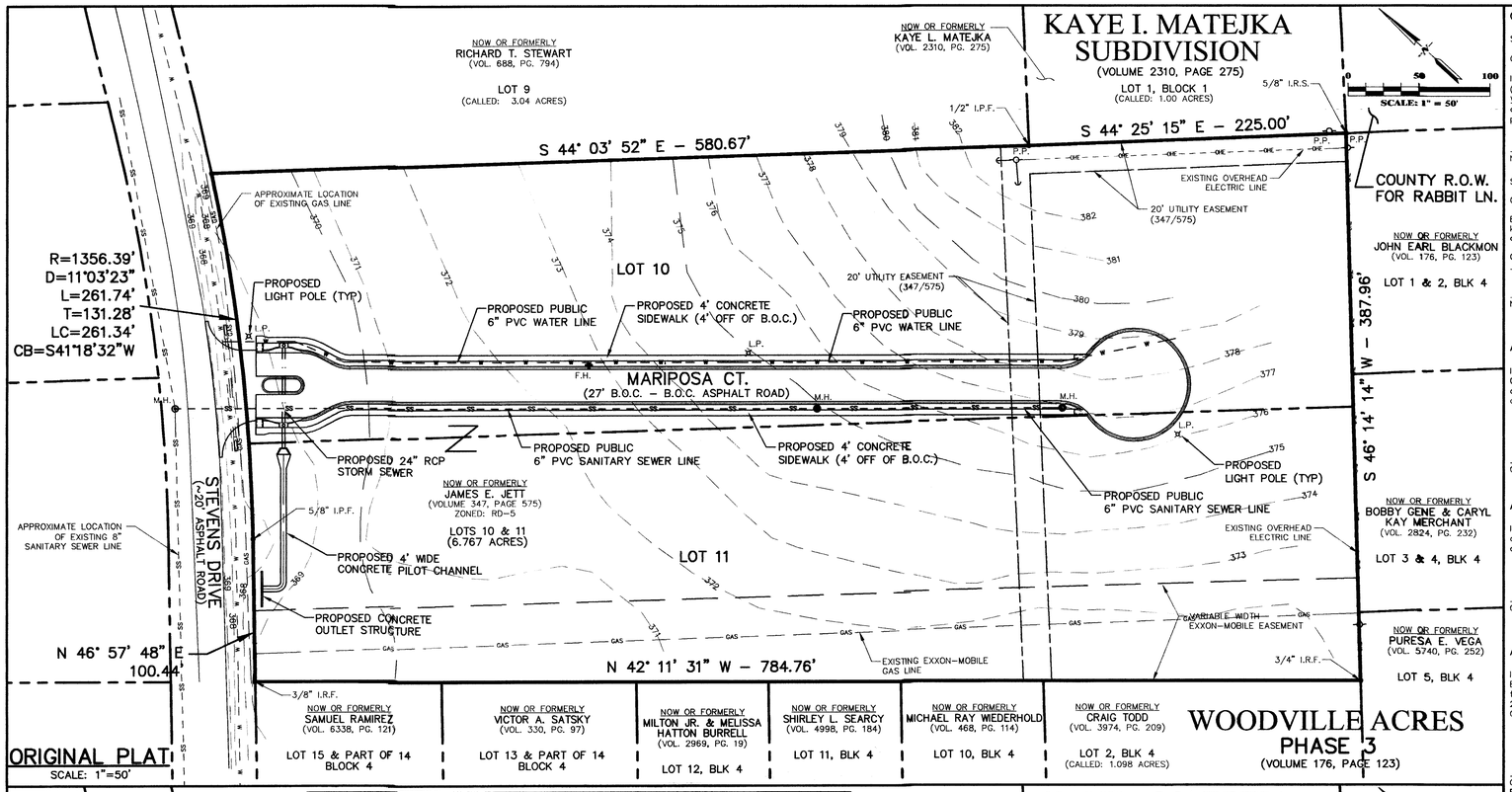
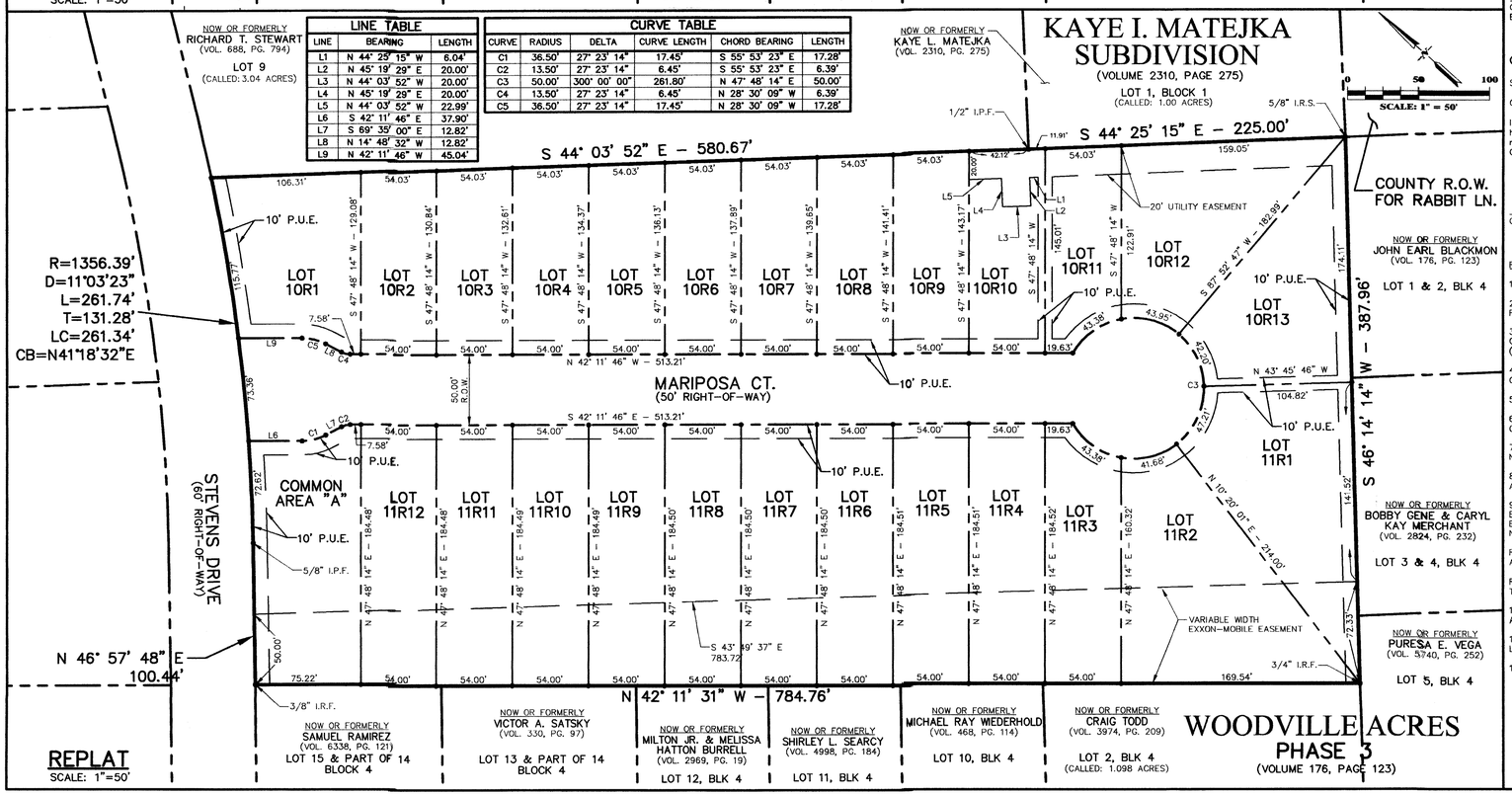


ORIGINAL PLAT
SCALE: 1"=50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 44° 25' 15" W	6.04'
L2	N 45° 19' 29" E	20.00'
L3	N 44° 03' 52" W	20.00'
L4	N 45° 19' 29" E	20.00'
L5	N 44° 03' 52" W	22.99'
L6	S 42° 11' 46" E	37.90'
L7	S 69° 35' 00" E	12.82'
L8	N 14° 48' 32" W	12.82'
L9	N 42° 11' 46" W	45.04'

CURVE TABLE					
CURVE	RADIUS	DELTA	CURVE LENGTH	CHORD BEARING	LENGTH
C1	36.50'	27° 23' 14"	17.45'	S 55° 53' 23" E	17.28'
C2	13.50'	27° 23' 14"	6.45'	S 55° 53' 23" E	6.39'
C3	50.00'	300° 00' 00"	261.80'	N 47° 48' 14" E	50.00'
C4	13.50'	27° 23' 14"	6.45'	N 28° 30' 09" W	6.39'
C5	36.50'	27° 23' 14"	17.45'	N 28° 30' 09" W	17.28'



REPLAT
SCALE: 1"=50'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, ADRIA McDONALD, JR., the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 10046, Page 23, 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 shown for the purposes identified.

_____

NAME TITLE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared ADRIA McDONALD, JR. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20_____.

_____

Notary Public, _____ County, State of _____

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner 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 _____ day of _____, 20____.

_____

City Planner, Bryan, Texas

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 _____ day of _____, 20____.

_____

City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION

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

_____

Chairman, Planning & Zoning Commission, Bryan, Texas

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, _____, 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 _____, 20_____, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____

County Clerk, Brazos County, Texas

REPLAT NOTES:

1. (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A.– FIRM COMMUNITY PANEL NO. 48041C 0131C, JULY 2, 1992.

3. BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES AND ALSO AS SHOWN ON PLAT CALL RECORDED IN VOLUME 347, PAGE 575 (O/D.R.B.C.T.).

4. BASIS OF BEARING: NORTH ORIENTATION IS BASED ON ROTATING THE SOUTHEAST LINE, OF THE SUBJECT TRACT, TO THE PLAT CALLS IN VOLUME 347, PAGE 575 (O/D.R.B.C.T.).

5. PARK LAND DEDICATION FOR SINGLE FAMILY RESIDENTIAL USE WILL BE REQUIRED.

6. ALL PROPERTY CORNERS ARE MONUMENTED BY FOUND 1/2" IRON RODS, UNLESS OTHERWISE NOTED.

7. THE BOUNDARY CURVE DESCRIBED BY METES AND BOUNDS ALONG STEVENS DRIVE IS A NON–TANGENT CURVE.

8. DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A=" ARE ARC LENGTHS.

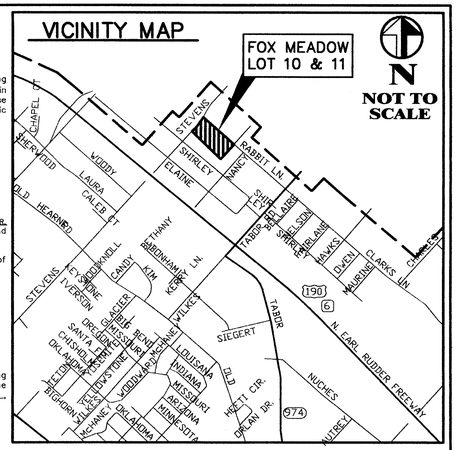
9. THE SITE IS SUBJECT TO, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS. ALL EASEMENT INFORMATION SHOWN IS BASED ON DEED RECORD REFERENCE INFORMATION AND BENEFIT OF A TITLE REPORT PREPARED AND PROVIDED BY STEWART TITLE COMPANY IN G.F. NO. 142372.
   A. THE RIGHT–OF–WAY EASEMENT FROM OTIS L. McDONALD TO THE CITY OF BRYAN RECORDED IN VOL. 443, PG. 818 (O/D.R.B.C.T.) IS A BLANKET EASEMENT AND DOES NOT APPEAR TO AFFECT THIS TRACT.
   B. THE EASEMENT FROM THE ESTATE OF FRANK ANZALONE TO MAGNOLIA PIPELINE CO. RECORDED IN VOL. 130, PG. 612 (O/D.R.B.C.T.) IS A BLANKET EASEMENT AND DOES APPEAR TO AFFECT THIS TRACT.

10. RIGHT–OF–WAY DEDICATION OF ALL LOCAL STREET DEDICATION WILL CONSIST OF 0.883 ACRES IN TOTAL.

11. ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.

12. COMMON AREA "A" IS A NON–BUILDABLE LOT FOR RESIDENTIAL PURPOSES.

VICINITY MAP



METES AND BOUNDS DESCRIPTION
OF A
6.767 ACRE TRACT
BEING ALL OF LOTS 10 AND 11
FOX MEADOWS
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 SURVEY, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 10 AND LOT 11, FOX MEADOWS ACCORDING TO THE PLAT RECORDED IN VOLUME 347, PAGE 575 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE SOUTHEAST RIGHT–OF–WAY LINE OF STEVENS DRIVE (60' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 10;

THENCE: S 44 03' 52" E ALONG THE NORTHEAST LINE OF SAID LOT 10 FOR A DISTANCE OF 580.67 FEET TO A ½ INCH IRON PIPE FOUND;

THENCE: S 44 25' 15" E FOR A DISTANCE OF 225.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID LOT 10;

THENCE: S 46 14' 14" W ALONG THE SOUTHEAST LINE OF SAID LOT 10 FOR A DISTANCE OF 387.96 FEET TO A ½ INCH IRON ROD IN CONCRETE FOUND MARKING THE SOUTH CORNER OF SAID LOT 11;

THENCE: N 42 11' 31" W ALONG THE SOUTHWEST LINE OF SAID LOT 11 FOR A DISTANCE OF 784.76 FEET TO A 3/8 INCH IRON ROD IN CONCRETE FOUND ON THE SOUTHEAST LINE OF STEVENS DRIVE MARKING THE WEST CORNER OF SAID LOT 11;

THENCE: N 46 57' 48" E ALONG THE SOUTHEAST LINE OF STEVENS DRIVE FOR A DISTANCE OF 100.44 FEET TO A 5/8 INCH IRON PIPE IN CONCRETE FOUND MARKING THE BEGINNING OF A COUNTER–CLOCKWISE CURVE HAVING A RADIUS OF 1356.39 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11 03' 23" FOR AN ARC DISTANCE OF 261.74 FEET (CHORD BEARS: N 41 18' 32" E – 261.34 FEET) TO THE POINT OF BEGINNING CONTAINING 6.767 ACRES OF LAND AS SURVEYED ON THE GROUND MARCH, 2008.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, BRAD KERR, Registered Professional Land 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

_____

BRAD KERR, RPLS No. 4502

SURVEYED BY: KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268–3195

REPLAT
OF
FOX MEADOW

LOT 10 & 11
(VOLUME 347, PAGE 575)
CREATING
LOTS 10R1–10R13, 11R1–11R12, & COMMON AREA "A"
COMMON AREA = 0.311 ACRES
RIGHT–OF–WAY DEDICATION = 0.883 ACRES
TOTAL: 6.767 ACRES
MOSES BAINE SURVEY, A–8
BRYAN, BRAZOS COUNTY, TEXAS
SURVEYED: MARCH 2008

RECEIVED
APR 8 2012
Development & Engineering Services

RME Consulting Engineers

7607 EASTMARK DR., STE. 252 <77840>
POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 764-0704
FAX - (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION
ADRIA McDONALD (c/o JIM JETT)
5004 CONGRESSIONAL COURT
COLLEGE STATION, TX 77845
OFF: (979) 571–4341
FAX: (979) 268–7430
EMAIL: jjett66@gmail.com

FILENAME: 0323RPA	SCALE: 1"=50'
SUBMITTED DATE: 2/13/08	
REVISIONS: 4/18/12	
DRAWN BY: R.A.M.	
CHECKED BY: BRAD KERR	
FIELD BOOK: N/A	PAGES: N/A
RME CONSULTING ENGINEERS CLIENT NO.	PROJECT NO.
220	0446