GENERAL NOTES:

1. BASIS OF BEARINGS: THE NORTHEAST LINE OF THE 1.56 ACRE TRACT, CALCULATED AS S 45°55'39" E BASED ON CITY OF BRYAN GPS MONUMENTS 57 AND 58 (NAD '83) AS MONUMENTED ON THE GROUND (CALLED S 45° W).

2. ALL MONUMENTS ARE CAPPED 1/2" IRON RODS SET, UNLESS OTHERWISE NOTED.

3. SUNCREST DRIVE IS APPARENTLY A PUBLIC RIGHT-OF-WAY BY PRESCRIPTION. IT IS MAINTAINED BY THE CITY OF BRYAN, BUT NO RIGHT-OF-WAY HAS BEEN DEDICATED.

4. STREET ADDRESS: 803 SUNCREST STREET.

5. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED BY FEMA FIRM COMMUNITY PANEL NO. 48041C0133 C, JULY 02, 1992.

6. THE OWNER OF THE OLIVIA BACHELOR TRACT IS HEREBY GRANTED AN EASEMENT ACROSS THE 0.02 ACRE RESERVE TRACT.

7. LOCATION OF FIRE HYDRANT AND WATERLINE TO BE FINALLY DETERMINED AFTER DISCUSSIONS WITH CITY STAFF.

8. A LOT DEPTH VARIANCE HAS BEEN GRANTED FOR LOT 1 AND LOT 2, BLOCK ONE.

9. THE POWER POLES AND GUYS INDICATED WILL BE RELOCATED TO AVOID INTERFERENCE WITH LOT "BUILDABLE" AREA.

10. FROM THE NORTH CORNER OF SUBJECT TRACT BRYAN CITY MONUMENT NO. 57 BEARS: N 49°12'04" E ~ 4610.03', AND BRYAN CITY MONUMENT NO. 57 BEARS: S 85°09'39" E ~ 6380.76'.

METES AND BOUNDS DESCRIPTION
OF A
1.56 ACRE TRACT
CITY OF BRYAN
S. F. AUSTIN LEAGUE # 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN 1.56 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE # 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS AND BEING PART OF A 2 ACRE TRACT MORE FULLY DESCRIBED IN VOL. 1528, PAGE 21 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID 1.56 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD SET FOR THE NORTH CORNER OF SAID 1.56 ACRE TRACT;

THENCE S 47°55'39" E (CALLED S 45°E) – 238.35 FEET ALONG THE NORTHEAST LINE OF SAID TRACT TO A 1/2" CAPPED IRON ROD SET FOR THE NORTH CORNER OF A 0.25 ACRE TRACT CONVEYED FROM WILLIE LEE WILLIAMS, JR. ET UX TO G.D. ENTERPRISES IN VOLUME 1171, PAGE 647 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE THE FOLLOWING CALLS AROUND THE SAID 0.25 ACRE TRACT:

S 45°09'09" W – 106.27 FEET (CALLED N 48° 13' E – 107.3 FEET) TO A DISTURBED 3/8" IRON ROD FOUND FOR CORNER;

S 43°56'18" E – 99.74 FEET (CALLED N 41° 10' W – 100 FEET) TO A 1/2" IRON ROD FOUND FOR CORNER;

N 46°45'42" E – 113.43 FEET (CALLED S 49° 08' W – 114 FEET) TO A 1/2" CAPPED IRON ROD SET FOR CORNER OF SAID 0.25 ACRE TRACT AND BEING IN THE NORTHEAST LINE OF THE ABOVEMENTIONED 1.56 ACRE TRACT;

THENCE S 47°55'39" E (CALLED S 45° E) – 242.46 FEET ALONG THE NORTHEAST LINE OF SAID 1.56 ACRES TO A 1/2" CAPPED IRON ROD SET FOR THE EASTERLY CORNER OF THE SAID 2 ACRE TRACT AND BEING COMMON WITH SOUTH CORNER OF THE 1 ACRE TRACT CONVEYED TO DOCK JENKINS (DEC'D) DESCRIBED IN VOLUME 112, PAGE 429 OF THE DEED RECORDS OF BRAZOS COUNTY;

THENCE S 41°33'04" W – 18.17 FEET (CALLED S 45° W) ALONG THE SOUTHEAST LINE OF THE 2 ACRE TRACT TO A 5/8" IRON ROD FOUND FOR CORNER AND BEING THE EAST CORNER OF A 0.172 ACRE TRACT CONVEYED TO JAMES C. MOSELY IN VOLUME 1247, PAGE 426 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY;

THENCE THE FOLLOWING CALLS AROUND THE SAID 0.172 ACRE TRACT:

N 52°00'38" W – 74.93 FEET (CALLED S 41° 10' E – 75 FEET) TO A 5/8" IRON ROD FOUND FOR CORNER;

S 41°33'04" W – 100.00 FEET (CALLED N 45° E – 100 FEET) TO A 5/8" IRON ROD FOUND FOR CORNER;

S 52°00'38" E – 74.93 FEET (CALLED N 41° 10' W – 75 FEET) TO A 5/8" IRON ROD FOUND FOR CORNER IN THE SOUTHEAST LINE OF SAID 1.56 ACRES;

THENCE S 41°33'04" W – 29.33 FEET (CALLED S 45° W) TO A 1/2" IRON ROD CAPPED, SET FOR CORNER AND BEING THE SOUTH CORNER OF SAID 1.56 ACRE TRACT;

THENCE N 47°55'32" W – 587.92 FEET (CALLED N 45°W – 213.8 VARAS) ALONG THE SOUTHWEST LINE OF SAID 1.56 ACRE TRACT TO A 1/2" CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 2 ACRE TRACT;

THENCE N 43° 07' 17" E – 147.50 FEET WITH THE NORTHEAST LINE OF SAID 1.56 ACRE TRACT TO THE PLACE OF BEGINNING, AND CONTAINING 1.56 ACRES OF LAND.

BASIS OF BEARINGS: THE NORTHEAST LINE OF SAID 1.56 ACRE TRACT, CALCULATED AS S 47°55'39" E BASED ON CITY OF BRYAN GPS MONUMENTS 57 AND 58 (NAD '83) AS MONUMENTED ON THE GROUND (CALLED S 45° W).

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I/We_____, owners and developers of 6.85 acres, shown on this plat, as conveyed in Volume _____ Page _____, of the Official Records of Brazos County, Texas, and designated herein as Lara Place Subdivision, in Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

_____

_____
Owners

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared

_____
known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.

Given under my hand and seal this _____day of _____, 2004.

_____
Notary Public in and for the State of Texas

Printed Name:_____
My Commission Expires:_____

CERTIFICATE OF PLANNING ADMINISTRATOR

I, JOEY DUNN, Planning Administrator of the City of Bryan, 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 the applicable ordinances.

_____
Planning Administrator
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Linda Huff, P.E., 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.

_____
Linda Huff, P.E. – City Engineer
City of Bryan, Texas

APPROVAL OF THE CITY PLANNING & ZONING COMMISSION

I, _____, Chairman of the Planning 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 ___ day of ___, 20___ and same was duly approved on the ___ day of ___, 20___ by said Commission.

_____
Chairman, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF 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 _____day of _____ 2004, in the Official Records of Brazos County, Texas, in Volume_____, Page_____.

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

_____
Karen McQueen, County Clerk, Brazos County

CERTIFICATE OF SURVEYOR

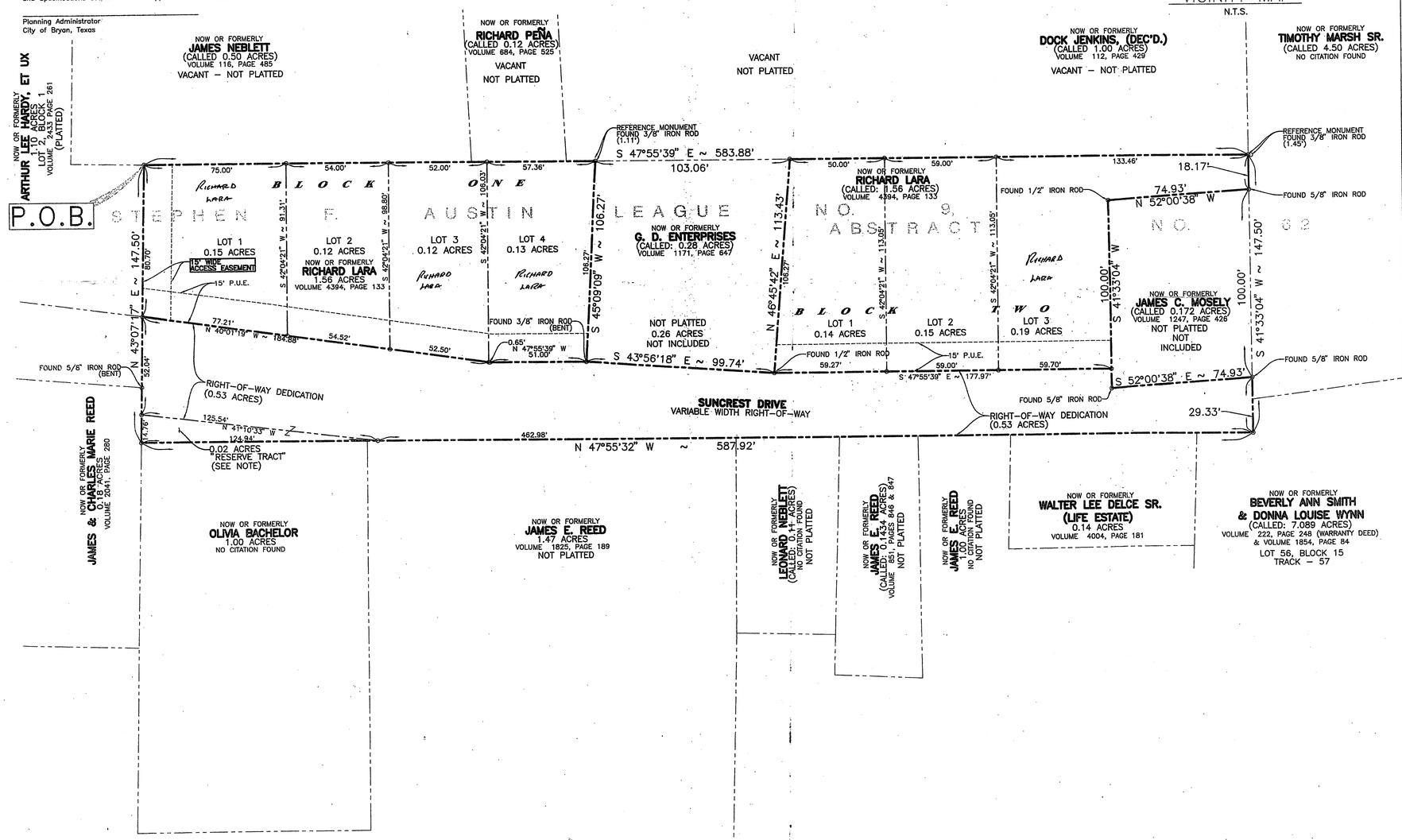
STATE OF TEXAS
COUNTY OF BRAZOS

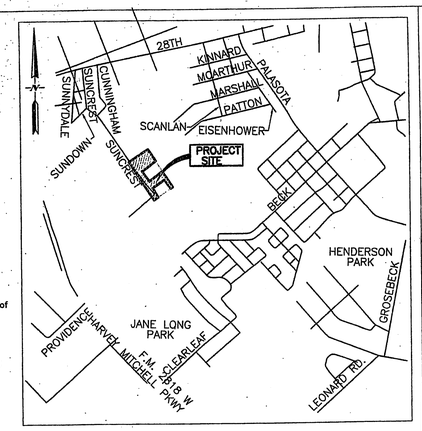
I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676, in the State of Texas, hereby state that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, 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.

Preliminary - Released for Public Agency Review

Gregory K. Taggart
R.P.L.S. No. 5676

Not for Record





VICINITY MAP
N.T.S.

2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359 EMAIL: mdgcstx@yahoo.com
Fx: (979) 693-4243
ENGINEERS, SURVEYORS, PLANNERS CONSULTANTS, MANAGERS
MDG MUNICIPAL DEVELOPMENT GROUP

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REV.	DATE	BY	COMMENT
A	5/19/05	DH	INITIAL SUBMISSION

PREPARED FOR:
RICHARD LARA
P.O. BOX 852
BRYAN, TEXAS 77806

SCALE: 1"=30' FILENAME: 371105 SUNCREST
PROJECT DATE: MARCH 14, 2005 BOOK:
DRAWN BY: D.H. PAGE:
CHECKED BY: G.K.T.

A
FINAL PLAT
OF
LARA PLACE
A 1.56 ACRE TRACT
BEING THE REMAINDER OF
A CALLED 1.98 ACRE TRACT
VOLUME 4394 PAGE 133
STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62
BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
000878-3711

SHEET NO. 1 A

Received
JAN 04 2006
Development & Engineering Services

FP06-01 #1