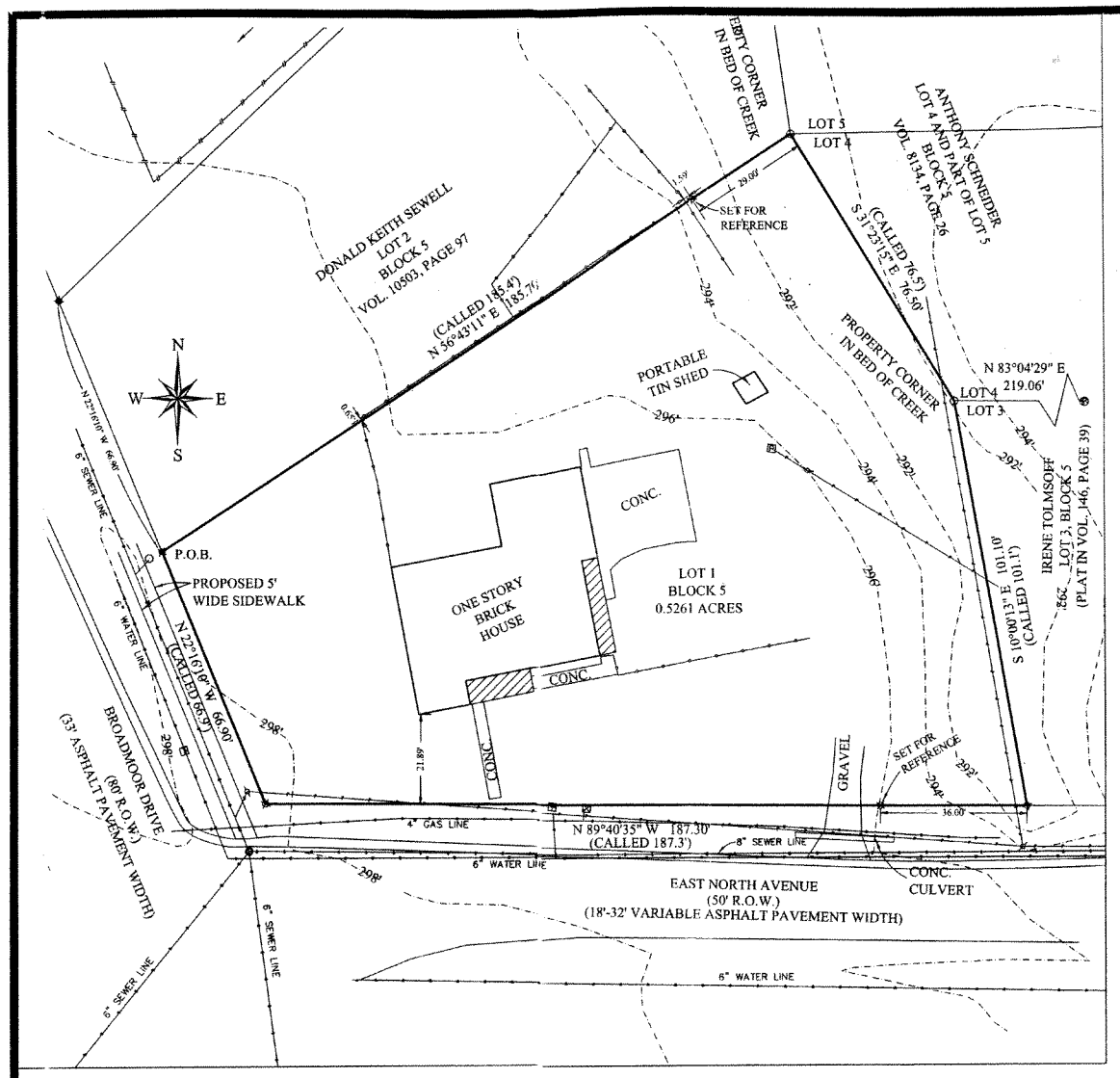
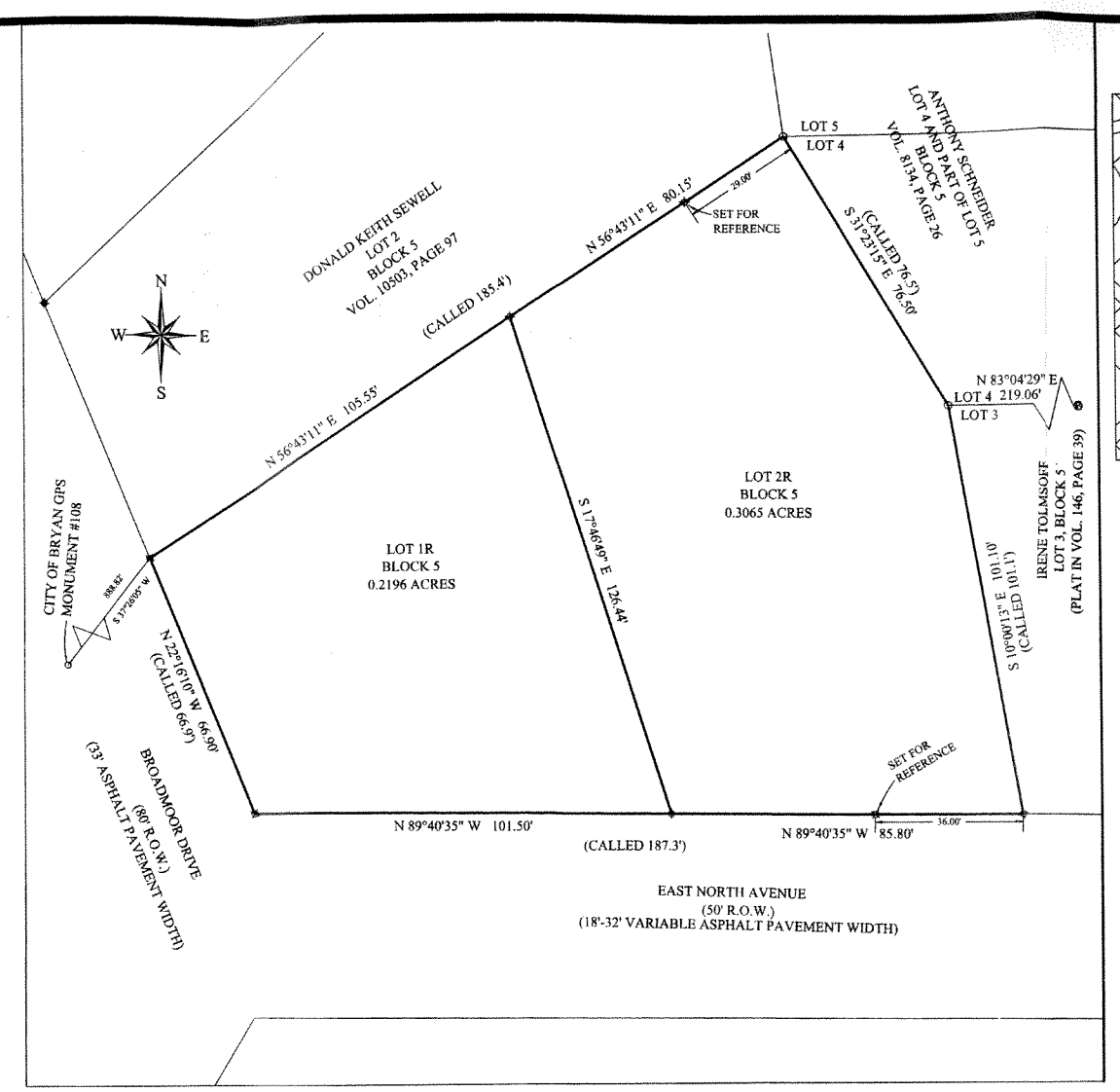
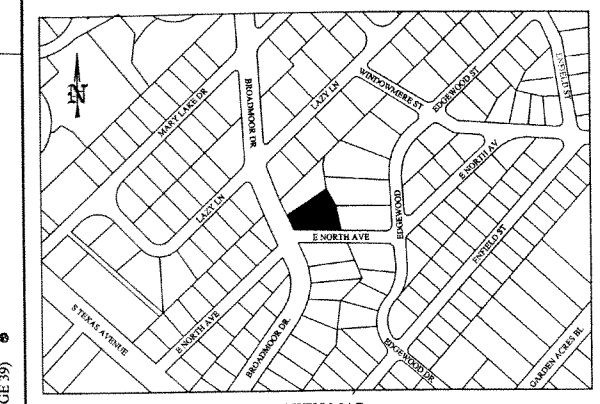


ORIGINAL PLAT



REPLAT



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(CORS96)

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. 48041C0215E EFFECTIVE DATE, 05/16/2012

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

5. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATED PER CITY OF BRYAN DIGITAL MAPS.

6. RESTRICTIONS RECORDED IN THE VOL. 142, PAGES 437 AND 439, VOL. 146, PAGE 39(PLAT), VOL. 147, PAGE 449, VOL. 168, PAGES 241 AND 523, AND VOL. 175, PAGE 235.

7. EXISTING STRUCTURES WILL BE REMOVED PRIOR TO RECORDING OF REPLAT
8. PROPERTY IS ZONED RD-5

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.5261 acres, and being all of Lot 1, Block 5, of the Garden Acres Addition, First Installment in the City of Bryan, as recorded in Vol. 146, Page 39, of the Brazos County Deed Records(B.C.D.R.) All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(CORS96), and boundary based on found iron rods in said addition, as surveyed on the ground on June 18th, 2013.

BEGINNING at a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" found for the northwest corner of this tract, also being the northwest corner of said Lot 1, also being the south corner of Lot 2, Block 5 of said addition, also being on the northeast right-of-way line of Broadmoor Drive(80' R.O.W.);

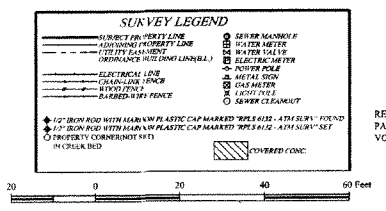
THENCE North 56°43'11" East, a distance of 185.70 feet along the common line between this tract and said Lot 2 to a point in bed of creek for the north corner of this tract, also being the north corner of said Lot 1, also being the east corner of said Lot 2, also being the southwest corner of Lot 5, Block 5 of said addition, also being a northwest corner of Lot 4, Block 5 of said addition;

THENCE South 31°23'15" East, a distance of 76.50 feet along the common line between this tract and said Lot 4 to a point in bed of creek for a northeast corner of this tract, also being the southwest corner of said Lot 4, also being a northwest corner of Lot 3, Block 5 of said addition;

THENCE South 10°00'13" East, a distance of 101.10 feet along the common line between this tract and said Lot 3 to a point in bed of creek for the southeast corner of this tract, also being the southeast corner of said Lot 1, also being the southwest corner of said Lot 3, also being a point on the north right-of-way line of East North Avenue(50' R.O.W.);

THENCE North 89°40'35" West, a distance of 187.30 feet along the common line between this tract and said right-of-way line 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 the southwest corner of said Lot 1, at the intersection of the east line of said Broadmoor Drive;

THENCE North 22°16'11" West, a distance of 66.90 feet along the common line between this tract and said Broadmoor Drive to the **PLACE OF BEGINNING** containing 0.5261 acres.



SCALE: 1" = 20'

RESTRICTIONS RECORDED IN THE VOL. 142, PAGES 437 AND 439, VOL. 146, PAGE 39(PLAT), VOL. 147, PAGE 449.

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 _____, 2013.

_____
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 _____, 2013, and same was duly approved on the _____ day of _____, 2013.

_____
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 June 18th, 2013 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

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

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

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 _____, 2013, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

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 _____, 2013.

_____
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 11450, Page 270, 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 _____, 20____.

_____
Notary Public, Brazos County, Texas

LOT 1R AND 2R
BLOCK 5
BEING A REPLAT

RP13-21

SEP 18 2013

OF A 0.5261 ACRES
BEING ALL OF LOT 1
BLOCK 5
NORTH GARDEN ACRES ADDITION
FIRST INSTALLMENT
VOLUME 146, PAGE 39
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
LAWRENCE F. GUSEMAN III
3809 OLD COLLEGE ROAD
BRYAN TX 77801
(979) 204-2087

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

File name: 2013-0288-NORTH E 800-REPLAT.DWG
Plot date: 08/13/13