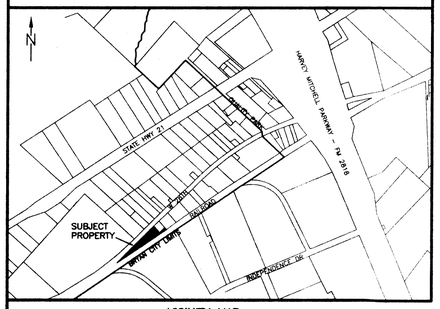
SCALE: 1" = 30'

30 0 30 60 90 Feet



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We _____, owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 8707, Page 240, 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 hereon for the purposes identified.

_____
_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____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 _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the _____ day of _____, 20__.
Signed this the _____day of _____, 20__.

_____
County Judge, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was 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__.

_____
Chairman

CERTIFICATION OF CITY PLANNER

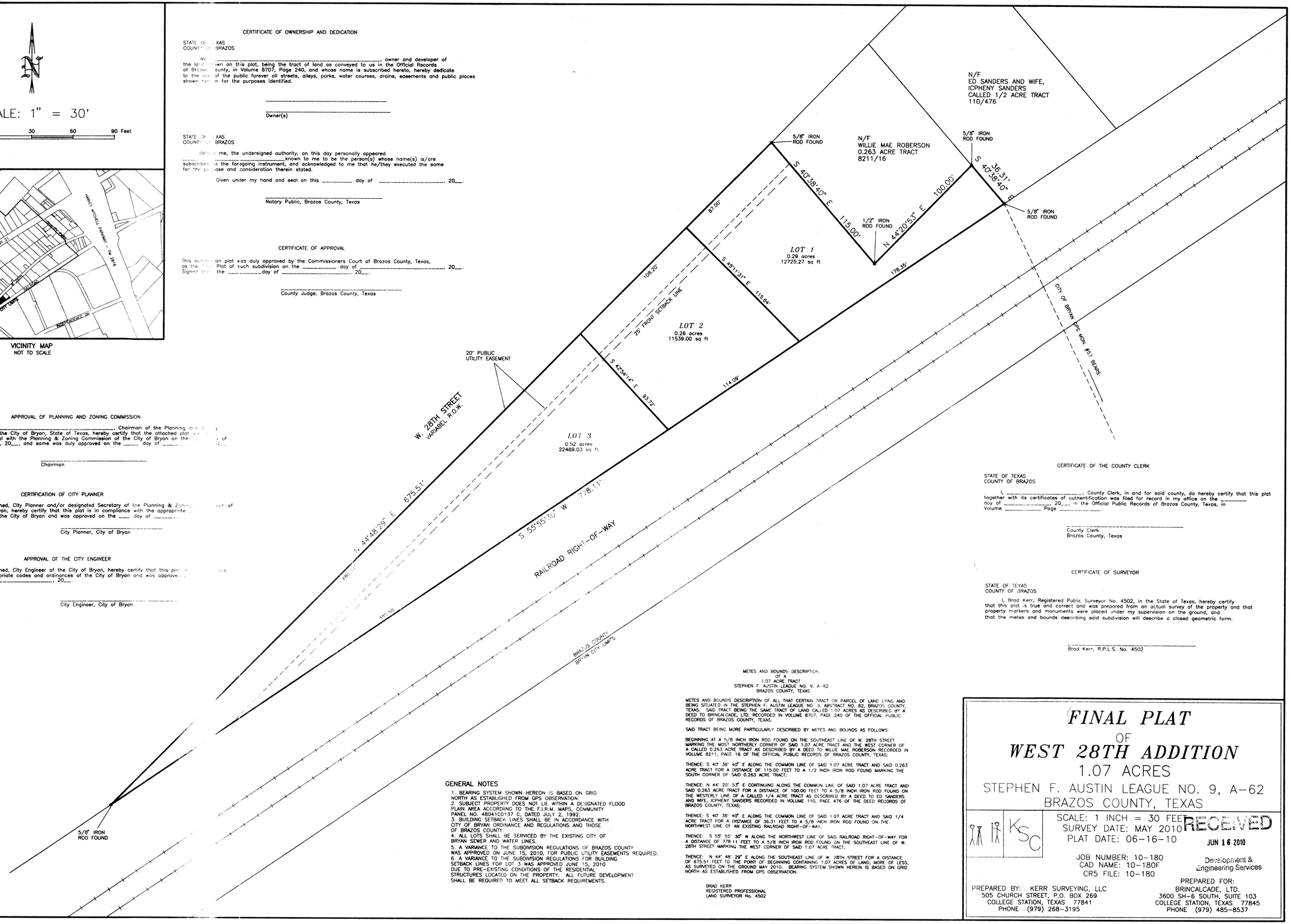
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate ordinances of the City of Bryan and was approved on the ____ day of _____.

_____
City Planner, City of Bryan

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, City of Bryan



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0137 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS AND THOSE OF BRAZOS COUNTY.
4. ALL LOTS SHALL BE SERVICED BY THE EXISTING CITY OF BRYAN SEWER AND WATER LINES.
5. A VARIANCE TO THE SUBDIVISION REGULATIONS OF BRAZOS COUNTY WAS APPROVED ON JUNE 15, 2010, FOR PUBLIC UTILITY EASEMENTS REQUIRED.
6. A VARIANCE TO THE SUBDIVISION REGULATIONS FOR BUILDING SETBACK LINES FOR LOT 3 WAS APPROVED JUNE 15, 2010 DUE TO PRE-EXISTING CONDITIONS OF THE RESIDENTIAL STRUCTURES LOCATED ON THE PROPERTY. ALL FUTURE DEVELOPMENT SHALL BE REQUIRED TO MEET ALL SETBACK REQUIREMENTS.

METES AND BOUNDS DESCRIPTION
OF A
1.07 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND CALLED 1.07 ACRES AS DESCRIBED BY A DEED TO BRINCALCADE, LTD. RECORDED IN VOLUME 8707, PAGE 240 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. 28TH STREET MARKING THE MOST NORTHERLY CORNER OF SAID 1.07 ACRE TRACT AND THE WEST CORNER OF A CALLED 0.263 ACRE TRACT AS DESCRIBED BY A DEED TO WILLIE MAE ROBERSON RECORDED IN VOLUME 8211, PAGE 16 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 40° 38' 40" E ALONG THE COMMON LINE OF SAID 1.07 ACRE TRACT AND SAID 0.263 ACRE TRACT FOR A DISTANCE OF 115.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.263 ACRE TRACT;

THENCE: N 44° 20' 53" E CONTINUING ALONG THE COMMON LINE OF SAID 1.07 ACRE TRACT AND SAID 0.263 ACRE TRACT FOR A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE WESTERLY LINE OF A CALLED 1/4 ACRE TRACT AS DESCRIBED BY A DEED TO ED SANDERS, AND WIFE, ICPHENY SANDERS RECORDED IN VOLUME 110, PAGE 476 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 40° 38' 40" E ALONG THE COMMON LINE OF SAID 1.07 ACRE TRACT AND SAID 1/4 ACRE TRACT FOR A DISTANCE OF 36.31 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF AN EXISTING RAILROAD RIGHT-OF-WAY;

THENCE: S 55° 55' 30" W ALONG THE NORTHWEST LINE OF SAID RAILROAD RIGHT-OF-WAY FOR A DISTANCE OF 778.11 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. 28TH STREET MARKING THE WEST CORNER OF SAID 1.07 ACRE TRACT;

THENCE: N 44° 48' 29" E ALONG THE SOUTHEAST LINE OF W. 28TH STREET FOR A DISTANCE OF 675.51 FEET TO THE POINT OF BEGINNING CONTAINING 1.07 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND MAY 2010. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE 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 authentification was filed for record in my office on the _____ day of _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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

FINAL PLAT
OF
WEST 28TH ADDITION
1.07 ACRES
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: MAY 2010
PLAT DATE: 06-16-10

RECEIVED
JUN 16 2010
Development & Engineering Services

JOB NUMBER: 10-180
CAD NAME: 10-180F
CR5 FILE: 10-180

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR:
BRINCALCADE, LTD.
3600 SH-6 SOUTH, SUITE 103
COLLEGE STATION, TEXAS 77845
PHONE (979) 485-8537