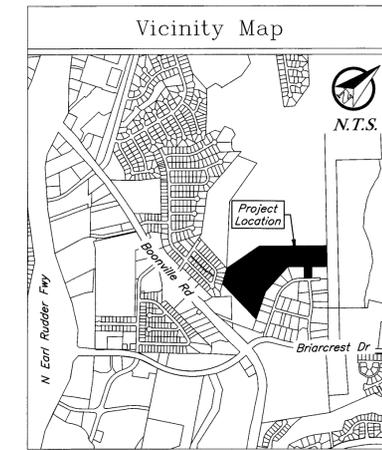
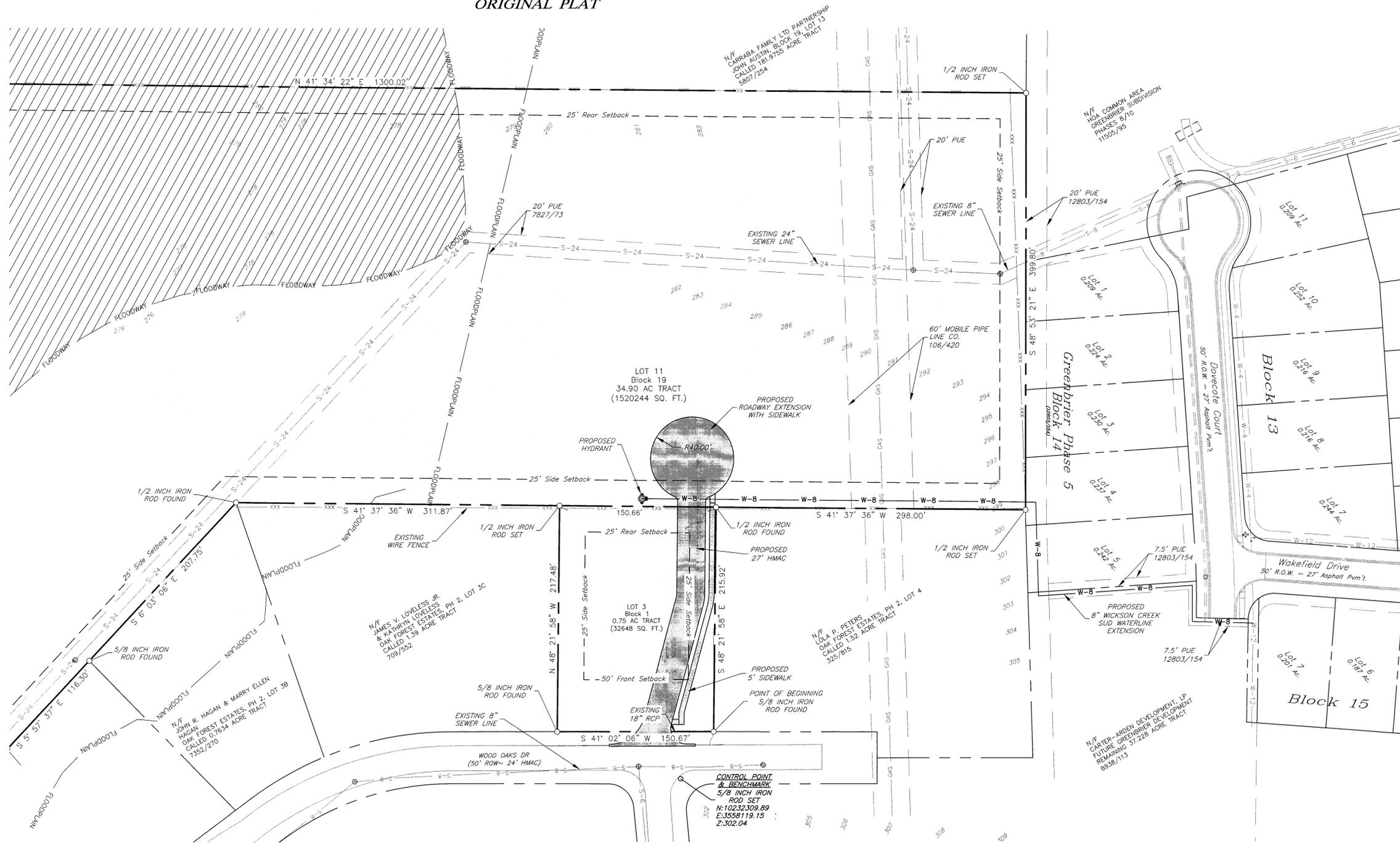


ORIGINAL PLAT



Legend

Line Types	Description
(Solid line)	Proposed Conditions
(Dashed line)	Existing Conditions
(Line with 'W-8')	Water Line (Size Noted)
(Line with 'S-8')	Sanitary Sewer (Size Noted)
(Line with 'AE')	Aerial Electrical
(Dotted line)	Contour
(Dashed line with 'E')	Easement
(Line with 'P')	Property Line
(Line with 'PP')	Power Pole
(Circle with 'SM')	Sewer Manhole

RECEIVED
AUG 17 2016

FINAL PLAT

Oak Forest Estates
Being a Replat of
Phase 2, Lot 3D, 0.75 AC & 8.49 Acres
of John Austin, Block 19, Lot 11

August 2016
Page 1 of 2

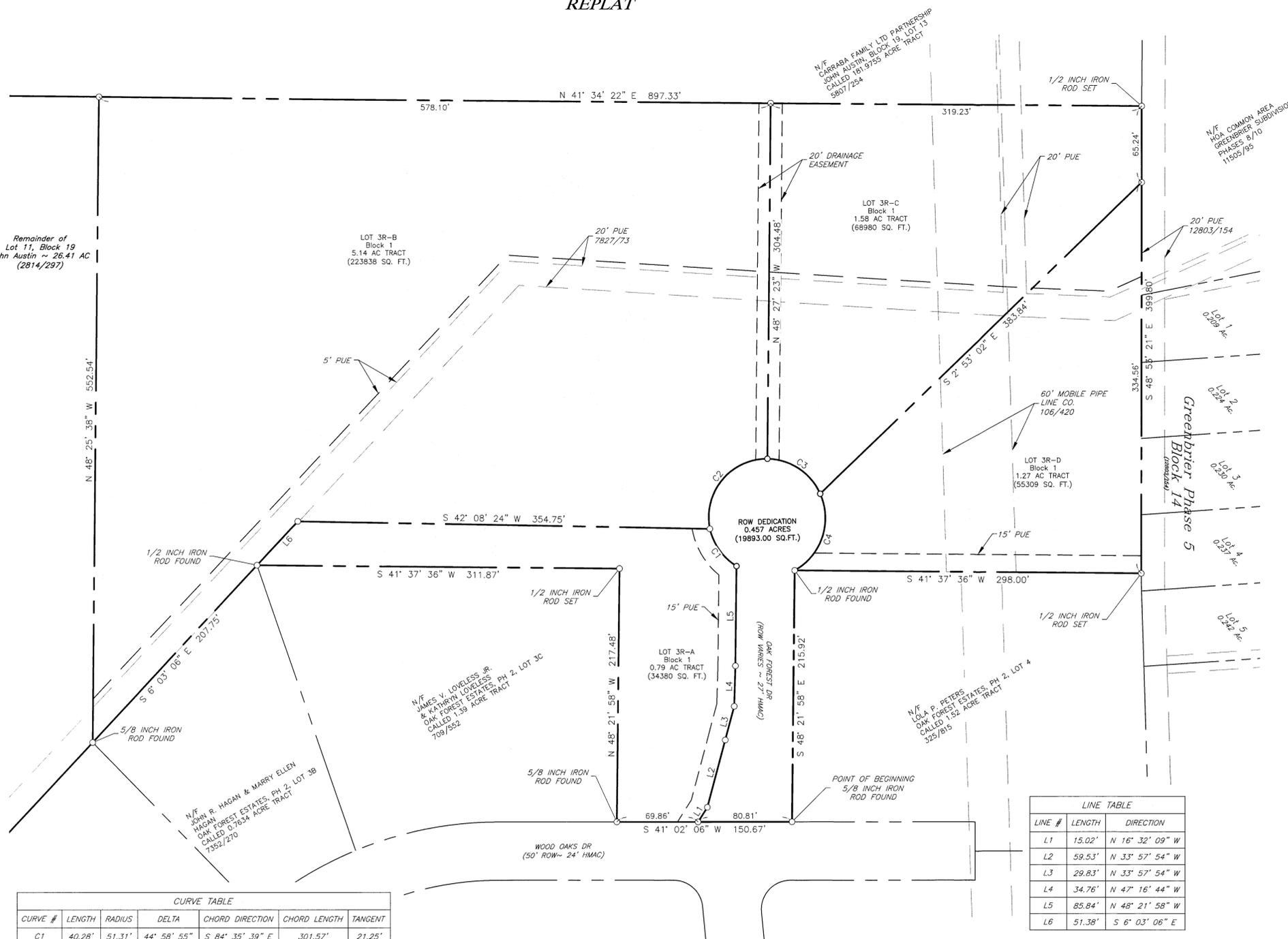
Owner:
Julie Davis
24203 N. Riding Dr.
Tomball, TX 77375

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

J4 Engineering 8/17/2016 Oak Forest Estates - Plat.dwg JME Project # 16-008

REPLAT



METES AND BOUNDS DESCRIPTION OF A 9.238 ACRE TRACT JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 34.90 ACRE TRACT OF LAND AND ALL OF A CALLED 0.75 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MICHAEL DAVIS, TRUSTEE, RECORDED IN VOLUME 2910, PAGE 111 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID 0.75 ACRE TRACT BEING A PORTION OF TRACT 3, OAK FOREST ESTATES, SECOND INSTALLMENT ACCORDING TO THE PLAT RECORDED IN VOLUME 308, PAGE 223 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND (N-10232363.56; E-3558105.75) ON THE NORTHWEST LINE OF WOOD OAKS DRIVE (50' R.O.W.) MARKING THE EAST CORNER OF SAID TRACT 3 AND THE SOUTH CORNER OF TRACT 4 OF SAID OAK FOREST ESTATES (COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 - TEXAS STATE PLANE CENTRAL ZONE - GRID NORTH BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-12 AND AS ESTABLISHED BY GPS OBSERVATION);

THENCE: S 41° 02' 06" W ALONG THE NORTHWEST LINE OF WOOD OAKS DRIVE FOR A DISTANCE OF 150.67 FEET (DEED CALL: S 44° 09' 00" W - 150.69 FEET, 2910/11) TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.75 ACRE TRACT AND THE EAST CORNER OF A CALLED 1.393 ACRE PORTION OF SAID TRACT 3 AS DESCRIBED BY A DEED TO JAMES V. LOVELESS, JR. AND WIFE, KATHERYN LOVELESS RECORDED IN VOLUME 709, PAGE 552 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-121 BEARS: S 12° 33' 56" E FOR A DISTANCE OF 1708.76 FEET;

THENCE: N 48° 21' 58" W THROUGH SAID TRACT 3 AND ALONG THE COMMON LINE OF SAID 0.75 ACRE TRACT AND SAID 1.393 ACRE TRACT FOR A DISTANCE OF 217.48 FEET (DEED CALL: N 45° 18' 55" W - 217.52 FEET, 2910/11) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF SAID TRACT 3 AND THE SOUTHWEST LINE OF SAID 34.90 ACRE TRACT, SAID IRON ROD SET MARKING THE WEST CORNER OF SAID 0.75 ACRE TRACT AND THE NORTH CORNER OF SAID 1.393 ACRE TRACT;

THENCE: S 41° 37' 36" W ALONG THE COMMON LINE OF SAID 34.90 ACRE TRACT AND SAID TRACT 3 FOR A DISTANCE OF 311.87 FEET (PLAT CALL BEARING: S 44° 41' 05" W, 308/223) TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 1.393 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 0.7634 ACRE PORTION OF SAID TRACT 3 AS DESCRIBED BY A DEED TO JOHN R. HAGAN AND MARY ELLEN HAGAN RECORDED IN VOLUME 7352, PAGE 270 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 06° 03' 06" E CONTINUING ALONG THE COMMON LINE OF SAID 34.90 ACRE TRACT AND SAID TRACT 3 FOR A DISTANCE OF 207.75 FEET (PLAT CALL BEARING: S 03° 03' 06" E, 308/223) TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 0.7634 ACRE TRACT;

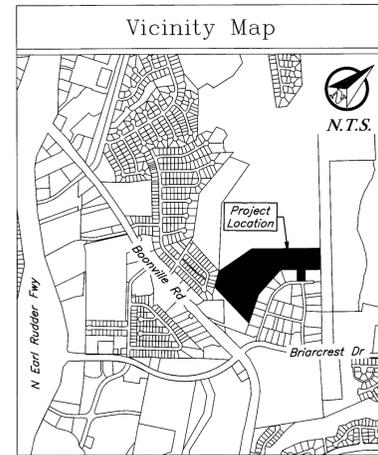
THENCE: N 48° 25' 38" W THROUGH SAID 34.90 ACRE TRACT FOR A DISTANCE OF 552.54 FEET TO A 1/2 INCH IRON ROD SET ON THE COMMON LINE OF SAID 34.90 ACRE TRACT AND THE REMAINDER OF A CALLED 333.4 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CARRABBA FAMILY LIMITED PARTNERSHIP RECORDED IN VOLUME 5807, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING A NORTHWEST CORNER OF SAID 34.90 ACRE TRACT BEARS: S 41° 34' 22" W FOR A DISTANCE OF 402.69 FEET;

THENCE: N 41° 34' 22" E ALONG THE COMMON LINE OF SAID 34.90 ACRE TRACT AND SAID REMAINDER OF 333.4 ACRE TRACT FOR A DISTANCE OF 897.33 FEET (DEED CALL BEARING: N 44° 22' 45" E, 2910/11) TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF GREENBRIER PHASE 8/10 ACCORDING TO THE PLAT RECORDED IN VOLUME 11505, PAGE 95 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID IRON ROD SET MARKING THE NORTH CORNER OF SAID 34.90 ACRE TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 48° 31' 26" W FOR A DISTANCE OF 1312.34 FEET;

THENCE: S 48° 53' 21" E ALONG THE NORTHEAST LINE OF SAID 34.90 ACRE TRACT FOR A DISTANCE OF 399.80 FEET (DEED CALL: S 46° 50' 01" E - 400.00 FEET, 2910/11) TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF GREENBRIER PHASE 5 ACCORDING TO THE PLAT RECORDED IN VOLUME 12803, PAGE 154 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID IRON ROD SET MARKING THE EAST CORNER OF SAID 34.90 ACRE TRACT AND THE NORTH CORNER OF SAID TRACT 4, OAK FOREST ESTATES. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 48° 53' 21" E FOR A DISTANCE OF 7.36 FEET;

THENCE: S 41° 37' 36" W ALONG THE COMMON LINE OF SAID 34.90 ACRE TRACT AND SAID TRACT 4 FOR A DISTANCE OF 298.00 FEET (PLAT CALL: S 44° 41' 05" W - 295.72 FEET, 308/223) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID TRACT 3 AND THE WEST CORNER OF SAID TRACT 4;

THENCE: S 48° 21' 58" E ALONG THE COMMON LINE OF SAID TRACTS 3 AND 4, BEING THE NORTHEAST LINE OF SAID 0.75 ACRE TRACT, FOR A DISTANCE OF 215.92 FEET (PLAT CALL: S 45° 18' 55" E - 216.44 FEET, 308/223) TO THE POINT OF BEGINNING CONTAINING 8.411 ACRES OF LAND, AS SURVEYED ON THE GROUND APRIL, 2016. SEE PLAT PREPARED APRIL, 2016, FOR MORE DESCRIPTIVE INFORMATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001106246721. (CALCULATED USING GEOID12A).



Legend

Line Types	Proposed Conditions
---	Existing Conditions
W-8	Water Line (Size Noted)
S-8	Sanitary Sewer (Size Noted)
AE	Aerial Electrical
---	Contour
---	Easement
---	Property Line
⊙	Power Pole
⊙	Sewer Manhole

- General Notes:
- Bearing system shown hereon is based on Grid North as established from G.P.S. observation.
 - This property is zoned A-0, Agricultural Open.
 - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
 - This lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215F, effective April 2, 2014.
 - Building setback lines to be in accordance with City Council.
 - Ordinance No. _____ Effective Date: _____
 - Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan.
 - Existing contours shown here are from field data.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	40.28'	51.31'	44° 58' 55"	S 84° 35' 39" E	301.57'	21.25'
C2	88.66'	50.00'	101° 35' 43"	S 9° 19' 43" E	77.49'	61.30'
C3	57.39'	50.71'	64° 50' 35"	S 74° 31' 50" W	54.37'	32.21'
C4	75.64'	50.76'	85° 22' 45"	N 30° 22' 26" W	68.83'	46.82'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	15.02'	N 16° 32' 09" W
L2	59.53'	N 33° 57' 54" W
L3	29.83'	N 33° 57' 54" W
L4	34.76'	N 47° 16' 44" W
L5	85.84'	N 48° 21' 58" W
L6	51.38'	S 6° 03' 06" E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Julie Davis, owner of the 8.49 acre tract shown on this plat, being the same tract of land as platted in the Deeds Records of Brazos County in Volume 2910, Page 011, and designated as Block 1, Lots 1-4, John Austin Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Julie Davis, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Julie Davis, 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 on this ____ day of _____, 20____.

Notary Public, _____ County, _____

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 the property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

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
Bryan, Texas

CERTIFICATE OF 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

APPROVAL OF 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 some was duly approved on the ____ day of _____, 20____ by said Commission.

Chair, Planning & Zoning Commission Bryan, 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 authentication was filed for record in my office the ____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

FINAL PLAT

Oak Forest Estates
Being a Replat of
Phase 2, Lot 3D, 0.75 AC & 8.49 Acres
of John Austin, Block 19, Lot 11

August 2016
Page 2 of 2

Owner:
Julie Davis
24203 N. Riding Dr.
Tomball, TX 77375

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0867
TBPFE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195