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**BRAZOS COUNTY,**  
 On: Apr 06, 1998 at 08:48A  
 As a  
**Plats**  
 Document Number: **0652458**  
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 By:  
 Barbara Johnson

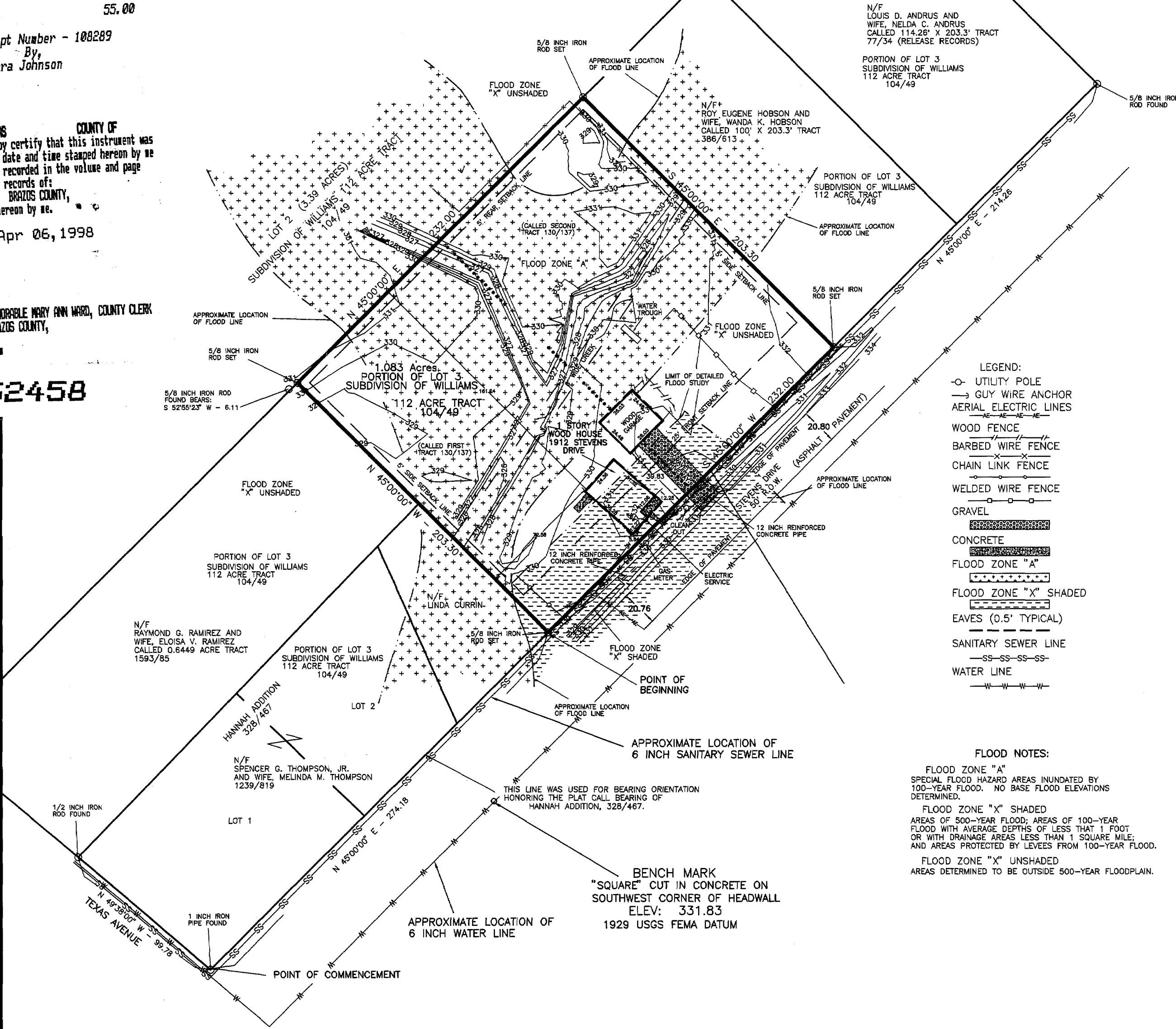
STATE OF TEXAS COUNTY OF  
 I hereby certify that this instrument was  
 filed on the date and time stamped herein by me  
 and was duly recorded in the volume and page  
 of the same records of  
 BRAZOS COUNTY,  
 as stamped herein by me.  
 Apr 06, 1998

HONORABLE MARY ANN WARD, COUNTY CLERK  
 BRAZOS COUNTY,

0652458

03077  
 00024

**ORIGINAL PLAT**

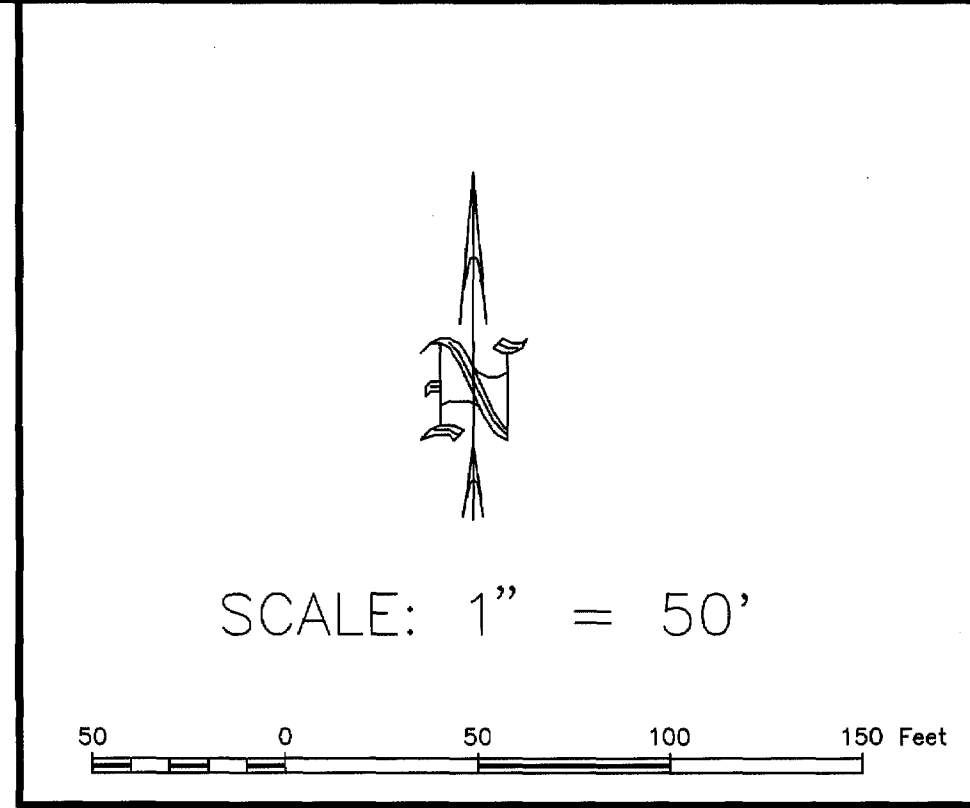


**LEGEND:**  
 -○- UTILITY POLE  
 → GUY WIRE ANCHOR  
 AERIAL ELECTRIC LINES  
 WOOD FENCE  
 BARBED WIRE FENCE  
 CHAIN LINK FENCE  
 WELDED WIRE FENCE  
 GRAVEL  
 CONCRETE  
 FLOOD ZONE "A"  
 FLOOD ZONE "X" SHADED  
 FLOOD ZONE "X" UNSHADED  
 EAVES (0.5' TYPICAL)  
 SANITARY SEWER LINE  
 WATER LINE

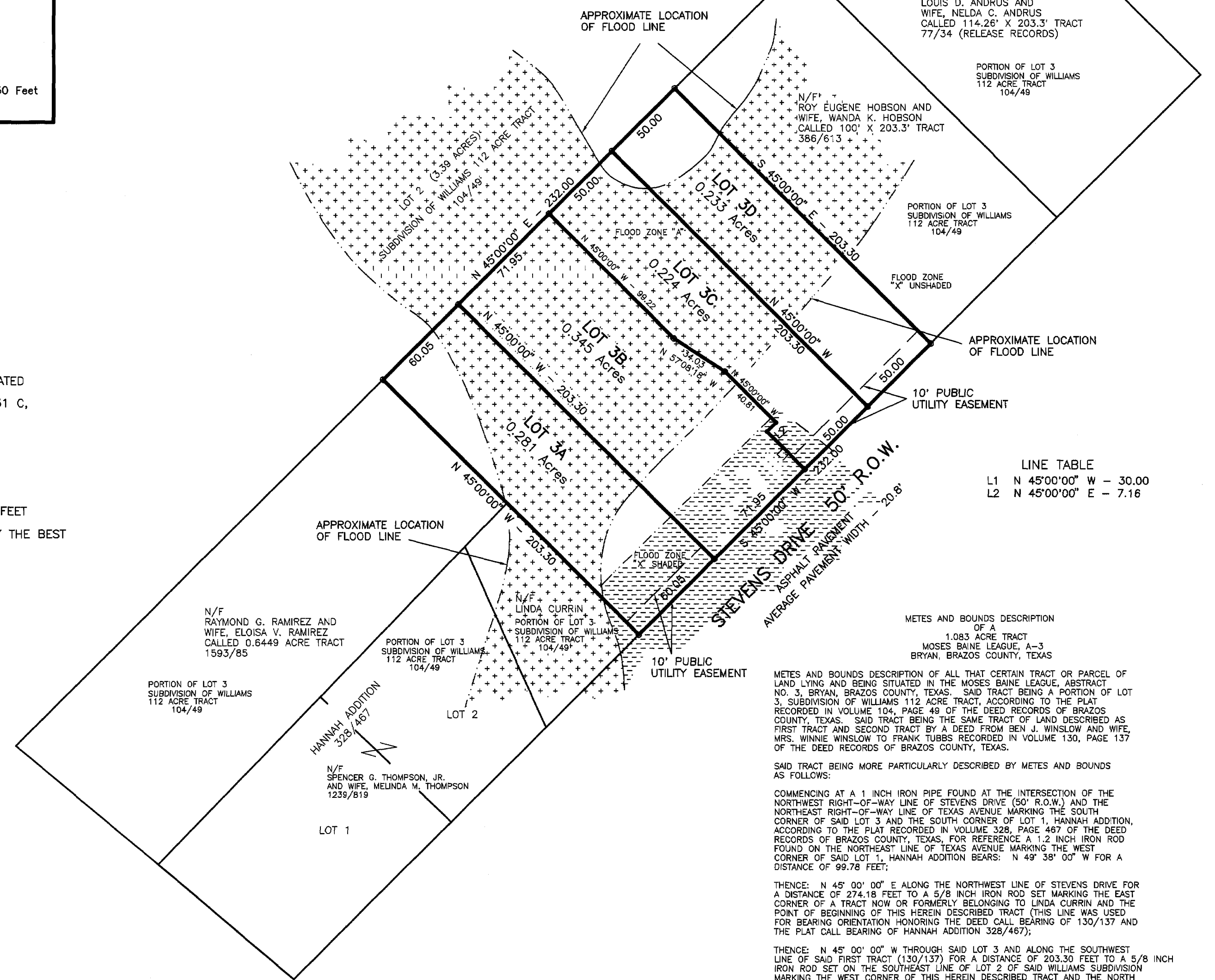
**FLOOD NOTES:**  
 FLOOD ZONE "A"  
 SPECIAL FLOOD HAZARD AREAS INUNDATED BY  
 100-YEAR FLOOD. NO BASE FLOOD ELEVATIONS  
 DETERMINED.  
 FLOOD ZONE "X" SHADED  
 AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR  
 FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT  
 OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE  
 AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.  
 FLOOD ZONE "X" UNSHADED  
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

**GENERAL NOTES:**

- THE FOLLOWING BLANKET ELECTRICAL RIGHT-OF-WAY EASEMENTS DO APPLY TO THIS TRACT:  
 A. CITY OF BRYAN 98/205  
 B. CITY OF BRYAN 100/243
- BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 756.
- A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN, ZONE "A" ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0131 C, EFFECTIVE DATE: 07-02-1992.
- 5/8 INCH IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
- ALL LOTS IN THIS REPLAT ARE ZONED SF-5 AS PER CITY OF BRYAN ORDINANCE NO. 756.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 333.0 FEET ON LOTS 3A, 3B, 3C AND 3D. (BASE FLOOD ELEVATION OF 332.0 AS DETERMINED BY THE BEST AVAILABLE INFORMATION.)



**REPLAT**



**LINE TABLE**

L1	N 45°00'00" W - 30.00
L2	N 45°00'00" E - 7.16

**METES AND BOUNDS DESCRIPTION**  
 OF A  
 1.083 ACRE TRACT  
 MOSES BAINE LEAGUE, A-3  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT NO. 3, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF LOT 3, SUBDIVISION OF WILLIAMS 112 ACRE TRACT, ACCORDING TO THE PLAT RECORDED IN VOLUME 104, PAGE 49 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND DESCRIBED AS FIRST TRACT AND SECOND TRACT BY A DEED FROM BEN J. WINSLOW AND WIFE, MRS. WINNIE WINSLOW TO FRANK TUBBS RECORDED IN VOLUME 130, PAGE 137 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF STEVENS DRIVE (20' R.O.W.) AND THE NORTHEAST RIGHT-OF-WAY LINE OF TEXAS AVENUE MARKING THE SOUTH CORNER OF SAID LOT 3 AND THE SOUTH CORNER OF LOT 1, HANNAH ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 328, PAGE 467 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1.2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF TEXAS AVENUE MARKING THE WEST CORNER OF SAID LOT 1, HANNAH ADDITION BEARS: N 49° 38' 00" W FOR A DISTANCE OF 89.78 FEET.

THENCE: N 45° 00' 00" E ALONG THE NORTHWEST LINE OF STEVENS DRIVE FOR A DISTANCE OF 274.18 FEET TO A 5/8 INCH IRON ROD SET MARKING THE EAST CORNER OF A TRACT NOW OR FORMERLY BELONGING TO LINDA CURRIN AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF 130°137' AND THE PLAT CALL BEARING OF HANNAH ADDITION 328/467);

THENCE: N 45° 00' 00" W THROUGH SAID LOT 3 AND ALONG THE SOUTHWEST LINE OF SAID FIRST TRACT (130°137') FOR A DISTANCE OF 203.30 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF LOT 2 OF SAID WILLIAMS SUBDIVISION MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT AND THE NORTH CORNER OF A CALLED 0.6446 ACRE TRACT AS DESCRIBED BY A DEED TO RAYMOND G. RAMIREZ AND WIFE, ELOISA V. RAMIREZ, RECORDED IN VOLUME 1593, PAGE 85 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 5/8 INCH IRON ROD FOUND BEARS: S 52° 52' 23" W FOR A DISTANCE OF 6.11 FEET;

THENCE: N 45° 00' 00" E ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 2 FOR A DISTANCE OF 232.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE WEST CORNER OF A CALLED 100' FOOT BY 203.3' FOOT TRACT AS DESCRIBED BY A DEED TO ROY EUGENE HOBSON AND WIFE, WANDA K. HOBSON, RECORDED IN VOLUME 386, PAGE 813 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 45° 00' 00" E THROUGH SAID LOT 3 ALONG THE COMMON LINE OF SAID HOBSON TRACT AND SAID SECOND TRACT (130°137') FOR A DISTANCE OF 203.30 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF STEVENS DRIVE MARKING THE SOUTH CORNER OF SAID HOBSON TRACT AND THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF STEVENS DRIVE MARKING THE EAST CORNER OF SAID LOT 3 AND THE EAST CORNER OF A CALLED 114.289' FOOT BY 203.3' FOOT TRACT AS DESCRIBED BY A DEED TO LOUIS D. ANDRUS AND WIFE, NELDA C. ANDRUS, RECORDED IN VOLUME 77, PAGE 34 OF THE RELEASE RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: N 45° 00' 00" E FOR A DISTANCE OF 214.28 FEET;

THENCE: S 45° 00' 00" W ALONG THE NORTHWEST LINE OF STEVENS DRIVE FOR A DISTANCE OF 232.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.083 ACRES OF LAND AS SURVEYED ON THE ORIGINAL NOVEMBER, 1987.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF TEXAS

I (We), Syed N. Hyder, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 3A, 3B, 3C and 3D, Subdivision of Williams 112 Acre Tract to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

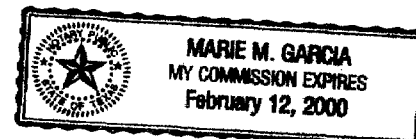
Syed N. Hyder  
 Owner(s)

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Syed N. Hyder, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 27th day of March, 1998.

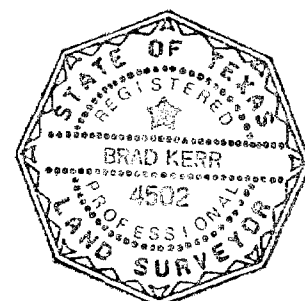
Marie M. Garcia  
 Notary Public, Brazos County, Texas



**CERTIFICATE OF SURVEYOR**

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502



**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Richard C. Perkins, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 27th day of March, 1998.

Richard C. Perkins  
 Chairman

**CERTIFICATION OF PLANNING ADMINISTRATOR**

I, the undersigned, 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.

Jim Chan  
 Planning Administrator, City of Bryan

**APPROVAL OF THE DEVELOPMENT ENGINEER**

I, the undersigned, 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.

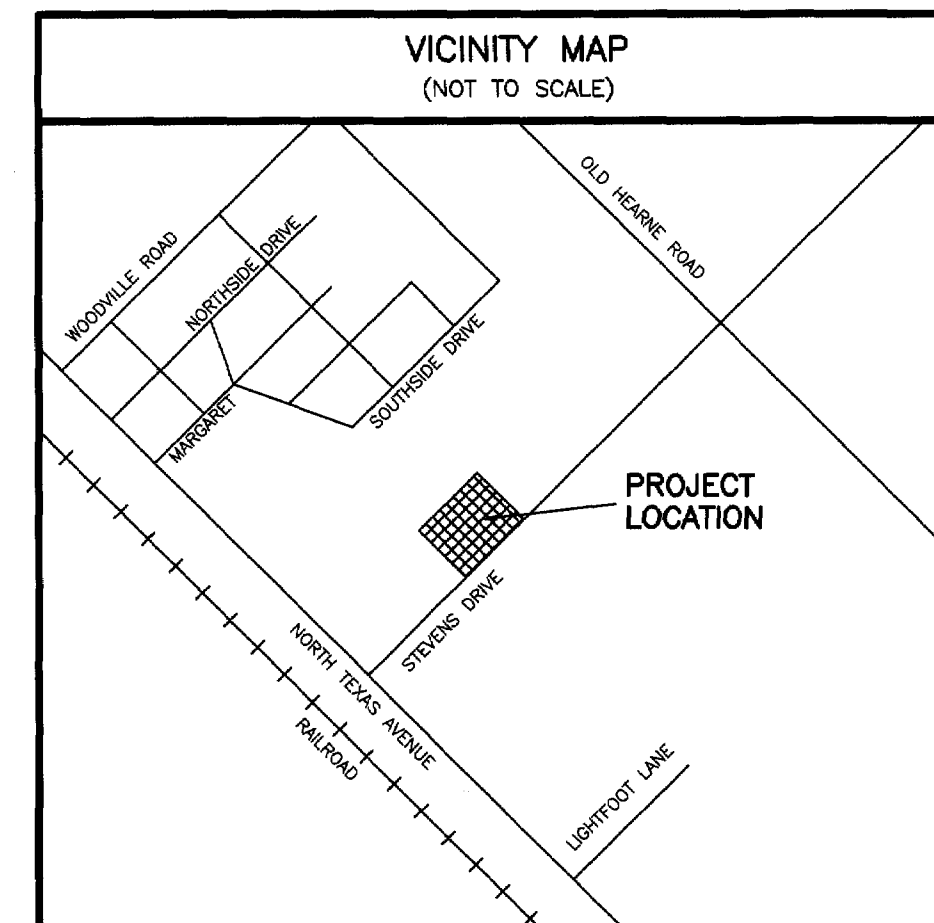
Alfred Huff  
 Development Engineer, City of Bryan

**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 on the 6th day of April, 1998, in the Official Public Records of Brazos County, Texas, in Volume 3477, Page \_\_\_\_\_.

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



**REPLAT**  
 OF A  
 PORTION OF LOT 3  
 SUBDIVISION OF WILLIAMS 112 ACRE TRACT  
 VOLUME 104, PAGE 49  
 TO CREATE  
 LOTS 3A, 3B, 3C AND 3D  
 (1.083 TOTAL ACRES)  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET  
 SURVEY DATE: 11-19-97  
 PLAT DATE: 02-03-98  
 JOB NUMBER: 97-876  
 CAD NAME: 97-876  
 CRS FILE: 97-854 (job)

PREPARED BY:  
 KERR SURVEYING CO.  
 505 CHURCH STREET, P.O. BOX 269  
 COLLEGE STATION, TEXAS 77841  
 PHONE (409) 268-3195

OWNED BY:  
 SYED HYDER  
 911 WINGED FOOT  
 COLLEGE STATION, TEXAS 77845  
 PHONE (409) 690-6820