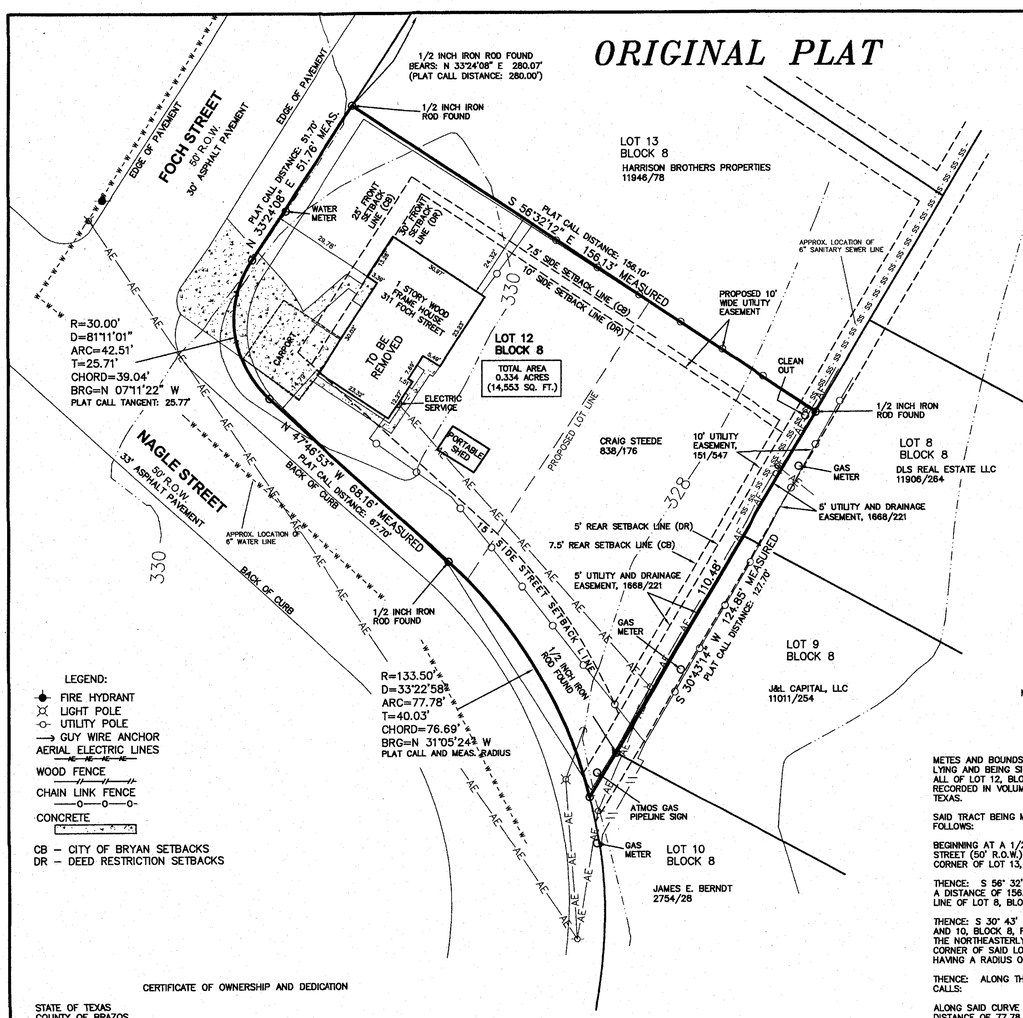
ORIGINAL PLAT



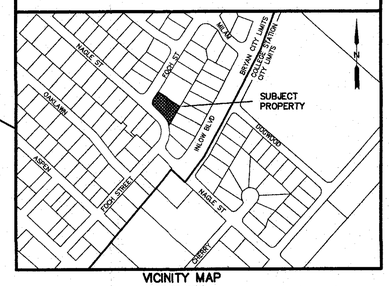
LEGEND:

- FIRE HYDRANT
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- CONCRETE

CB – CITY OF BRYAN SETBACKS
DR – DEED RESTRICTION SETBACKS

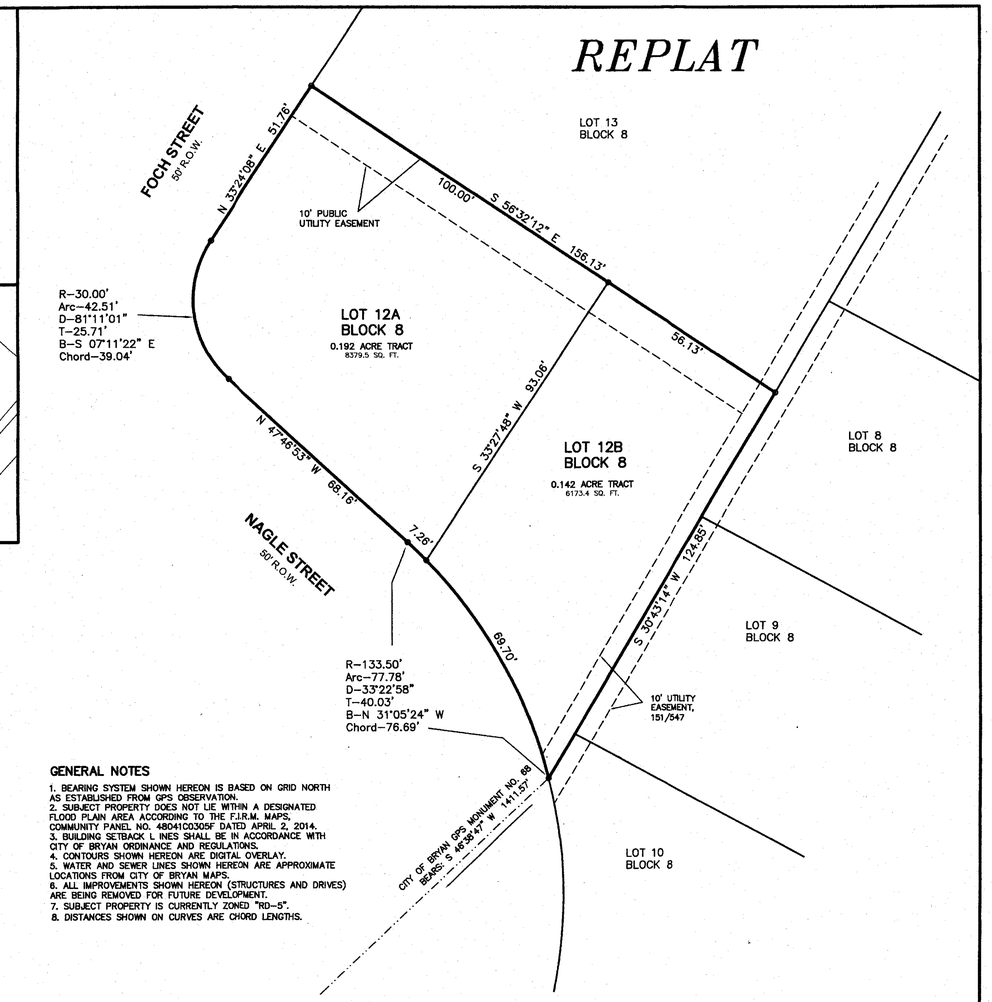
SCALE: 1" = 20'

20 0 20 40 60 Feet



VICINITY MAP
NOT TO SCALE

REPLAT



METES AND BOUNDS DESCRIPTION
OF A
0.334 ACRE TRACT
LOT 12, BLOCK 8
OAK TERRACE ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING STUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 12, BLOCK 8, OAK TERRACE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 151, PAGE 547 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF FOCH STREET (50' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 12 AND THE WEST CORNER OF LOT 13, BLOCK 8;

THENCE: S 56° 32' 12" E ALONG THE COMMON LINE OF SAID LOT 12 AND LOT 13 FOR A DISTANCE OF 156.13 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF LOT 8, BLOCK 8, MARKING THE EAST CORNER OFS AID LOT 12;

THENCE: S 30° 43' 14" W ALONG THE COMMON LINE OF SAID LOT 12 AND LOTS 8, 9 AND 10, BLOCK 8, FOR A DISTANCE OF 124.85 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHEASTERLY LINE OF NAGLE STREET (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 12, SAID IRON ROD SET BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 133.50 FEET;

THENCE: ALONG THE NORTHEASTERLY LINE OF NAGLE STREET FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33° 22' 58" FOR AN ARC DISTANCE OF 77.78 FEET (CHORD BEARS: N 31° 05' 24" W – 76.69 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

N 47° 46' 53" W FOR A DISTANCE OF 68.16 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 30.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81° 11' 01" FOR AN ARC DISTANCE OF 42.51 FEET (CHORD BEARS: N 07° 11' 22" W – 39.04 FEET) TO THE END OF SAID CURVE ON THE SOUTHEAST LINE OF FOCH STREET;

THENCE: N 33° 24' 08" E ALONG THE SOUTHEAST LINE OF FOCH STREET FOR A DISTANCE OF 51.76 FEET TO THE POINT OF BEGINNING CONTAINING 0.334 OF AN ACRE 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

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0305F DATED APRIL 2, 2014.
3. BUILDING SETBACK L INES 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 LOCATIONS FROM CITY OF BRYAN MAPS.
6. ALL IMPROVEMENTS SHOWN HEREON (STRUCTURES AND DRIVES) ARE BEING REMOVED FOR FUTURE DEVELOPMENT.
7. SUBJECT PROPERTY IS CURRENTLY ZONED "RD–5".
8. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, CRAIG STEEDE, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 838, Page 176, 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 whose name is 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

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 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 _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page ____.

_____
County Clerk
Brazos County, Texas

REPLAT

OF

LOT 12, BLOCK 8
OAK TERRACE ADDITION
VOLUME 151, PAGE 547
0.334 AC., J. E. SCOTT SURVEY, A–50
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 01–20–15
PLAT DATE: 01–27–15

JOB NUMBER: 15–028
CAD NAME: 15–028R
CR5 FILE: 15–028

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

PREPARED FOR: CRAIG STEEDE
309 E. 35TH STREET
AUSTIN, TEXAS 78705
PHONE (512) 413–8736