

3833 South Texas Ave., Suite 213 Bryan, Texas 77802 (409) 846-8868

N-99

DANIEL RUIZ, JR. & NANCY RUIZ
5.4450-ACRE TRACT
1601 GROESBECK STREET
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

NOW OR FORMERLY
SOUTHERN PACIFIC
TRANSPORTATION CO.
7.08 ACR,
ADDRESS:
UNION PACIFIC
RAILROAD CO.
OMAHA, NE 68102-2010

NOW OR FORMERLY
BRYANT H. KRENEK ET AL.
7.75 ACR.
2161/111

SCALE :
1" = 90'
1 : 1080

NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. WHERE MEASURED CALLS DIFFER FROM RECORDED CALLS THEY ARE SHOWN SLANTED.
3. TOTAL AREA $\left\{ \begin{array}{l} R \\ M \end{array} \right\} = 5,7566 \text{ ACR.}$
4. BEARING SOURCE IS PLAT IN 795/818.
5. BLANKET LINE IS NOTED WITH *.
6. BLANKET EE IN 98/283 AFFECTS THIS PROPERTY -- 20' W/2E.
7. COMMITMENT REF: UTC OF # 980574.

NOW OR FORMERLY
 JASON C. MILLSAP
 2.81 ACR
 1720/197
 PART OF 3.8 ACR
 364/672

NOW OR FORMERLY
LEONARD MILLSAP
0.98 ACR.
REMAINDER OF
3.8 ACRES
364/672

NOW OR FORMERLY
MADERO PROMOTIONS, INC.
CALLED 5.75 ACR.
328/491

LOT 24, BLOCK 17
WOITON ESTATE SUBDIVISION
1.95 ACR.
796/819

This is to certify that on March 31, 1999, a survey was completed under my supervision and control on the ground of the property shown hereon and further described in attached EXHIBIT A, and that this plat is true with that survey.

This also certifies that, to the best of my knowledge based on the information currently available to me, there are no building structures, building structures intrusions or protrusions, apparent conflicts or visible evidence of easements other than what is shown hereon. Furthermore, as shown in FEMA's FIRM Map # 48041 C 0141 C for Brazos County, Texas, dated July 2, 1992, this property does not lie within an identified 100-year flood plain.

CHRISTIAN A. GALINDO, P.E. # 53425, R.P.L.S. # 4473

March 31, 1999

GALINDO ENGINEERS AND PLANNERS, INC.

3833 South Texas Ave., Suite 213 Bryan, Texas 77802 (409) 846-8868

11-99

**EXHIBIT A
DANIEL RUIZ, JR. & NANCY RUIZ
5.4450-ACRE TRACT
1601 GROESBECK STREET
ZENO PHILLIPS LEAGUE, A-45
BRAZOS COUNTY, TEXAS**

Being a **5.4450-acre** tract or parcel of land lying and being situated in the Zeno Phillips League, Abstract 45, Brazos County, Texas, and being the same property called a 5.75-acre tract conveyed to Madero Productions, Inc. by deed recorded in Volume 329, Page 491, Deed Records, Brazos County, Texas, and said **5.4450-acre** tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the easterly right of way line of Groesbeck Street marking the northernmost corner of Lot 24, Block 17, Woiton Estate Subdivision, an addition to the City of Bryan, Texas, recorded in Volume 796, Page 819, Official Records, Brazos County, Texas;

THENCE N 08°46'06" E, along said right of way line of Groesbeck Street, to the southerly boundary line of the 0.99-acre (called 0.94 acre) Leonard Millsap tract, which is the remainder of the 3.8-acre tract described in deed recorded in Volume 364, Page 672, Deed Records, Brazos County, Texas, for a distance of 428.92' to a 3/8" iron rod found;

THENCE S 79°52'45" E, along the southerly boundary line of said Leonard Millsap tract and continuing along the southerly boundary line of the 2.81-acre Jason C. Millsap described in deed recorded in Volume 1720, Page 197, Official Records, Brazos County, Texas, to the westerly boundary of the Southern Pacific Transportation Co. 7.69-acre tract, for a distance of 563.54' to a 3/8" iron rod found;

THENCE S 08°58'24" W, along the westerly boundary line of said Southern Pacific tract to a 1/2" iron rod found marking the northeasternmost corner of the above referenced Lot 24, Block 17, Woiton Estate Subdivision, for a distance of 412.99';

THENCE N 81°30'00" W, along the northerly boundary line of said Lot 24, for a distance of 561.91' to the PLACE OF BEGINNING, containing **5.4450 acres** of land more or less.


Christian A. Galindo, P.E. # 53425, R.P.L.S. # 4473
March 31, 1999

Note: Bearing source is the plat recorded in Volume 796, Page 819, Official Records, Brazos County, Texas.

