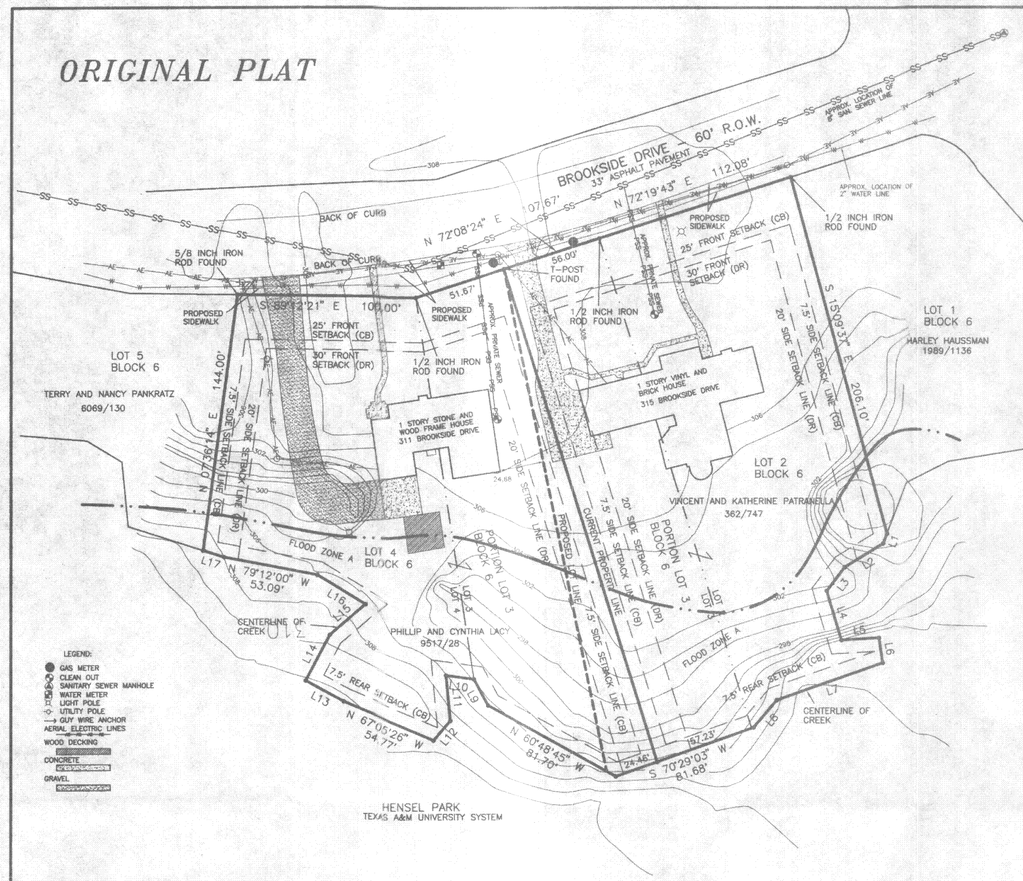
ORIGINAL PLAT



LEGEND:
- GAS METER
- CLEAN OUT
- SANITARY SEWER MANHOLE
- WATER METER
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD DECKING
- CONCRETE
- GRAVEL

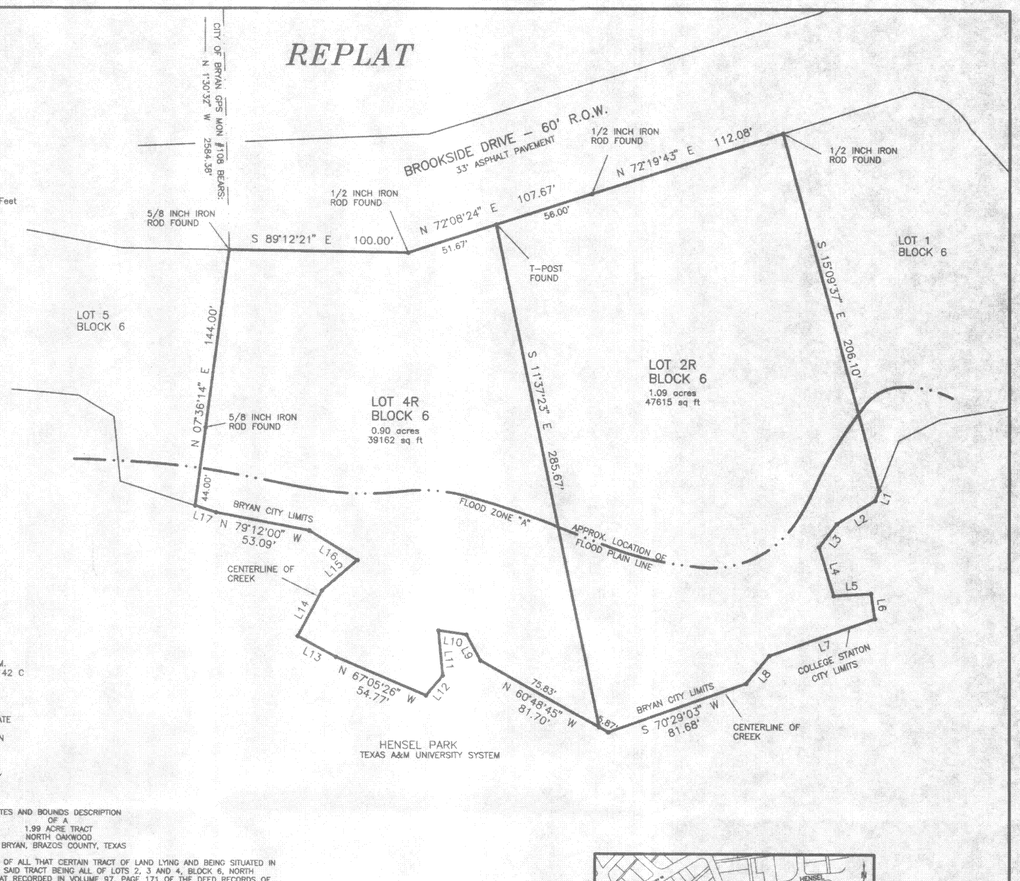
Scale: 1" = 40'

40 0 40 80 120 Feet

LINE	DISTANCE	BEARING
L1	5.98'	S 21°22'30" W
L2	25.10'	S 58°36'24" W
L3	16.52'	S 37°13'18" W
L4	28.31'	S 16°51'50" E
L5	20.95'	N 86°34'39" E
L6	14.13'	S 08°36'33" E
L7	62.61'	S 70°38'26" W
L8	20.00'	S 40°08'52" W
L9	16.49'	N 28°32'21" W
L10	15.73'	N 81°49'08" W
L11	25.33'	S 05°24'20" E
L12	14.41'	S 40°27'17" W
L13	24.22'	N 61°33'08" W
L14	28.57'	N 28°03'52" E
L15	26.08'	N 49°37'16" E
L16	31.48'	N 58°35'07" W
L17	12.31'	N 72°10'41" W

GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA, ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED BY FEMA) ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C AND 48041C0142 C DATED JULY 2, 1992.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
5. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE FROM DIGITAL MAPS.
6. LOCATION OF SOUTH PROPERTY LINE OF LOTS IS FROM AN ACTUAL SURVEY OF THE CENTERLINE OF CREEK.
7. SUBJECT PROPERTY IS CURRENTLY ZONED R-NC -- RESIDENTIAL N.C.D.
8. THE PURPOSE OF THIS PLAT IS TO ADJUST THE PROPERTY LINE BETWEEN THE TWO OWNERS TO REPAIR THE DRIVEWAY ENCROACHMENT.

REPLAT



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 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__.

_____
Chairman

CERTIFICATION OF 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, City of Bryan

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, City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) PHILLIP LACY AND CYNTHIA LACY, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 9517, Page 28, 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 hereon for the purposes identified.

_____
_____
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(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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.

_____
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE 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 authentification was filed for record in my office on the _____ day of _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) VINCENT AND KATHERINE PATRANELLA, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 362, Page 747, 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 hereon for the purposes identified.

_____
_____
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(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

METES AND BOUNDS DESCRIPTION
OF A
1.99 ACRE TRACT
NORTH OAKWOOD
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 2, 3 AND 4, BLOCK 6, NORTH OAKWOOD, ACCORDING TO THE PLAT RECORDED IN VOLUME 97, PAGE 171 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 SOUTH LINE OF BROOKSIDE DRIVE (60' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID LOT 4 AND THE NORTHEAST CORNER OF LOT 5, BLOCK 6;

THENCE: S 89° 12' 21" E ALONG THE SOUTH LINE OF BROOKSIDE DRIVE FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 4 AND LOT 3;

THENCE: N 72° 08' 24" E CONTINUING ALONG THE SOUTH LINE OF BROOKSIDE DRIVE FOR A DISTANCE OF 107.67 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 3 AND LOT 2;

THENCE: N 72° 19' 43" E CONTINUING ALONG THE SOUTH LINE OF BROOKSIDE DRIVE FOR A DISTANCE OF 112.08 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF LOT 1, BLOCK 6;

THENCE: S 15° 09' 37" E ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 1 FOR A DISTANCE OF 206.10 FEET TO THE CENTERLINE OF AN EXISTING CREEK

THENCE: ALONG THE CENTERLINE OF SAID CREEK, SAME BEING THE SOUTH LINE OF SAID LOTS 2, 3 AND 4 AND THE NORTH LINE OF HENSEL PARK, AND SAME BEING CALLED THE CITY LIMITS OF BRYAN AND COLLEGE STATION, FOR THE FOLLOWING CALLS:

S 21° 22' 30" W FOR A DISTANCE OF 5.98 FEET;

S 58° 36' 24" W FOR A DISTANCE OF 25.10 FEET;

S 37° 13' 18" W FOR A DISTANCE OF 16.52 FEET;

S 16° 51' 50" E FOR A DISTANCE OF 28.31 FEET;

N 86° 34' 39" E FOR A DISTANCE OF 20.95 FEET;

S 08° 36' 33" E FOR A DISTANCE OF 14.13 FEET;

S 70° 38' 26" W FOR A DISTANCE OF 62.61 FEET;

S 40° 08' 52" W FOR A DISTANCE OF 20.00 FEET;

S 70° 29' 03" W FOR A DISTANCE OF 81.68 FEET;

N 60° 48' 45" W FOR A DISTANCE OF 81.70 FEET;

N 28° 32' 21" W FOR A DISTANCE OF 16.49 FEET;

N 81° 49' 08" W FOR A DISTANCE OF 15.73 FEET;

S 05° 24' 20" E FOR A DISTANCE OF 25.33 FEET;

S 40° 27' 17" W FOR A DISTANCE OF 14.41 FEET;

N 67° 05' 26" W FOR A DISTANCE OF 54.77 FEET;

N 61° 33' 08" W FOR A DISTANCE OF 24.22 FEET;

N 28° 03' 52" E FOR A DISTANCE OF 28.57 FEET;

N 49° 37' 16" E FOR A DISTANCE OF 26.08 FEET;

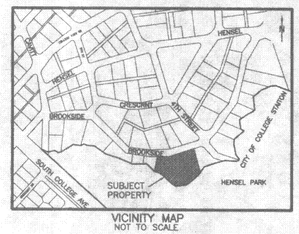
N 58° 35' 07" W FOR A DISTANCE OF 31.48 FEET;

N 79° 12' 00" W FOR A DISTANCE OF 53.09 FEET;

N 72° 10' 41" W FOR A DISTANCE OF 12.31 FEET TO THE COMMON CORNER OF SAID LOT 4 AND LOT 5;

THENCE: N 07° 36' 14" E ALONG THE COMMON LINE OF SAID LOT 4 AND LOT 5, AT 44.00 FEET PASS A 5/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.99 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



VICINITY MAP
NOT TO SCALE

REPLAT
OF
LOTS 2, 3 AND 4, BLOCK 6
NORTH OAKWOOD
VOLUME 97, PAGE 171
TO CREATE
LOT 2R AND 4R, BLOCK 6 NORTH OAKWOOD
1.99 ACRES
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
SURVEY DATE: MARCH 2012
PLAT DATE: 03-19-12
REVISED: 04-03-12
JOB NUMBER: 12-085
CAD NAME: 12-085
CR5 FILE: KENNERLY (cont); 12-085 (job)

RECEIVED
APR 04 2012
Development & Engineering Services

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: PHILLIP & CYNTHIA LACY
15600 WOOD BROOK LANE
COLLEGE STATION, TEXAS 77845
PHONE (979) 575-1888