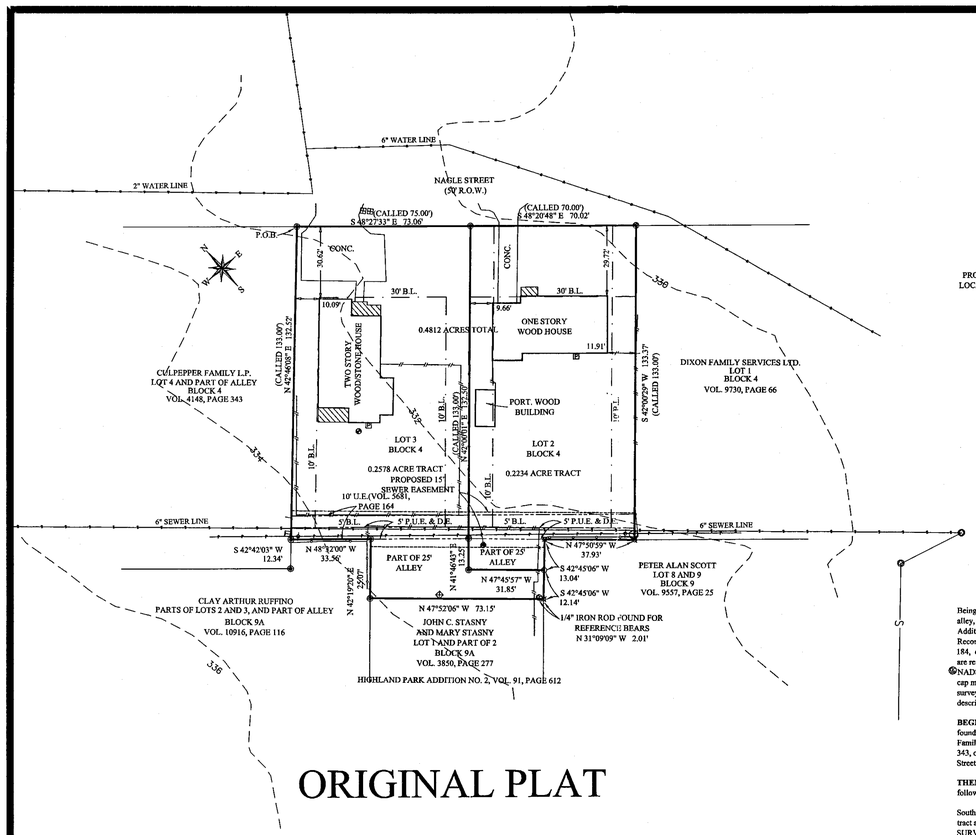
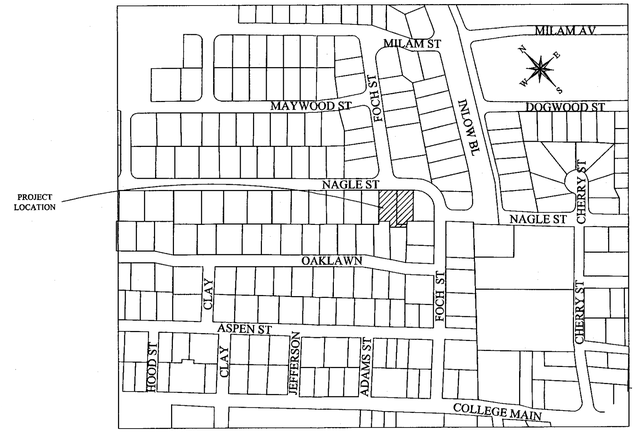
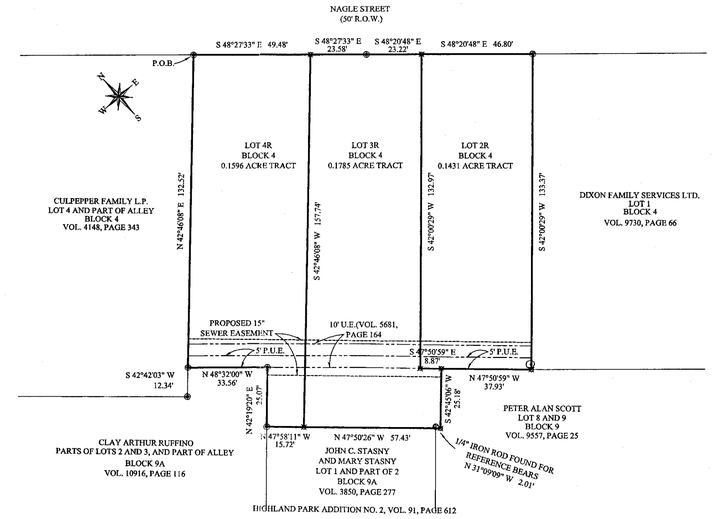


ORIGINAL PLAT



VICINITY MAP

NOT TO SCALE



REPLAT

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.4812 acres, and being all of Lot 2 & Part of the alley, and all of Lot 3 and Part of the alley, Block 4 in the Revised Oak Terrace Addition to the City of Bryan in Vol. 151, Page 547, the Brazos County Deed Records(B.C.D.R.), and being the same tract of land, as recorded in Vol. 11318, Page 184, of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary based on found 1/2" iron rods with plastic cap marked "PAYNE LAND SURV" referred to the previous recorded plat, as surveyed on the ground on October 20th of 2014, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap marked "PAYNE LAND SURV" found for the north corner of this tract, also being the east corner of the Culpepper Family L.P. called Lot 4 and part of alley, Block 4, as recorded in Vol. 4148, Page 343, of the B.C.O.R., also being a point on the southwest right-of-way line of Nagle Street (50' R.O.W.);

THENCE along the common line between this tract and said Nagle Street, for the following calls:

South 48°27'33" East, a distance of 73.06 feet along the common line between this tract and said Nagle Street to a 1/2" iron rod with plastic cap marked "PAYNE LAND SURV" found for a point on the northeast line of this tract, also being a point on the southwest right-of-way line of said Nagle Street;

South 48°20'48" East, a distance of 70.02 feet along the common line between this tract and said Nagle Street to a 1/2" iron rod with yellow plastic cap marked "KERR - RPLS 4502" found for the east corner of this tract, also being a point on the southwest right-of-way line of said Nagle Street, and also being the north corner of Dixon Family Services LTD, called Lot 1, Block4;

THENCE South 42°00'29" West, a distance of 133.37 feet along the common line between this tract and Dixon tract to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the south corner of this tract, also being the west corner of said Dixon tract, also being a point on the northeast line of Peter Alan Scott, called Lots 8 and 9, Block 9, as recorded in Vol. 9557, Page 25 of the B.C.O.R.;

THENCE along the common line between this tract and said Scott tract, for the following calls:

North 47°50'59" West, a distance of 37.93 feet along the common line between this tract and said Scott tract to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point on the southwest line of this tract, also being the north corner of said Scott tract;

South 42°45'06" West, a distance of 13.04 feet along the common line between this tract and said Scott tract to a property corner no set for a point on the southwest line of this tract;

South 42°45'06" West, a distance of 12.14 feet along the common line between this tract and said Scott tract to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the southwest corner of this tract, also being a point on the northwest line of said Scott tract, from which a 1/4" iron rod found for reference bears N 31°09'09" W, a distance of 2.01 feet for the east corner of John C. Stasny and Mary Stasny, called Lot 1 and part of Lot 2, Block 9A, as recorded in Vol. 3850, Page 277 of the B.C.O.R.;

THENCE North 47°52'06" West, a distance of 73.15 feet along the common line between this tract and said Stasny tract to a 1/2" iron rod with plastic cap marked "PAYNE LAND SURV" found for a point on the southwest line of this tract, also being the north corner of said Stasny tract, also being a point on the southeast line of Clay Arthur Ruffino, called Parts of Lots 2 and 3, and part of alley, Block 9A, as recorded in Vol. 10916, Page 116, of the B.C.O.R.;

THENCE along the common line between this tract and said Ruffino tract, for the following calls:

North 42°19'20" East, a distance of 25.07 feet along the common line between this tract and said Ruffino tract to a 1/2" iron rod with plastic cap marked "PAYNE LAND SURV" found for a point on the southwest line of this tract, also being the east corner of said Ruffino tract;

North 48°32'00" West, a distance of 33.56 feet along the common line between this tract and said Ruffino tract to a 1/2" iron rod with plastic cap marked "PAYNE LAND SURV" found for the west corner of this tract, also being the north corner of said Ruffino tract, also being a point on the southeast line of said Culpepper tract, from which a 1/2" iron rod with red plastic cap marked "SM KLING - RPLS 2003" found for reference bears S 42°42'03" W, a distance of 12.34 feet for the south corner of said Culpepper tract

THENCE North 42°46'08" East, a distance of 132.52 feet along the common line between this tract and said Culpepper to the **PLACE OF BEGINNING** containing 0.4812 acres.

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- PLATTED BUILDING LINE
- ELECTRICAL LINE
- CHAIN LINK FENCE
- WOOD FENCE
- WATER LINE
- SEWER LINE
- SEWER CLEANOUT
- WATER METER
- WATER VALVE
- ELECTRIC METER
- POWER POLE
- GAS METER
- LIGHT POLE
- TELEPHONE BOX
- SEWER CLEANOUT
- 1/4" IRON ROD FOUND
- 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
- 1/2" IRON ROD WITH PLASTIC CAP MARKED "PAYNE LAND SURV" FOUND
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR - RPLS 4502" FOUND
- 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "SM KLING - RPLS 2003" FOUND
- PROPERTY CORNER
- STUMP

NOTES

RESTRICTIONS RECORDED IN VOL. 155, PAGE 230, VOL. 354, PAGE 694, VOL. 471, PAGE 409, AND VOL. 1668, PAGE 221

SCALE: 1" = 30'

30 0 30 60 90 Feet

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 _____, 2014.

_____
City Engineer, City of Bryan

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 _____, 2014, and same was duly approved on the ____ day of _____, 2014.

_____
Chairman

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Public Surveyor No. 6132, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on July 14th, 2014 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.

Adam Wallace, R.P.L.S. No. 6132

STATE OF TEXAS
REGISTERED
ADAM C. WALLACE
6132
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010

2. SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 48041C0305F EFFECTIVE DATE, 04/02/2014

3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.

4. EXISTING STRUCTURES AT 4400 NAGLE WILL BE REMOVED PRIOR TO RECORDING OF REPLAT

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 _____, 2014.

_____
City Planner, City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 11897, Page 199, 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

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 _____, 2014.

_____
Notary Public, Brazos County, Texas

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 _____, 2014, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

LOTS 2R, 3R AND 4R
BLOCK 4

BEING A REPLAT

OF LOTS 2, AND 3, AND PART OF ALLEY
BLOCK 4

REVISED OAK TERRACE ADDITION
VOLUME 151, PAGE 547
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
RED DOG INVESTMENTS/FAIRVIEW ACQUISITIONS, LLC.
PO BOX 11765
COLLEGE STATION TX 77842
(979)-777-5553

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com - FIRM #101784-00

File name:14-0691-NAGLE ST-4400-4336.DWG
Plot date: 11/05/14