



General Notes:

- Bearings shown hereon are based on a call of North 48° 15' 12" East along the north line of the plat of "The Garden District", recorded under volume 780, page 747 of the Official Records of Brazos County.
- According to Map No. 480082009B of the Federal Emergency Management Agency's Flood Insurance Rate Maps for The City of Bryan in Brazos County Texas, dated May 19, 1981, the subject tract is situated within: Unshaded Zone "X", defined as areas determined to be outside the 500-year flood plain.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- This property is currently zoned SC-B, South College - Business. The property is subject to all conditions and restrictions of the City of Bryan's zoning ordinances, in Chapter 62, Article IV thereof, including, but not limited to, building set-back lines.
- The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- Underground gas lines shown hereon were scaled from a map provided by Almos Energy.
- Water lines and sanitary sewer lines and their respective sizes shown hereon are from maps provided by the City of Bryan and were not field located.
- All set iron rods are 5/8-inch rods with a cap stamped "Jones & Carter, Inc.", unless otherwise noted.
- The plat of "The Garden District", as originally filed in Volume 780, Page 747 of the Official Records of Brazos County, has some apparent errors in the distances of the easterly and westerly boundary lines. None of the property corners, as depicted on the plat, exist. Deeds for the northerly adjoining tracts, owned now or formerly by Denise Fries and the City of Bryan were researched and the corner monuments were found as shown. Those monuments agree with the deeds as filed. Occupation of the properties is also in general agreement with the property corners.

The right-of-way of North Avenue was described on the plat as "60' R.O.W. USUAL". The southerly right-of-way is clearly monumented and those corners form a good straight line as depicted on the Replat hereon. The property corners along the northerly right-of-way line do not support a 60-foot right-of-way. By the northerly monuments, the property line is 51.7 feet wide. In order to correct the deficiency, additional area is being dedicated by this Replat to achieve a 60-foot wide right-of-way.

In conclusion, the overall distance between North Avenue and Royal Avenue has most probably been deficient in depth all along, but it has not been discovered until this time.

ORIGINAL PLAT

REPLAT

LEGEND
 OPRBC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
 D.R.B.C. DEED RECORDS OF BRAZOS COUNTY
 PG PAGE
 VOL VOLUME

CERTIFICATION OF OWNERSHIP AND DEDICATION

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I, _____, the owner(s) and developer(s) of the land shown on this plat, being the tract of land conveyed to me (us, it) in the Official Public Records of Brazos County, Texas in Volume 652, Page 539, and whose name(s) is (are) subscribed herein, 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/Representative _____

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I, _____, County Clerk in and for Brazos County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2008, in the Official Public Records of Brazos County, Texas in Volume _____ Page _____.

County Clerk, Brazos County, Texas _____

APPROVAL OF THE CITY PLANNER

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Conning 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 _____, 2008.

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 _____, 2008.

City Engineer, Bryan, Texas _____

CERTIFICATION OF THE SURVEYOR

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I, Larry P. DeLange, Registered Professional Land Surveyor No. 4578 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.

Larry P. DeLange, Registered Professional Land Surveyor No. 4578



THE GARDEN DISTRICT REPLAT
 BEING A REPLAT OF
THE GARDEN DISTRICT
 RECORDED IN VOL. 780 PAGE 747
 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
1.6126 ACRES
 OUT OF THE
J. E. SCOTT LEAGUE, A-50
 BRYAN, BRAZOS COUNTY, TEXAS
 JULY 2008
 1 BLOCK 2 LOTS

REASON FOR REPLAT: RECONFIGURE LOT 1 AND LOT 2

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