CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I(We), Sabine Featherstone, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(Us) in the Deed Records of Brazos County in Volume 486, Page 184, whose name is subscribed hereto hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

.....
Owner/Developer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Sabine Featherstone, known to me to be the person whose name is 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

CERTIFICATE OF SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No. 2972 of 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 metes and bounds describing said subdivision will describe a closed geometric form.

Donald Garrett, R.P.L.S. No. 2972

APPROVAL OF THE CITY PLANNER

I,....., the undersigned, City Planner and/or designated Secretary of the Planning and 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, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, ..., Chair 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 and 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 and Zoning Commission
City of 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

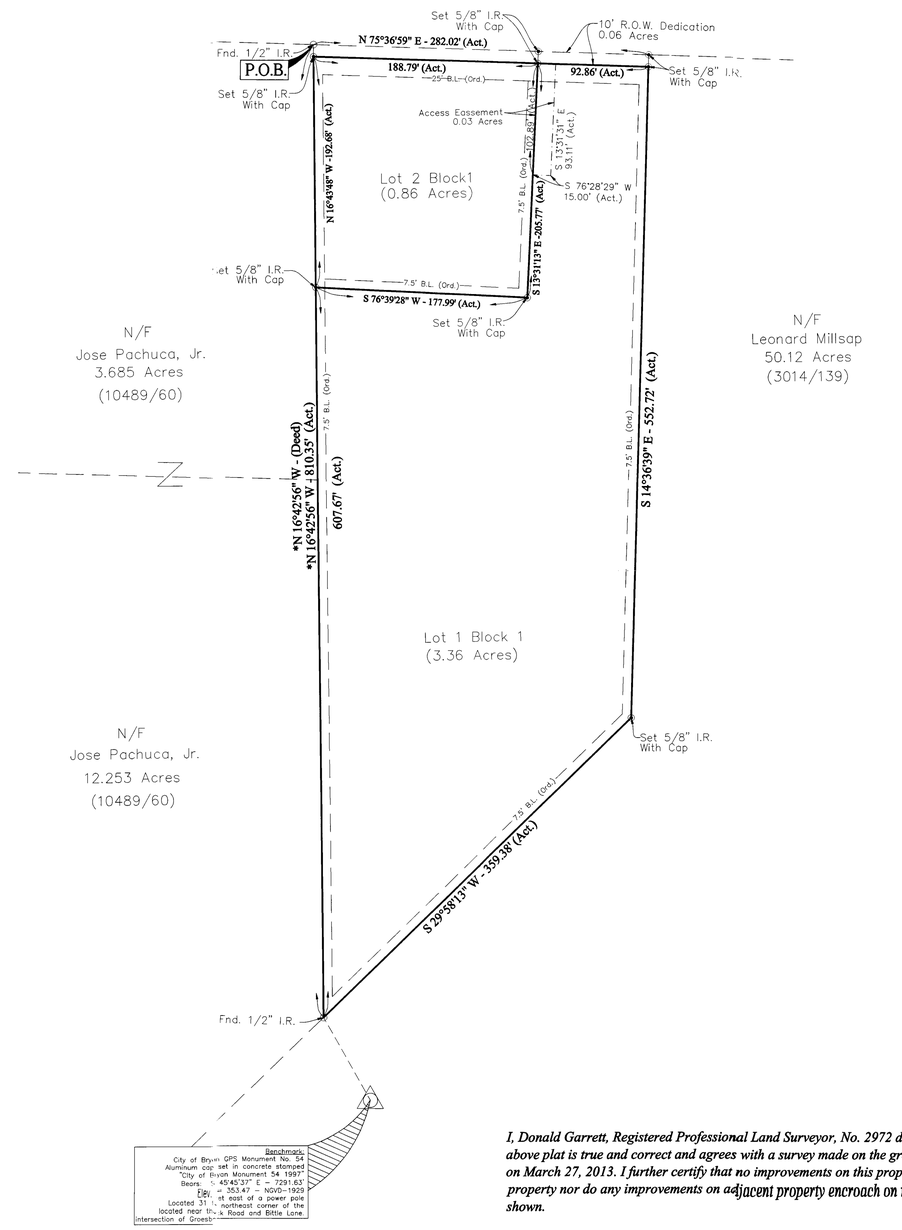
STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certified 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 .....

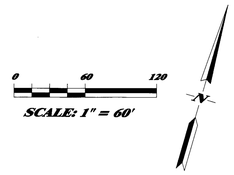
.....
County Clerk, Brazos County, Texas

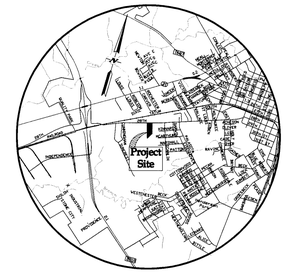
2111 West 28th Street

60' Public Right-of-Way



Benchmark:
City of Bryan GPS Monument No. 54
Aluminum cap set in concrete stamped "City of Bryan Monument 54 1997"
Bearing: S 45°45'37" E – 7291.63'
Elev. = 353.47 – NAVD–1929
Located 31' east of a power pole located near the northeast corner of the intersection of Groesbeck Road and Bittle Lane.





Vicinity Map
N. T. S.

NOTES:

1. "This survey is invalid without the original signature and is only valid for the initial transaction."

2. *Basis-of-Bearing: Deed bearing used as Basis of Bearing.

3. Fence lines may not be exactly on property lines.

4. The purpose of this plat is to create two (2) lots containing 4.22 acres total.

5. This property is zoned: RD-5.

6. This property does not lie within the 100-year flood hazard area established by the Federal Emergency Management Agency, Fema Firm Community Panel No. 48041C0195E, Revised May 16, 2012.

Easements:

1. To: City of Bryan
By S. W. Strength, et ux, in instrument dated May 30, 1957, recorded in Volume 187, Page 413, of the Deed Records of Brazos County, Texas. – Unable to locate as described.

2. To: City of Bryan
By S. W. Strength, et ux, in instrument dated March 24, 1976, recorded in Volume 350, Page 446, of the Deed Records of Brazos County, Texas. – Unable to locate as described.

Field Notes
4.22 Acres

Being all of that tract or parcel of land, lying and being situated in the S.F. Austin League No. 9, A-62, and being a part of that tract of land conveyed to Sabine Featherston by S.W. Strength, deed recorded in Volume 486, page 184, Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING; at a ½" iron rod found at the most northerly common corner of this tract and the Jose Pachuca, Jr. 3.685 acre tract (10489/60), same being in the south right-of-way line of West 28th Street;

THENCE: N 75° 36' 59" E - 282.02 feet along said west 28th Street line to a 5/8" iron rod with cap set for the most northerly common corner of this tract and the Leonard Millsap 50.12 acre tract (3014/139);

THENCE: S 14° 36' 39" E - 552.72 feet and S 29° 58' 13" W - 359.38 feet along the common line between this tract and said Millsap tract to a ½" iron rod found at the most southerly common corner of this tract and the Jose Pachuca, Jr. 12.253 acre tract (10489/60);

THENCE: N 16° 42' 56" W - 810.35 feet along the common line between this tract and said Jose Pachuca, Jr. 3.685 acre and 12.253 acre tracts to the PLACE OF BEGINNING; and containing 4.22 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on March 27, 2013.

I, Donald Garrett, Registered Professional Land Surveyor, No. 2972 do hereby certify that the above plat is true and correct and agrees with a survey made on the ground under my supervision on March 27, 2013. I further certify that no improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property, except as shown.

A FINAL PLAT of Opa & Oma Subdivision Lot 1 & Lot 2, Block 1

(4.22 ACRES)
Stephen F. Austin League No. 9, A-62
Bryan, Brazos County, Texas
MARCH 27, 2013

MAY 29 2013

Prepared for:
Sabine Featherston
2111 W. 28th Street
Bryan, Texas, 77801

GARRETT ENGINEERING

Telephone:
(979) 775-0238
(979) 324-4020 Cell

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