



- REPLAT NOTES:**
1. (O/D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
  2. THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0142C, JULY 2, 1992.
  3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODES AND ORDINANCES.
  4. BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATIONS.
  5. ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.
  6. PARKLAND DEDICATION APPLIES TO THIS SUBDIVISION.
  7. LOT 34R1 IS CURRENTLY DEVELOPED AS SINGLE-FAMILY RESIDENTIAL (RD-5) AND LOT 34R2 IS CURRENTLY VACANT AND UNDEVELOPED. PROPOSED USE WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT AND/OR REDEVELOPMENT.
  8. 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.
  9. LOT DEPTH VARIANCE WILL BE REQUIRED FOR LOT 34R2.
  10. LOT 34R, AS ILLUSTRATED IN THE "ORIGINAL/EXISTING CONDITIONS" VIEW, HAS BEEN ITS CONFIGURATION SINCE 1950 AS RECORDED IN VOLUME 146, PAGE 352 & 353 AND MORE RECENTLY IN VOLUME 10546, PAGE 10.

**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 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.

**ORIGINAL PLAT / EXISTING CONDITIONS  
 LOT 34R - VOLUME 10546, PAGE 10**

**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
	P.U.E. PUBLIC UTILITY EASEMENT

**METES AND BOUNDS DESCRIPTION OF A 0.631 ACRE TRACT**  
 OF A  
 RICHARD CARTER LEAGUE, A-B  
 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 LOT 34R, GARDEN ACRES ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 10546, PAGE 10 OF THE DEED 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 34R AND THE SOUTHWEST LINE OF EDGEWOOD STREET (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF SAID 0.631 ACRE TRACT. FOR REFERENCE, A 1/2 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 FOR A DISTANCE OF 148.00 FEET TO A 1/2 INCH IRON ROD SET MARKING A POINT FOR A CORNER ALONG THE EDGEWOOD STREET RIGHT-OF-WAY LINE;

THENCE: N 40° 46' 17" E FOR A DISTANCE OF 4.00 FEET TO A 1/2 INCH IRON ROD SET MARKING A POINT FOR A CORNER ALONG THE EDGEWOOD STREET RIGHT-OF-WAY LINE;

THENCE: S 47° 38' 37" E FOR A DISTANCE OF 160.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF GARDEN ACRES BOULEVARD (80' R.O.W.) AND THE SOUTHEAST CORNER OF SAID LOT 34R;

THENCE: S 40° 46' 17" W ALONG THE NORTHWEST LINE OF GARDEN ACRES BOULEVARD, AT 4.00 FEET PASS A 5/8 INCH IRON ROD FOUND (FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 26° 03' 47" E FOR A DISTANCE OF 0.72 FEET), CONTINUE ON FOR A TOTAL DISTANCE OF 74.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 34R AND PORTION OF LOT 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) 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 ALONG THE EAST LINE OF SAID LOT 34R FOR A DISTANCE OF 130.23 FEET;

THENCE: N 49° 10' 38" W CONTINUING ALONG THE EAST LINE OF LOT 34R FOR A DISTANCE OF 160.08 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 LOT 34R;

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 34R FOR A DISTANCE OF 72.84 FEET TO THE POINT OF BEGINNING CONTAINING 0.631 OF AN ACRE OF LAND (27485 SQ. FT.), MORE OR LESS, AS SURVEYED ON THE GROUND JULY, 2011. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATIONS.

**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.

Owner \_\_\_\_\_ Owner \_\_\_\_\_  
 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 executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, 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 \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chairman, Planning & Zoning Commission,  
 Bryan, Texas

**REPLAT**

**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

BRAD KERR, RPLS No. 4502

**SURVEYED BY: KERR SURVEYING, LLC**  
 409 NORTH TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 268-3195

**REPLAT  
 OF  
 GARDEN ACRES ADDITION  
 LOT 34R  
 (VOLUME 10546, PAGE 10)  
 CREATING  
 LOTS 34R1 & 34R2  
 2 LOTS - 0.631 ACRES  
 RICHARD CARTER LEAGUE, A-B  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SURVEYED: JULY, 2011**

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

**FILENAME:** 0342FPA **SCALE:** 1"=60'  
**SUBMITTED DATE:** 8/3/11, 11/22/11  
**REVISIONS:** 3/26/12B  
**DRAWN BY:** R.A.M.  
**CHECKED BY:** BRAD KERR  
**FIELD BOOK:** N/A **PAGES:** 1/1

**7607 EASTMARK DR., STE. 252 <77840>  
 POST OFFICE BOX 9253  
 COLLEGE STATION, TEXAS 77842  
 EMAIL: civil@engineer.com**

**OFFICE - (979) 764-0704  
 FAX - (979) 764-0704**

**RECEIVED**  
**RME CONSULTING ENGINEERS**  
 CLIENT NO. PROJECT NO. 7 2012  
**266 - 0436**

TEXAS FIRM REGISTRATION No. F-4695