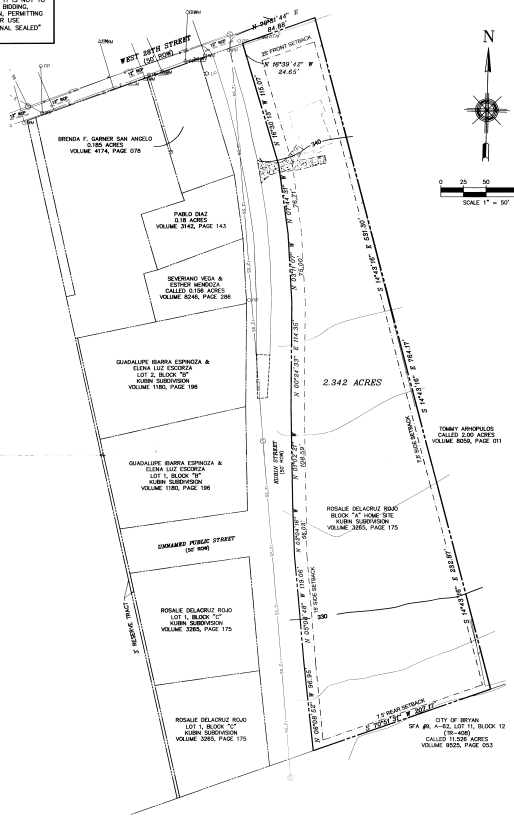
NOTE: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF: GREG HOPCUS
ON 8/20/2010
IT IS NOT TO BE USED FOR BIDDING, CONSTRUCTION, PERMITTING OR ANY OTHER USE REQUIRING "FINAL SEALED" DOCUMENTS.

STEPHEN F. AUSTIN SURVEY NO. 9, A-62

BRAZOS COUNTY, TEXAS

ORIGINAL



LEGEND

SS	EXISTING SEWER
W	EXISTING WATER LINE
E	EXISTING ELECTRIC LINE
	EXISTING FIRE HYDRANT
WV	EXISTING WATER VALVE
GV	EXISTING GAS VALVE
	EXISTING SANITARY SEWER MANHOLE
WM	EXISTING WATER METER
GM	EXISTING GAS METER
PP	EXISTING POWER POLE
BM#2	BENCHMARK
	SETBACK LINE
	EASEMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET

NOTE: UTILITY LINE LOCATIONS ARE BASED ON FLAGGING AND ARE APPROXIMATE

FIELDNOTE DESCRIPTION OF 2.342 ACRES
BLOCK "A" HOME SITE, KUBIN SUBDIVISION
BRAZOS COUNTY, TEXAS

Fieldnotes to all that certain tract or parcel of land being 2.342 acres, more or less, located the Stephen F. Austin Survey No. 9, A-62 in Brazos County, Texas, as described in a Deed to Rosalie Delacruz Rojo, recorded in Volume 3265, Page 175 of the Official Records of Brazos County, Texas (ORBCT). Said tract being all of Block "A", Home Site of the Kubin Subdivision, as shown on the plat recorded in Volume 130, Page 125 of the Deed Records of Brazos County, Texas (DRBCT), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the southwesterly right-of-way of West 28th Street (50 foot right-of-way), same being the northwest corner of a tract of land described in a deed to Tommy Arhopulos, recorded in Volume 8058, Page 11 (ORBCT), and being the northeast corner of the herein referenced tract;

THENCE S 14° 43' 16" E 764.17 feet with the common line of said 2.00 acre tract to a 1/2-inch iron rod found for the southeast corner of said 2.00 acre tract same being in the northerly line of an 11.526 acre tract of land described in a deed to the City of Bryan, Texas recorded in Volume 9525, Page 53 (ORBCT), same being the southeast corner of the referenced tract;

THENCE S 70° 51' 31" W 207.17 feet along the northerly line of said 11.526 acre tract to a 1/2-inch iron rod set in the northeasterly line of Kubin Street (50 foot right-of-way), same being the southwest corner of the referenced tract;

THENCE along the northeasterly line of Kubin Street for the following eight (8) calls:

N 6° 08' 52" W 96.95 feet to a 1/2-inch iron rod set;
N 5° 08' 48" W 119.06 feet to a 1/2-inch iron rod set;
N 2° 04' 16" W 56.03 feet to a 1/2-inch iron rod set;
N 1° 02' 21" W 108.59 feet to a 1/2-inch iron rod set;
N 0° 24' 33" E 114.35 feet to a 1/2-inch iron rod set;
N 3° 11' 07" W 75.00 feet to a 1/2-inch iron rod set;
N 7° 44' 31" W 76.71 feet to a 1/2-inch iron rod set;
N 16° 30' 13" W 115.07 feet to a 1/2-inch iron rod set;

THENCE N 16° 39' 42" W 24.65 feet to a 1/2-inch iron rod set in the southwesterly right-of-way of West 28th Street, same being the northwest corner of the referenced tract;

THENCE N 70° 31' 44" E 84.88 feet with the southwesterly right-of-way of West 28th Street to the PLACE OF BEGINNING, and containing 2.342 acres, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §
COUNTY OF BRAZOS §

I (We), ROSALIE DELACRUZ ROJO, the owner(s) and developer(s) of the land shown on this plat, and being (part of) the tract of land as conveyed to me (us,it) in the Deeds Records of Brazos County in Volume 3265, Page 175 and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

_____
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 whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2010.

_____
Notary Public, Brazos County, Texas

CERTIFICATION OF CITY PLANNER

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

_____
City Planner, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS §
COUNTY OF BRAZOS §

I, Karen McQueen, 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 _____, 2010, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

_____
Gregory Hopcus, R.P.L.S. No. 6047

STATE OF TEXAS
GREGORY HOPCUS
6047
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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 duly filed for the approval by 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 by said Commission.

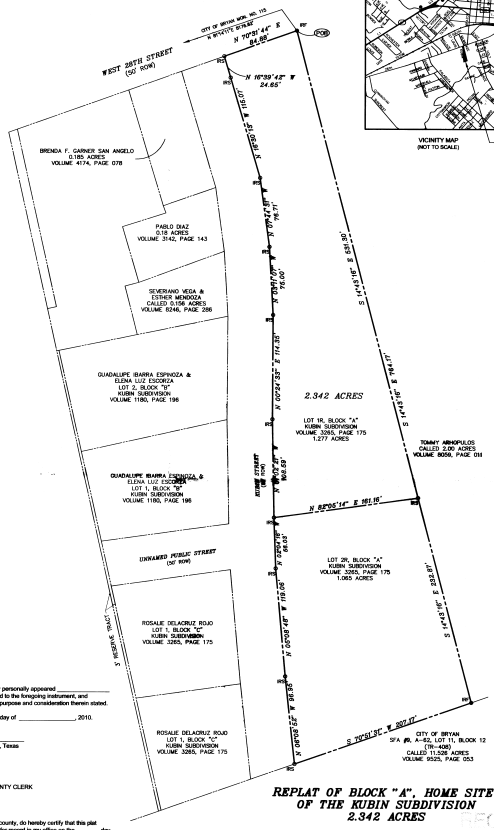
_____
Chair, Planning & Zoning Commission Bryan, Texas

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 _____, 2010

_____
City Engineer, City of Bryan

REPLAT



REPLAT OF BLOCK "A", HOME SITE OF THE KUBIN SUBDIVISION
2.342 ACRES

RECEIVED
JUL 14 2010
Development Services

RECORDED IN VOLUME 130, PAGE 125
CITY OF BRYAN,
STEPHEN F. AUSTIN SURVEY NO. 9, A-62
BRAZOS COUNTY, TEXAS
JULY, 2010

OWNER/DEVELOPER:
CITY OF BRYAN
300 S. TEXAS AVENUE
BRYAN, TEXAS 77803

GOODWIN-LASITER, INC.
ENGINEERS - ARCHITECTS
SURVEYORS
TBPE FIRM REGISTRATION #4-13
1609 S. CHESTNUT ST., SUITE 202 • LUFKIN, TEXAS 75901 • (936) 637-4900 • admin@goodwinlasiter.com
3600 STATE HWY. 6 SOUTH, SUITE 102 • COLLEGE STATION, TEXAS 77845 • (979) 696-6767 • cstat@goodwinlasiter.com

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NOTES:

1. BASIS OF BEARING IS GRID NORTH ACCORDING TO CITY OF BRYAN MONUMENTATION (MONUMENT NO. 115 - NAD 83).
2. ALL SET CORNERS ARE MONUMENTED BY 1/2" IRON RODS & SURVEYORS CAP UNLESS NOTED OTHERWISE.
3. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE FIRM MAPS OF BRAZOS COUNTY, MAP NUMBER 48041C0153C (AMENDED, EFFECTIVE DATE - JUNE 19TH, 2009, LOMR CASE NO. 09-06-2045P-480082)

RP10-14 KUBIN DRC

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