

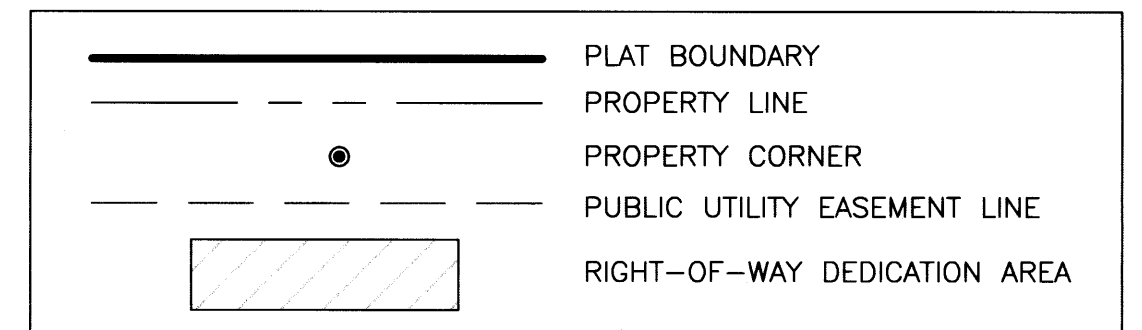
FIELD NOTES  
OF A  
0.64 ACRE TRACT  
MOSES BAINE LEAGUE, A-3  
BRAZOS COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land containing 0.64 acres, lying and being situated in The Moses Baine League, A-3, Brazos County, Texas, and being that same called 0.68 acre tract of land described in a deed to Quentin and Beverly Nichols, recorded in Volume 761 Page 495 of the Deed Records of Brazos County, Texas. Said 0.64 acres of land being more particularly described by metes and bounds as follows:

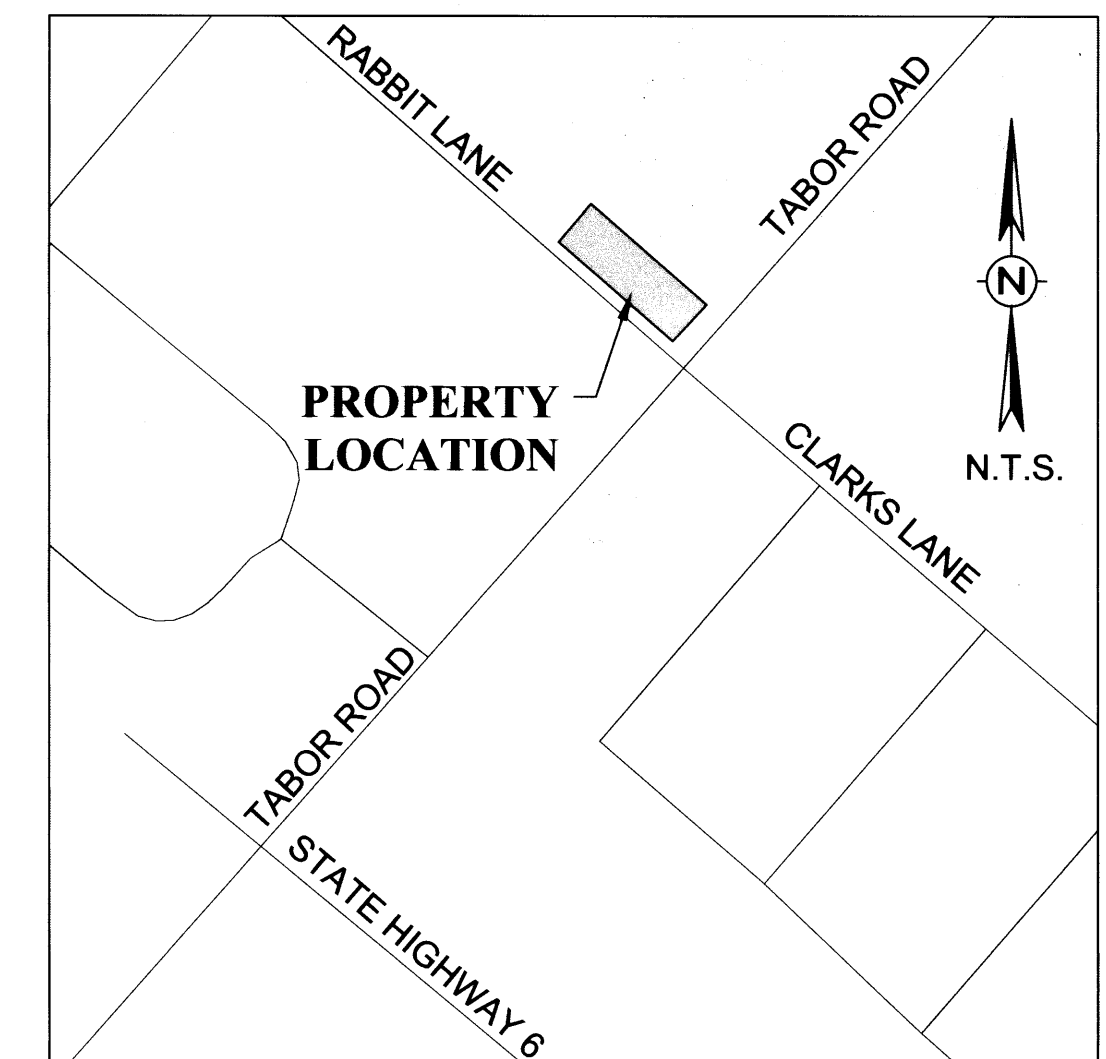
COMMENCING FOR REFERENCE at a 1/2" iron rod found at the south corner of the Nichols 0.686 acre tract, and being a point at the northern intersection of the northwest right of way line of Tabor Road and the northeast right of way line of Rabbit Lane.  
THENCE along the northeast right of way line of Rabbit Lane, N 45°00'00" W, a distance of 20.01 feet to a 1/2" iron rod set at the POINT OF BEGINNING of the herein described 0.64 acre tract, and being a point along the proposed new northwest right of way line of Tabor Road.  
THENCE departing the proposed new northwest right of way line of Tabor Road, along the northeast right of way line of Rabbit Lane, N 45°00'00" W, a distance of 280.49 feet to a 1/2" iron rod found at the south corner of a called 1.04 acre tract of land described in a deed to Douglas Spikes, recorded in Volume 373 Page 50.  
THENCE departing the northeast right of way line of Rabbit Lane, along the southeast line of the Spikes 1.04 acre tract, N 44°30'00" E, a distance of 98.75 feet to a 1/2" iron rod found at the west corner of Lot 1 Block 1 of Glover Subdivision, recorded in Volume 648 Page 241.  
THENCE departing the northeast line of the Spikes 1.04 acre tract, along the southeast line of Lot 1 Block 1, of Glover Subdivision, S 45°00'00" E, a distance of 284.49 feet to a 1/2" iron rod set at a point along the proposed new northwest right of way line of Tabor Road. A 1/2" iron rod found at the original east corner of the Nichols 0.686 acre tract bears S 45°00'00" E, a distance of 20.01 feet.  
THENCE along the proposed new northwest right of way line of Tabor Road, S 46°49'00" W, a distance of 98.80 feet to THE POINT OF BEGINNING and containing 0.64 acres of land according to a survey performed on the ground under the supervision of Paul Williams Registered Professional Land Surveyor No. 5743, on August 1, 2007.

- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON ROTATING THE NORTHEAST LINE TO PLAT CALLS IN 761/495.
  - NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0131C, EFFECTIVE DATE: 07-02-1992.
  - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
  - OWNERSHIP OF THIS TRACT IS BY THE DEED FOUND IN VOL. 7822, PG. 191, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS.
  - ZONING OF THIS PROPERTY IS MIXED USE RESIDENTIAL DISTRICT (MU-1).
  - THE FOLLOWING EASEMENTS APPEAR TO AFFECT THE PARENT TRACT OF THIS PROPERTY, HOWEVER NO ABOVE GROUND EVIDENCE WAS LOCATED ON THIS SURVEY:
    - FROM MRS. SAM NUCHE, JR. TO THE CITY OF BRYAN IN 347/233
    - FROM FRANK DACHMASCOLO TO THE CITY OF BRYAN IN 98/330
    - FROM SAM NUCHE TO THE CITY OF BRYAN IN 141/554
    - FROM SAM NUCHE, JR. TO THE CITY OF BRYAN IN 189/41
  - A VARIANCE FROM THE MINIMUM 100-FOOT DEPTH REQUIRED OF LOTS IN MIXED-USE RESIDENTIAL (MU-1) ZONING DISTRICTS WAS APPROVED ON JULY 5, 2007, BY THE CITY OF BRYAN PLANNING & ZONING COMMISSION.
  - MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODE OF ORDINANCES.
  - ACCESS TO ALL LOTS WILL BE FROM RABBIT LANE. NO DRIVEWAY ACCESS TO TABOR ROAD WILL BE ALLOWED.
  - IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE.

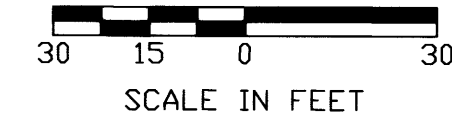
LEGEND



VICINITY MAP



LINE	LENGTH	BEARING
L1	98.80'	N46°49'00"E
L2	20.01'	S45°00'00"E
L3	20.01'	N45°00'00"W



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

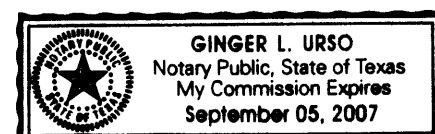
I, Stanley Maliska, Owner of the 0.686 acre tract shown on this plat, conveyed in the Deed Records of Brazos County found in Volume 7822, Page 191, and designated herein as Tara Ridge Subdivision (0.641 acres) and Right-of-Way Dedication (0.045 acres), in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places shown hereon for the purposes identified.

*Stanley Maliska*  
Stanley Maliska, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Stanley Maliska 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 16<sup>th</sup> day of August, 2007.



*Ginger L. Urso*  
Notary Public in and for the State of Texas  
Printed Name: Ginger L. Urso  
My Commission Expires: 9-5-07

APPROVAL OF THE CITY ENGINEER

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 7<sup>th</sup> day of September, 2007.

*P.W.P.T.*  
For City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Art Hugel, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 11<sup>th</sup> day of July, 2007 and same was duly approved on the 3<sup>rd</sup> day of August, 2007, by said Commission.

*Art Hugel*  
Chairman, Planning & Zoning Commission, Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

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 7<sup>th</sup> day of September, 2007.

*Karen Lunell*  
Planning Administrator, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, 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 18<sup>th</sup> day of September, 2007 in the Official Records of Brazos County, Texas, in Volume 8247, Page 44.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

*Karen McQueen*  
County Clerk  
Brazos County, Texas

Doc: 00976763 BR: 0247 44

Filed for Record in:  
BRAZOS COUNTY  
On: Sep 18 2007 at 01:24P

As a  
Plat  
Document Number: 00976763  
Amount: \$0.00  
Receipt Number: 325485  
By: Winston Davenport

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time shown herein by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me:  
Sep 18 2007

HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

**FINAL PLAT**  
**TARA RIDGE SUBDIVISION**  
0.641 ACRES  
LOTS 1, 2 & 3, BLOCK 1  
**RIGHT-OF-WAY DEDICATION**  
0.045 ACRES  
MOSES BAINE LEAGUE, A-3  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30' JULY, 2007  
REVISED AUGUST, 2007

OWNER/DEVELOPER:  
Stanley Maliska  
2310 East Villa Maria Road  
Bryan, TX 77802  
(979) 776-7166

ENGINEER:  
★ CIVIL DEVELOPMENT, Ltd. ★  
CIVIL ENGINEERING & DESIGN-BUILD SERVICES  
Ginger L. Urso, P.E.  
2033 Harvey Mitchell Parkway South  
College Station, Texas 77840

SURVEYOR:  
Paul Williams, RPLS No. 5743  
Paul Williams Land Surveying Co.  
307 S. Main Street, Ste. 206  
Bryan, TX 77803  
(979) 779-7670

P.O. Box 11929, College Station, Texas 77842  
(979) 764-7743 Fax: (979) 764-7759