



- REPLAT NOTES:**
- (O/D.R.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
  - THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAN AS GRAPHICALLY DEPICTED ON F.E.M.A.— FIRM COMMUNITY PANEL NO. 48041C 0142C, JULY 2, 1992.
  - MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODES AND ORDINANCES.
  - BASIS OF BEARING:** NORTH ORIENTATION IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATIONS.
  - ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.
  - PARKLAND DEDICATION APPLIES TO THIS SUBDIVISION.
  - LOT 34R1 IS CURRENTLY DEVELOPED AS SINGLE-FAMILY RESIDENTIAL (RD-5) AND LOTS 34R2 & 34R3 ARE CURRENTLY VACANT AND UNDEVELOPED. PROPOSED USES WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT AND/OR REDEVELOPMENT.
  - ORIGINAL PLAT/EXISTING CONDITIONS:
    - \* TOPOGRAPHICAL DATA IS FROM THE CITY OF BRYAN TOPOGRAPHICAL MAPS;
    - \* APPROXIMATE LOCATION OF WATER AND SANITARY SEWER LINES SHOWN HEREON PER MAPS PROVIDED BY THE CITY OF BRYAN AND AS LOCATED ON THE GROUND.
  - A LOT DEPTH VARIANCE WILL BE REQUIRED FOR LOTS 34R2 & 34R3.
  - LOT 34, AS ILLUSTRATED IN THE "ORIGINAL/EXISTING CONDITIONS" VIEW, HAS BEEN ITS CONFIGURATION SINCE 1950 AS RECORDED IN VOLUME 146, PAGE 353.

**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 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.

**RECEIVED**

BRAD KERR, RPLS No. 4502

Aug 10 2011

**ORIGINAL PLAT / EXISTING CONDITIONS**

**REPLAT**

**SYMBOL & LINE LEGEND**

	POWER POLE
	LIGHT POLE
	GUY WIRE ANCHOR
	GAS PIPELINE RISER
	WATER VALVE
	WATER METER
	DOUBLE CHECK VALVE
	ELECTRIC VALVE
	BALL VALVE
	ELECTRICAL TRANSFORMER
	GAS METER
	MANHOLE
	CLEANOUT
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	AREA INLET
	JUNCTION BOX
	BUILDING SETBACK LINE
	PROPERTY LINE
	EASEMENT LINE
	PUBLIC UTILITY EASEMENT

**METES AND BOUNDS DESCRIPTION**

OF A  
 0.608 ACRE TRACT  
 RICHARD CARTER LEAGUE, A-8  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF LOTS 34 AND 35, GARDEN ACRES ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 116, PAGE 231 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO JOSHUA D. NORTON AND AMBER N. NORTON RECORDED IN VOLUME 9578, PAGE 169 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 NORTHWEST LINE OF SAID LOT 34 AND THE SOUTHWEST LINE OF EDGEWOOD STREET (40' R.O.W.) MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT. FRO REFERENCE, A 1/4 INCH IRON ROD FOUND BEARS: S 37° 00' 20" W FOR A DISTANCE OF 3.07 FEET;

THENCE: S 47° 38' 37" E ALONG THE SOUTHWEST LINE OF EDGEWOOD STREET AND THROUGH SAID LOT 34 FOR A DISTANCE OF 308.00 FEET (DEED CALL: S 44° 32' 51" E - 307.55 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF GARDEN ACRES BOULEVARD (80' R.O.W.), FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 26° 03' 47" E FOR A DISTANCE OF 0.72 FEET;

THENCE: S 40° 46' 17" W ALONG THE NORTHWEST LINE OF GARDEN ACRES BOULEVARD FOR A DISTANCE OF 70.00 FEET (DEED CALL: S 44° 22' 57" W - 70.76 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 34 AND 35, SAID IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 100.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 29' 42" FOR AN ARC DISTANCE OF 77.66 FEET (CHORD BEARS: S 71° 03' 21" W - 75.72 FEET) (DEED CALL CHORD: S 74° 53' 29" W - 75.85 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 0.54 ACRE TRACT OF LAND (PORTION OF LOTS 34, 35 AND 36) AS DESCRIBED BY A DEED TO ALESSANDRA LUISELLI RECORDED IN VOLUME 10227, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 16° 13' 53" W THROUGH SAID LOTS 34 AND 35 AND ALONG THE EAST LINE OF SAID 0.54 ACRE TRACT FOR A DISTANCE OF 130.23 FEET (DEED CALL: N 12° 30' 02" W - 130.226 FEET) TO A 1/2 INCH IRON ROD FOUND;

THENCE: N 49° 10' 38" W CONTINUING ALONG THE EAST LINE OF SAID 0.54 ACRE TRACT FOR A DISTANCE OF 160.00 FEET (DEED CALL: N 45° 26' 04" W - 160.00 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID LOT 35 AND LOT 7, BLOCK 4, NORTH GARDEN ACRES ACCORDING TO THE PLAT RECORDED IN VOLUME 146, PAGE 39 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 0.54 ACRE TRACT;

THENCE: N 40° 27' 57" E, AT 2.87 FEET PASS THE COMMON CORNER OF SAID LOTS 7, 34, 35 AND LOT 8 OF SAID BLOCK 4, CONTINUE ON ALONG THE NORTHWEST LINE OF SAID LOT 34 FOR A DISTANCE OF 72.84 FEET (DEED CALL: N 44° 23' 00" E - 70.00 FEET) TO THE POINT OF BEGINNING CONTAINING 0.608 OF AN ACRE OF LAND (26467 SQ. FT.), MORE OR LESS, AS SURVEYED ON THE GROUND JULY, 2011. SEE PLAT PREPARED JULY, 2011 FOR MORE DESCRIPTIVE INFORMATION. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I (We), \_\_\_\_\_, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 9578, Page 169, 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.

**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

**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

**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 of \_\_\_\_\_, 20\_\_\_\_, by said Commission.

Chairman, Planning & Zoning Commission,  
 Bryan, Texas

**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

**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



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

**REPLAT**  
 OF  
**GARDEN ACRES ADDITION**  
 PORTION OF LOTS 34 & 35  
 (VOLUME 116, PAGE 231)  
 CREATING  
**LOTS 34R1, 34R2 & 34R3**  
 3 LOTS - 0.608 ACRES  
 RICHARD CARTER LEAGUE, A-8  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SURVEYED: JULY, 2011



**LANDOWNER INFORMATION**  
 JOSHUA D. & AMBER N. NORTON  
 4409 ROCKY MEADOWS DRIVE  
 COLLEGE STATION, TX 77845

FILENAME: 0342FPA	SCALE: 1"=60'
SUBMITTED DATE: 8/3/11	
REVISIONS: 10/1/08	
DRAWN BY: R.A.M.	
CHECKED BY: BRAD KERR	
FIELD BOOK: N/A	PAGES: N/A
RME CONSULTING ENGINEERS	CLIENT NO. PROJECT NO.
7607 EASTMARK DR., STE. 250F <77840>	266 - 0436
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	

*K*