

ORIGINAL PLAT

FIELD NOTES LOT 1R 0.178 ACRE

All that certain lot, tract or parcel of land being 0.178 of one acre and being Lot 1 and part of Lot 2 Block 1 of the WOOD FOREST ADDITION to the City of Bryan, Brazos County, Texas according to the Plat recorded in Volume 351 page 431, Deed Records of Brazos County, Texas; said 0.178 of one acre being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod found for the most westerly corner, same being located at the intersection of the southeast right-ofway line of Luza Street and the northeast right-of-way line of an

THENCE: N 42°13'04" E along said southeast right-of-way line a distance of 65.03 feet to a 1/2" iron rod found for the most northerly corner;

THENCE: S $47^{\circ}52/23^{\circ}$ E a distance of 120.00 feet to a $1/2^{\circ}$ iron ro

found for the most easterly corner; same being in the northeast right-of-way line of an alley; THENCE: S 42°13'04" W along said northeast right-of-way line a

distance of 55.22 feet to a 1/2" iron rod found for an angle point; THENCE: S 87°13'04" W a distance of 14.14 feet to a 1/2" iron rod set for an angle point, same being on the northeast right-of-way

THENCE: N 47°46'56" W along said northeast right-of-way line a distance of 110.00 feet to the PLACE OF BEGINNING; and containing an area of 0.178 of one acre of land, more or less.

FIELD NOTES LOT 2R 0.156 ACRE

All that certain lot, tract or parcel of land being 0.156 of one acre and being part of Lot 2 Block 1 of the WOOD FOREST ADDITION to the City of Bryan, Brazos County, Texas according to the Plat recorded in Volume 351 page 431, Deed Records of Brazos County, Texas; said 0.156 of one acre being more particularly

being located on the southeast right-of-way line of Luza Street and also N 42°13'04" E a distance of 65.03 feet from a 1/2" iron rod

THENCE: N 42°13'04" E along said southeast right-of-way line a northerly corner;

THENCE: S 47°47'34" E a distance of 120.00 feet to a 1/2" iron ro found for the most easterly corner, same being located on the northeast right-of-way line of an alley; THENCE: S 42°13'04" W along said northeast right-of-way line a distance of 56.44 feet to a 1/2" iron rod for the most southerly

THENCE: N 47°52'23" W a distance of 120.00 feet to the PLACE OF BEGINNING; and containing an area of 0.156 of one acre of land, more or less.

Lot 4 Woodson Lumber Company

Lot 1R

John R. Malazzo

972/371

0.178 Ac.

7,758 sq.ft.

House encroaches

5' Building Line.

(S 87°13'04" W

into the southwest

Central Church

of Christ 220/327 5.42 Ac.

0.156 ACRE All that certain lot, tract or parcel of land being 0.156 of one acre and being part of Lots 2 and 3 Block 1 of the WOOD FOREST ADDITION to the City of Bryan, Brazos County, Texas according to the Plat recorded in Volume 351 page 431, Deed Records of Brazos County, Texas; said 0.156 of one acre being more particularly described by metes and bounds as follows:

FIELD NOTES

LOT 3R

BEGINNING: at a 1/2" iron rod found for the most westerly corner, same being located on the southeast right-of-way line of Luza Street and also being N 42°13'04" E a distance of 121.64 feet from a 1/2" iron rod found for the most westerly corner of Lot 1; THENCE: N 42°13'04" E along said southeast right-of-way line a distance of 57.67 feet to a 1/2" iron rod found for the most

found for the most easterly corner, same being on the northwest right-of-way line of an alley;

THENCE: S 36°49'15" W along said northwest right-of-way line a distance of 10.48 feet to a 1/2" iron rod found for an angle point; THENCE: S 42°13'04" W along said northwest right-of-way line a distance of 45.16 feet to a 1/2" iron rod found for the most

THENCE: N 47°47'34" W a distance of 120.00 feet to the PLACE OF BEGINNING; and containing an area of 0.156 of one acre of land, FIELD NOTES LOT 4R 0.154 ACRE

of Brazos County, Texas; said 0.154 of one acre being more particularly described by metes and bounds as follows:

Luza Street

60' R.O.W. - 33' B.B.

Lot 3R

James D. Johnson

442/544

0.156 Ac.

House encroaches

into the southwest

' Building Line.

6,790 sq.ft.

N 42°13'04" E - 233.82

R.T.C. 1281/092

0.156 Ac.

6,783 sq.ft.

S 42°13'04" W - 156.82

12' Concrete Alley - 20' R.O.W.

AMENDING PLAT

BEGINNING: at a 1/2" iron rod found for the most westerly corner, same being located on the southeast right-of-way line of Luza Street and also being N 42°13'04" E a distance of 179.31 feet from

distance of 54.50 feet to a 1/2" iron rod; THENCE: along a curve to the left, same having a radius of 688.98 feet that bears N 42°02'29" E and an arc length of 4.24 feet to a

THENCE: S 47°01'15" E a distance of 113.44 feet to a 1/2" iron rod northwest right-of-way line of an alley;

THENCE: S 36°49'15" W along said northwest right-of-way line a distance of 59.56 feet to a 1/2" iron rod found for the most

Lot 4R

Russella Zemanek

0.154 Ac.

6,738 sq.ft

House encroaches

into the southwest

5' Building Line.

36°49'15" W

Woodson Lumber Company

861/619

744/805

All that certain lot, tract or parcel of land being 0.154 of one acre and being Lot 4 and part of Lot 3 Block 1 of the WOOD FOREST ADDITION to the City of Bryan, Brazos County, Texas according to the Plat recorded in Volume 351 page 431, Deed Records

THENCE: N 42°13'04" E along said southeast right-of-way line

1/2" iron rod found for the most northerly corner;

found for the most easterly corner, same being located on the

THENCE: N 46°47'25" W a distance of 119.03 feet to the PLACE OF BEGINNING; and containing an area of 0.154 of one acre of land,

VICINITY MAP North Orientation is based on the Northwest line of Lots 1-4 based on Deed Calls as recorded in Volume 351, Page 431, Deed Records of Brazos County, Texas. No underground utilities were

SCALE: 1'' = 30'

STATE OF TEXAS

COUNTY OF BRAZOS (We,The), =owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 1281, Page 72, and designated herein as the 27. of Lot 2, BLK. 1- WOD FOREST 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, water courses, drains, easements, and public places theron shown for the purpose and consideration therein expressed.

RTC AS RECEIVER OF SOUTHWEST FEDERAL SAVINGS ASSOCIATION Walch
Thomas Walsh
Attorney IN Fact for the

RTC AS RECEIVER For south west Federal Javings Association

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared 100000 www., 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 purpose and consideration therein stated.

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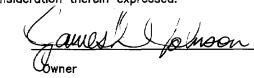
CERTIFICATION OF THE CITY PLANNER I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications

set forth in this ordinance. "Kay Shanaa

COUNTY OF BRAZOS JAMES D. JOHNSON owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume

442, Page 544, and designated herein as the

2704 Lors 2 3 BLK. 1, WOOD FOREST 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, water courses, drains, easements, and public places theron shown for the purpose and consideration therein expressed.



STATE OF THE CALIFORNIA COUNTY OF BRIDES SONOMA

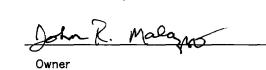
Before me, the undersigned authority, on this day personally appeared <u>JAMES D. JOHNSON</u>, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.

OFFICIAL NOTARY SEAL
CHRISTINE M. UHARRIET
Notary Public — California
SONOMA COUNTY
My Comm. Expires DEC 15,1995 APPROVAL OF PLANNING & ZONING COMMISSION

City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the ITH day of FEBRUARY 1993 and same was duly approved on the 4TH day of MARCH ,1993 by said commission.

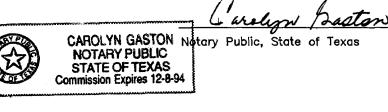
Chairman of the Planning & Zoning Commission

COUNTY OF BRAZOS
I, (We,The), JOHN, R. MALAZZO owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 972, Page 37/, and designated herein as the 4071, BLK. 1, WOOD FOREST 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, water courses, drains, easements, and public places theron shown for the purpose and consideration therein expressed.



STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared $\frac{30H\sqrt{R}}{R}$, $\frac{MR49220}{R}$, 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 purpose and consideration therein stated.

Given under my hand and seal on this <u>22 ND</u> day of <u>MARCH</u>, 19 <u>93</u>.



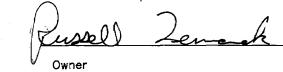
APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan. City Engineer, Bryan, Texas

COUNTY OF BRAZOS RUSSELL ZEMANEK owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume

744, Page 805, and designated herein as the

674, BLK.1-2003 FOREST 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, water courses, drains, easements, and public places theron shown for the purpose and consideration therein expressed.



STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared **RUSSELL ZEMANEK**, 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 purpose and consideration therein stated.

Notary Public, State of Texas SANDRA WOOD COMMISSION EXPIRES AUGUST 4, 1993

COUNTY OF BRAZOS

CERTIFICATE OF THE COUNTY CLERK

, 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 _______ day of _______, 1943, in the Deed /Official Records of Brazos County, Texas, in Volume /837, Page / 65.

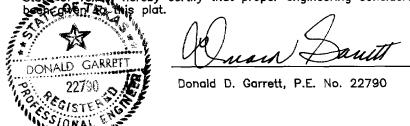
Mary ann Ward Cuy
County Clerk Darbara from

CERTIFICATE OF SURVEYOR

l, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of 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 state around and that the metes and bounds describing said production and describe a closed geometric form. GARGIA D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

l, Donald D. Garrett, Registered Professional Engineer No. 22790, in the hereby certify that proper engineering consideration has



AMENDING PLAT LOTS 1-4, BLOCK 1 WOOD FOREST ADDITION

VOLUME 351, PAGE 431 JOHN AUSTIN LEAGUE ABSTRACT NO. 2 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1'' = 30'

PROJECT

LOCATION

NOTES:

physically located.

All AMENDING PLAT corners are 1/2"

The purpose of this Amending Plat is

to correct inconsistancies between the

distances of each lot as shown on the

actual location of the corners according

Resubdivision Plat (351/431) and the

to an on the ground survey.

Iron Rods, unless otherwise noted.

I=00'21'11" R=688.98

CB=N 42'02'29"

Woodson

Lumber Company

351/431

L = 4.24

T=2.12

LC=4.24

FEBRUARY 1, 1993 MARCH 9, 1993

100 93 JUN 30 PM 2: 18 Kury Enil Ward . CO. CLERK BRAZOS COUNTY COURTHOUSE
BRYAN ILXAS

FILEN TOLONGOUTY

GARRETT ENGINEERING Consulting Engineering & Land Surveying 4444 Carter Creek Parkway Suite 108 Bryan, Texas 77802 Phone: 409 / 846 - 2688

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