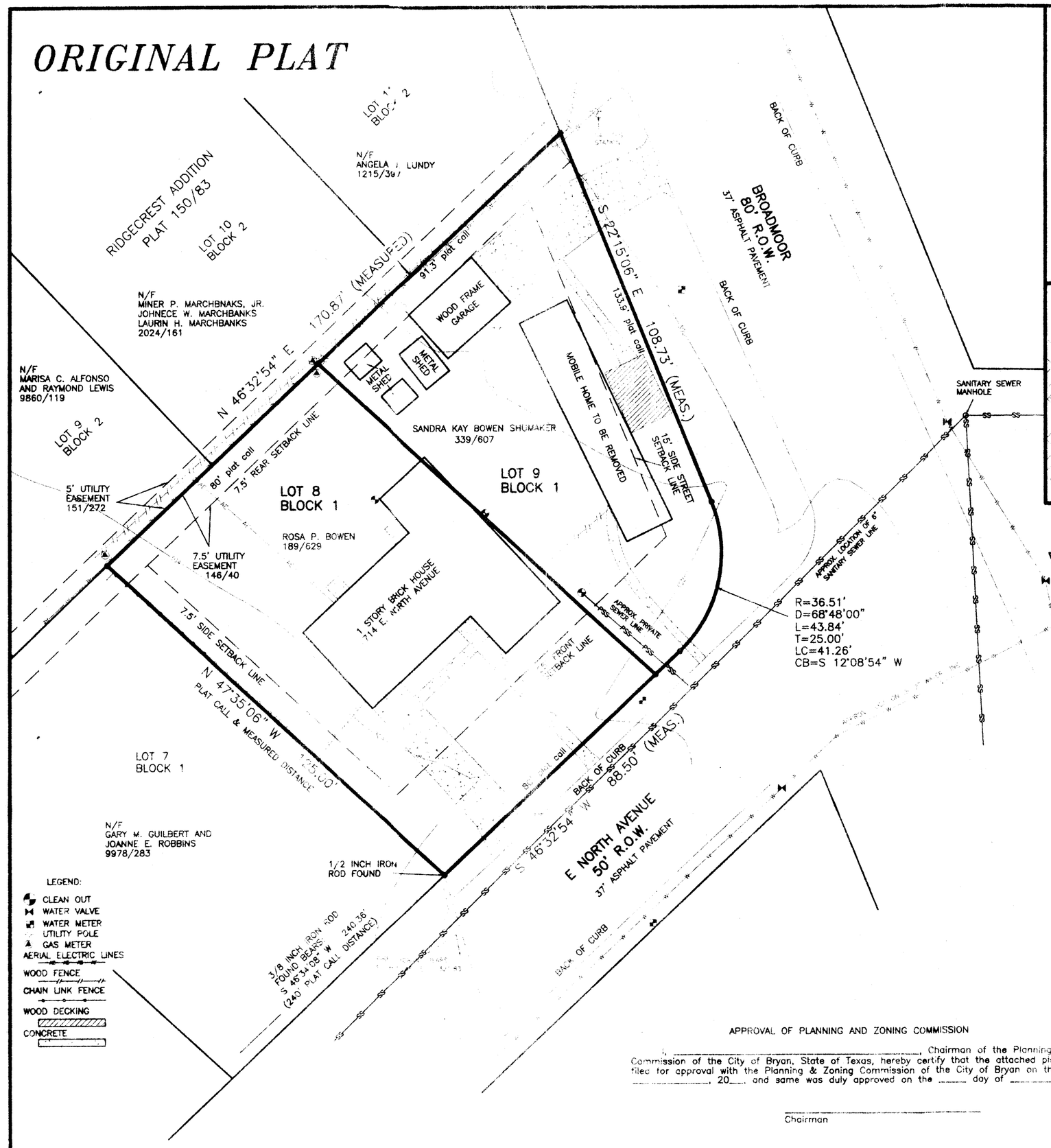
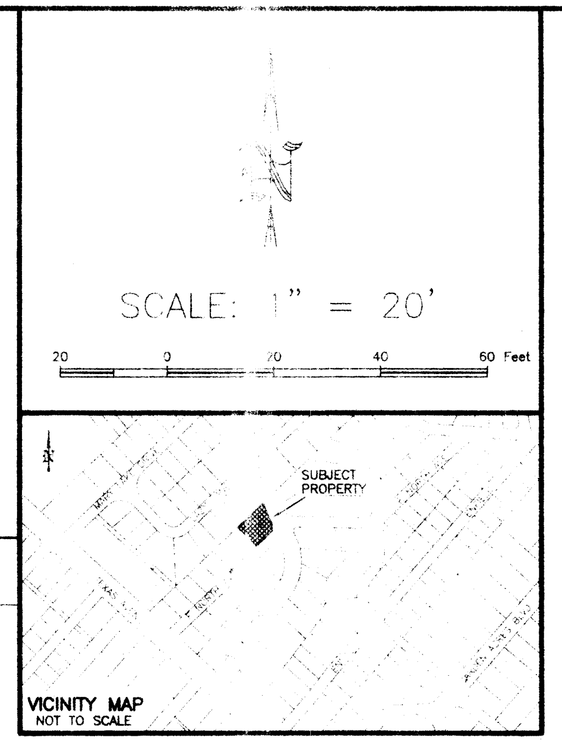
ORIGINAL PLAT



LEGEND:

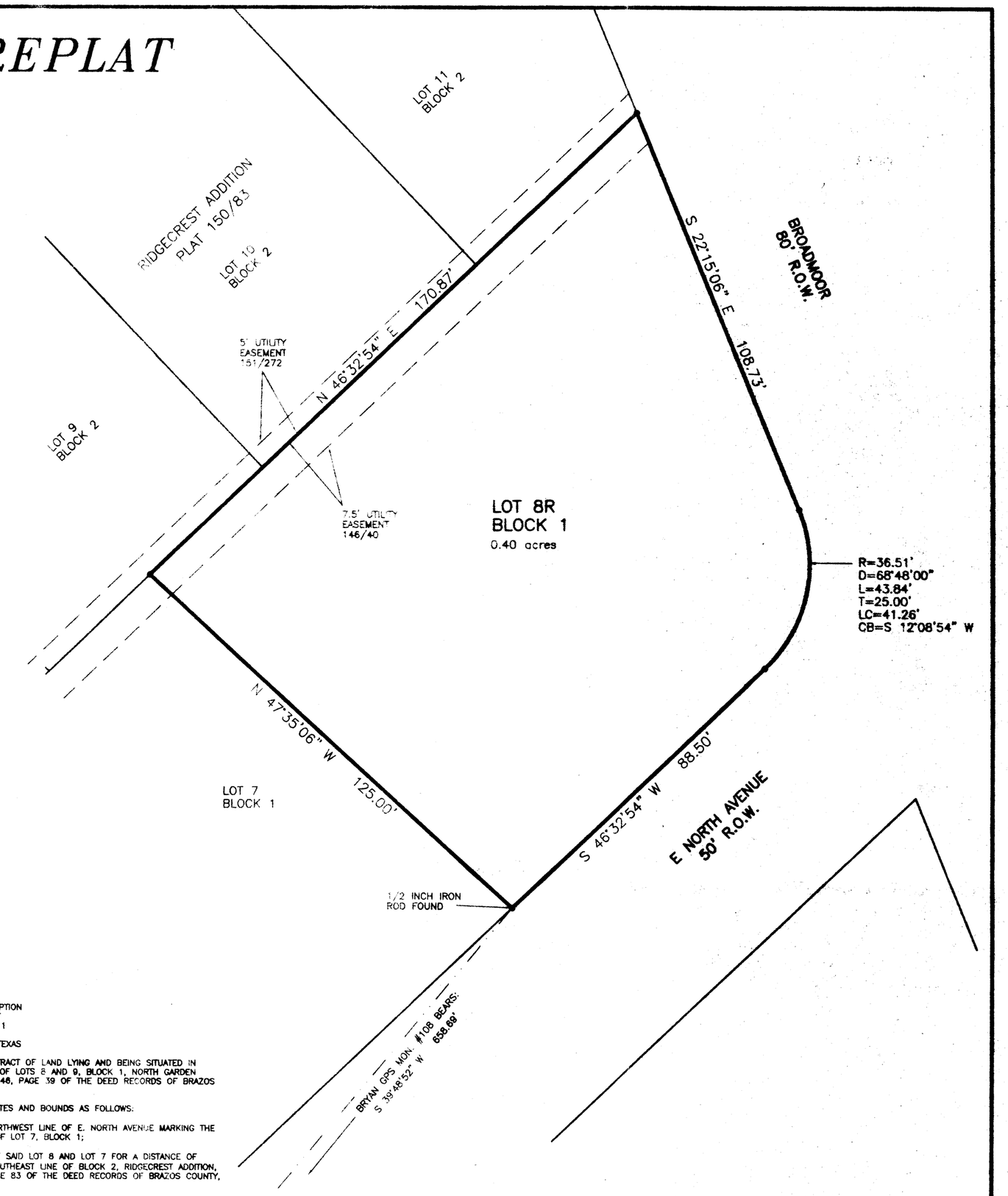
- CLEAN OUT
- WATER VALVE
- WATER METER
- UTILITY POLE
- GAS METER
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- WOOD DECKING
- CONCRETE



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215 E DATED MAY 16, 2012.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. CONTOURS SHOWN HEREON ARE PER DIGITAL OVERLAY.
6. WATER AND SEWER LINES SHOWN HERE ARE APPROXIMATE LOCATIONS ONLY.
7. SUBJECT PROPERTY IS CURRENTLY ZONED "RD-5" – SINGLE FAMILY RESIDENTIAL.

REPLAT



METES AND BOUNDS DESCRIPTION
OF A 0.40 ACRE TRACT
LOTS 8 AND 9, BLOCK 1
NORTH GARDEN ACRES
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 8 AND 9, BLOCK 1, NORTH GARDEN ACRES, ACCORDING TO THE PLAT RECORDED IN VOLUME 146, PAGE 39 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 NORTHWEST LINE OF E. NORTH AVENUE MARKING THE SOUTH CORNER OF SAID LOT 8 AND THE EAST CORNER OF LOT 7, BLOCK 1;

THENCE: N 47° 35' 06" W ALONG THE COMMON LINE OF SAID LOT 8 AND LOT 7 FOR A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF BLOCK 2, RIDGECREST ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 150, PAGE 83 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 46° 32' 54" E ALONG THE COMMON LINE OF SAID LOTS 8 AND 9 AND RIDGECREST ADDITION FOR A DISTANCE OF 170.87 FEET TO A 1/2 INCH IRON ROD SET ON THE WESTERLY LINE OF BROADMOOR (80' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 9;

THENCE: S 22° 15' 06" E ALONG THE WESTERLY LINE OF BROADMOOR FOR A DISTANCE OF 108.73 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 36.51 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68° 48' 00" FOR AN ARC DISTANCE OF 43.84 FEET (CHORD BEARS: S 12° 08' 54" W – 41.26 FEET) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF E. NORTH AVENUE MARKING THE END OF SAID CURVE;

THENCE: S 46° 32' 54" W ALONG THE NORTHWEST LINE OF E. NORTH AVENUE FOR A DISTANCE OF 88.50 FEET TO THE POINT OF BEGINNING CONTAINING 0.40 OF AN ACRE OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____, 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 Official Records of Brazos County, in Volume 339, Page 607, 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

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, _____, 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 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

REPLAT
OF
LOTS 8 & 9, BLOCK 1
NORTH GARDEN ACRES
VOLUME 146, PAGE 39
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: DEC. 2012
PLAT DATE: 01–21–13
REVISED: 01–29–13
JOB NUMBER: 12–837
CAD NAME: 12–837
CR5 FILE: BEV (cont); 12–837 (job)

RECEIVED
JAN 29 2013
Development & Engineering Services

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

PREPARED FOR: JOHN FRENCH
714 NORTH AVENUE
BRYAN, TEXAS 77802
PHONE (979) 846–0095

LG