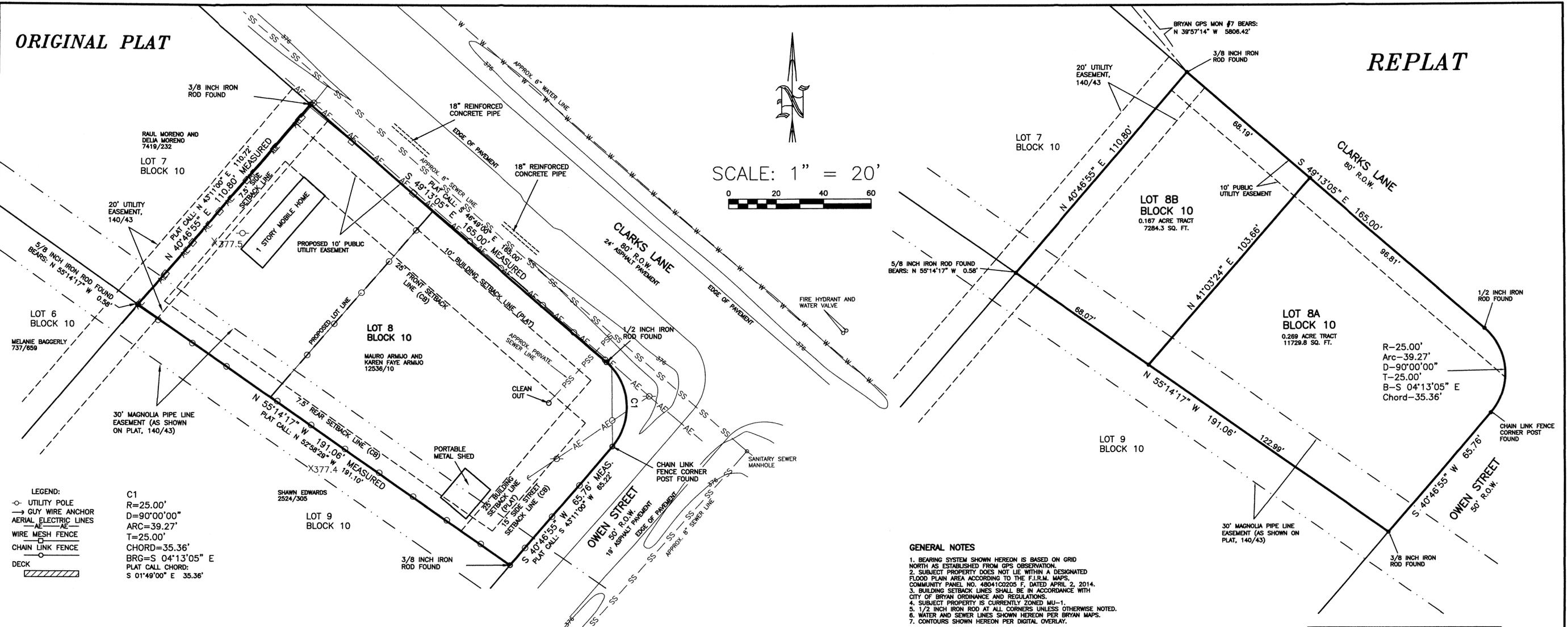


**ORIGINAL PLAT**

**REPLAT**



- LEGEND:**
- UTILITY POLE
  - GUY WIRE ANCHOR
  - AERIAL ELECTRIC LINES
  - WIRE MESH FENCE
  - CHAIN LINK FENCE
  - ▨ DECK

**C1**  
 R=25.00'  
 D=90°00'00"  
 ARC=39.27'  
 T=25.00'  
 CHORD=35.36'  
 BRG=S 04°13'05" E  
 PLAT CALL CHORD:  
 S 01°49'00" E 35.36'

**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. 4804100205 F, DATED APRIL 2, 2014, CITY OF BRYAN ORDINANCE AND REGULATIONS.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. SUBJECT PROPERTY IS CURRENTLY ZONED MU-1.
5. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. WATER AND SEWER LINES SHOWN HEREON PER BRYAN MAPS.
7. CONTOURS SHOWN HEREON PER DIGITAL OVERLAY.

**METES AND BOUNDS DESCRIPTION**

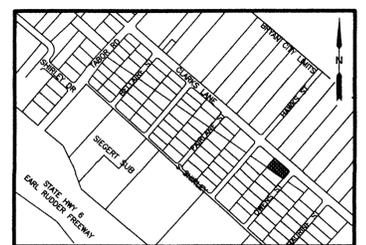
OF A  
 0.437 ACRE TRACT  
 LOT 8, BLOCK 10  
 LONE OAK ACRES  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 83, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 8, BLOCK 10, LONE OAK ACRES, ACCORDING TO THE PLAT RECORDED IN VOLUME 140, PAGE 43 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

- BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF CLARKS LANE (80' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 8 AND THE EAST CORNER OF LOT 7, BLOCK 10;
- THENCE: S 49° 13' 05" E ALONG THE SOUTHWEST LINE OF CLARKS LANE FOR A DISTANCE OF 165.00 FEET TO A 1/2 INCH IRON ROD MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;
- THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 04° 13' 05" E - 35.36 FEET) TO THE END OF SAID CURVE ON THE NORTHWEST LINE OF OWEN STREET (50' R.O.W.);
- THENCE: S 40° 46' 55" W ALONG THE NORTHWEST LINE OF OWEN STREET FOR A DISTANCE OF 65.76 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 8 AND THE EAST CORNER OF LOT 9, BLOCK 10;
- THENCE: N 55° 14' 17" W ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 9 FOR A DISTANCE OF 191.06 FEET TO THE COMMON CORNER OF SAID LOTS 7, 8 AND 9 AND LOT 6, BLOCK 10;
- THENCE: N 40° 46' 55" E ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 7 FOR A DISTANCE OF 110.80 FEET TO THE POINT OF BEGINNING CONTAINING 0.437 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREON 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

We, MAURO & KAREN ARMUJO, 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 12536, Page 10, 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 persons whose names 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, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication 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

**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

**REPLAT**

OF  
**LOT 8, BLOCK 10**  
**LONE OAK ACRES**  
 VOLUME 140, PAGE 43  
 0.437 AC., S. F. AUSTIN LEAGUE #10, A-63  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET  
 SURVEY DATE: 06-15-15  
 PLAT DATE: 06-16-15

JOB NUMBER: 15-455  
 CAD NAME: 15-455  
 CR5 FILE: 15-455

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

PREPARED FOR: KAREN ARMUJO  
 2512 ARBOR DRIVE  
 BRYAN, TEXAS 77802  
 PHONE (979) 450-8703