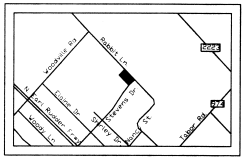
APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, ..... Chair of the Planning and Zoning Commision of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for the approval with the Planning and Zoning Commission of the City of Bryan on the ..... day of ..... , 2010 and same was duly approved on the ... day of ..... 2010.

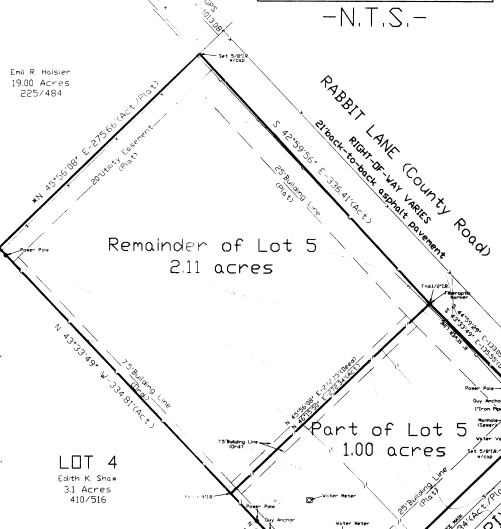
.....
Chair, Planning and Zoning Commission
Bryan, Texas

## Project Location




-N.T.S.-

## ORIGINAL




C-1 Curve Data:
R=25.22 L=44.10'
D=100°10'55"
T=39.15' LC=38.69'
CB=S 05°42'18" W

Distance & Bearing to Fence Corner Post on Corner of the Property N 44° 24' 20" E - 18.01'

Field Notes

3.11 Acres

Being all of that certain tract or parcel of land, lying and being in the FOX MEADOWS ADDITION, City of Bryan, Brazos County, Texas, and being all of that Lot 5 according to the plat recorded in Volume 347, Page 575, Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set with cap at the most southerly common corner of this tract and Lot 4, same being point in the northwesterly right-of-way line of Stevens Drive;

THENCE N 43° 33' 49" W - 494.39 feet along the common line between this lot and said Lot 4 to a 1/2" iron rod found for the westerly corner of this tract; same being point in the southeasterly property line of Emil R. Haisler 19.00 Acre tract (225/484);

THENCE N 45° 56' 08" E - 275.66 feet along said Haisler tract to a 5/8" iron rod set with cap for the most northerly corner of this tract; same being point in the southwesterly righ-of-way line of Rabbit Road;

THENCE S 42° 59' 56" E - 336.41 feet and S 44° 59' 29" E - 133.05 feet along said right-of-way line of Rabbit Road to a 5/ 8" iron rod set with cap for the easterly corner of this tract; same being point of the beginning of the curve to the right;

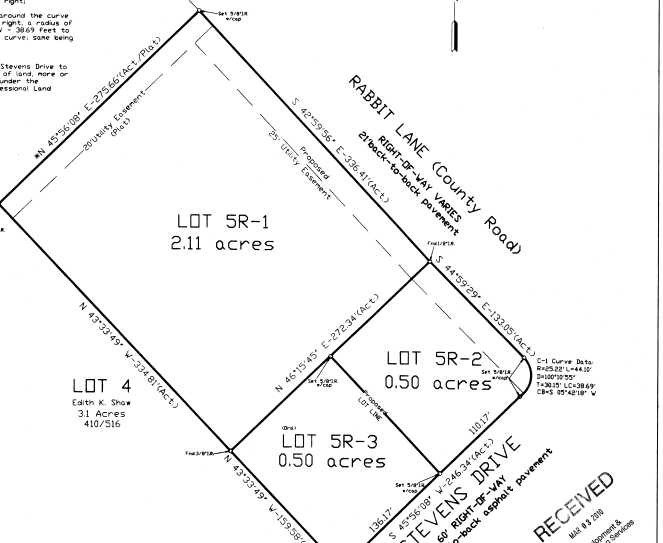
THENCE 39.15 feet along said line of Rabbit Road around the curve to the right, with a central angle of 100° 10' 55", right, a radius of 25.22 feet and whose chord bears S 05° 42' 18" W 38.69 feet to a 1/ 2" iron rod set with cap at the end of said curve; same being point in said right-of way line of Stevens Drive.

THENCE S 45° 56' 08" w - 246.34 feet along said Stevens Drive to the PLACE OF BEGINNING and containing 3.11 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D Garrett, Registered Professional Land Surveyor, No. 2972 on February 5, 2010.


GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone : (979) 846 - 2688
Fax : (979) 846 - 3094


P:S/Cad/Freplat(10-013)

## REPLAT




RECEIVED
MAR 03 2010
Development & Engineering Services

NOTES:

*Bearing system shown hereon is based on the plat of Fox Meadow Addition, Recorded in Volume 347, Page 575 official records of Brazos County, Texas.

This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0131C
Effective Date: July 2, 1992

Subject property zoned:
1.0 Acre Tract - Single Family Residential (SF-5000);
2.1 Acre Tract - Mixed Use Residential.

All setbacks shall be in accordance with The City of Bryan ordinances and regulations.

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972 of 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 metes and bounds describing said subdivision are describe & closed geometrically.

Donald D. Garrett
Donald D. Garrett, R.P.L.S.
No.2972

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 ..... , 2010

.....
City Engineer, Bryan, Texas

CERTIFICATE OF THE CITY PLANNER

I, ..... the undersigned, City Planner and/or designated Secretary of Planning and Zoning Commision 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 ..... , 2010.

.....
City Planner, Bryan, Texas

STATE OF TEXAS
COUNTY CLERK
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..... 2010, in the Deed / official Records of Brazos County Texas, in Volume ..... Page .....

.....
County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
We, JUAN AND ERNESTINA HERNANDEZ, the owners and developers of the land shown on this plat, being a part of the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 9220, page 67, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Juan Hernandez Ernestina Hernandez
JUAN HERNANDEZ ERNESTINA HERNANDEZ

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared JUAN AND ERNESTINA HERNANDEZ, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated

Given under my hand and seal of office this 5 day of March 2010.

Melinda Garrett
NOTARY PUBLIC, Brazos County, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I, EDITH K. SHAW, the owner and developer of the land shown on this plat, being a part of the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 410, page 516, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Edith K. Shaw
EDITH K. SHAW

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared EDITH K. SHAW, 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 5 day of March 2010.

Melinda Garrett
NOTARY PUBLIC, Brazos County, Texas

OWNERS/DEVELOPERS:

EDITH K. SHAW
3013 GEORGIA AVE.
Bryan, TX 77803

JUAN & ERNESTINA HERNANDEZ
1005 WEST 22nd. STREET
Bryan, TX 77803
(979)574-5365

# Replat
## of
## Fox Meadow Addition
Lot 5
3.11 Acre Tract
Volume 347, Page 575
BRYAN, BRAZOS COUNTY, TEXAS
February 5, 2010