at a distance of 421.12 feet pass a 1/2" iron rod found marking the common corner between Tract B & C Memorial Forest, continue on for a total distance of 993.63 feet to a 4" post found marking the common corner between the said 11.405 acre tract and Memorial Forest First Installment, said 4" post also being the southwest line of Block 5, Briarcrest Estates Section Two according to the plat recorded in Volume 285, Page 699 of the Deed Records of Brazos County, Texas,

THENCE S 44° 56' 11" E along the common line between the beforementioned 11.405 acre tract and the Replat of Home Center, for a distance of 526.57 feet to a 1/2" iron rod set at the common corner between the said 11.405 acre tract and Lot 3, Block 1 Replat of Home Center 6.556 acre tract according to the plat recorded in Volume 495, Page 344 of the Deed Records of Brazos County, Texas,

THENCE S 45° 49' 13" W along the common line between the beforementioned 11.405 acre tract and the Replat of Home Center, at a distance of 701.14 feet pass the west corner of Lot 1, Block 1, Replat of Home Center, continue on for a total distance of 723.81 feet to a 1/2" iron rod set at the northeast corner of the beforementioned 0.1514 acre tract,

THENCE N 85° 05' 27" W along the north line of the beforementioned 0.1514 acre 29th Street Roadway Easement, for a distance of 584.67 feet to the PLACE OF BEGINNING, containing 11.10 acre of land, more or less.

LYONS PETROLEUM INC. 1.6 ACRE TRACT VOL. 521, PG. 58

REPLAT HOME CENTER 6.556 ACRE TRACT VOL. 495, PG. 344

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
 COUNTY OF BRAZOS

I, LOUISE LUZA McDONOUGH, Owner and Developer of 11.10 Acres, shown on this plat, as conveyed in Volume 383, Page 73 of the Official Records of Brazos County, Texas, and designated herein as St. Joseph Professional Park in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements (to include the 29th Street Roadway Easement) recorded in Vol. 1224, Pg. 724), and public places thereon shown for the purpose and consideration therein expressed.

Louise Luza McDonough
 Louise Luza McDonough

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Louise Luza McDonough, 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 purposes and considerations therein stated.

Given under my hand and seal this 23rd day of December, 1997.

Tami Simpson
 Tami Simpson
 Notary Public, State of Texas
 My Commission Expires 10-20-2001

CERTIFICATE OF SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no encroachments, conflicts or protrusions, except as shown hereon.

S.M.Kling
 S. M. Kling, R.P.L.S. No. 2003



CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Mary 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 5 day of January, 1998, in the Official Records of Brazos County, Texas, in Volume 646234, Page 310.

Witness my hand and official seal, at my office in Bryan, Texas.

Mary Ann Ward by Barbara Johnson
 Mary Ann Ward, County Clerk, Brazos County
 Deputy Clerk

APPROVAL OF THE DEVELOPMENT ENGINEER

I, Linda Huff, Development 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.

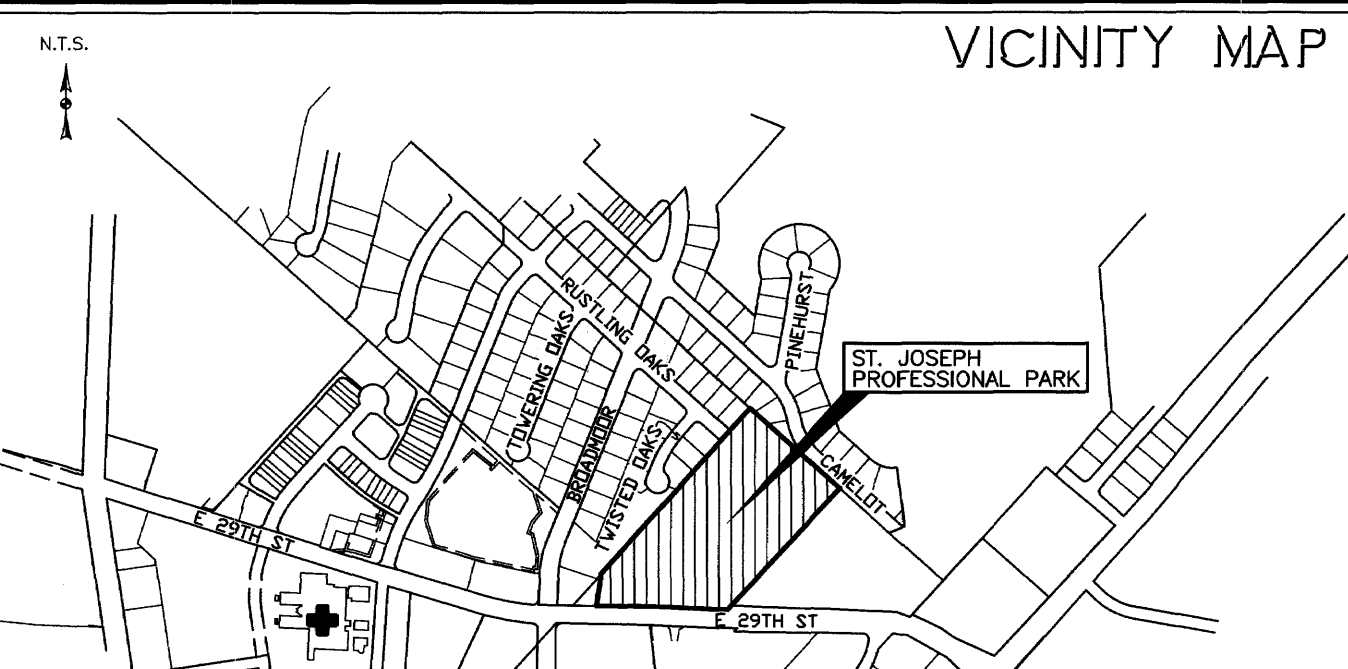
Linda Huff
 Linda Huff - Development Engineer
 City of Bryan, Texas

CERTIFICATE OF PLANNING ADMINISTRATOR

I, *Kevin Dumas*, Planning Administrator 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.

Kevin Dumas
 Planning Administrator, City of Bryan, Texas

on land base -
 WD 8/24/01



FINAL PLAT

ST. JOSEPH PROFESSIONAL PARK

11.10 ACRES

JOHN AUSTIN SURVEY, A-2 BRYAN, BRAZOS COUNTY, TEXAS

OWNED BY:
 LOUISE LUZA McDONOUGH
 6709 CLEAR SPRING DRIVE
 FORT WORTH, TEXAS 76152
 (817) 263-8607

SCALE: 1"=50' DECEMBER, 1997

PREPARED BY:
 KLING ENGINEERING & SURVEYING
 4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.409/846-6212
 SHEET 1 OF 1

48.5025