

ORIGINAL PLAT

REPLAT

METES AND BOUNDS DESCRIPTION OF A 1.827 ACRE TRACT RICHARD CARTER LEAGUE, A-B BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 64 AND 67, BEVERLEY ESTATES...

BEING AT A 5/8 INCH IRON ROD FOUND (N-10215788.33, E-3553396.20) ON THE SOUTHWEST LINE OF SHADY LANE (50' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 67 AND THE NORTH CORNER OF LOT 70 OF SAID BEVERLEY ESTATES...

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, Jes Worth Linne, owner of the 0.988 acre tract shown on this plat, being Lot 67 of the Beverley Estates Subdivision...

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, Mary Bird Linne, owner of the 0.839 acre tract shown on this plat, being Lot 64 of the Beverley Estates Subdivision...

Jes W. Linne Notary Public, Brazos County, Texas

Mary B. Linne Notary Public, Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared, Jes Worth Linne, known to me to be the person whose name is subscribed to the foregoing instrument...

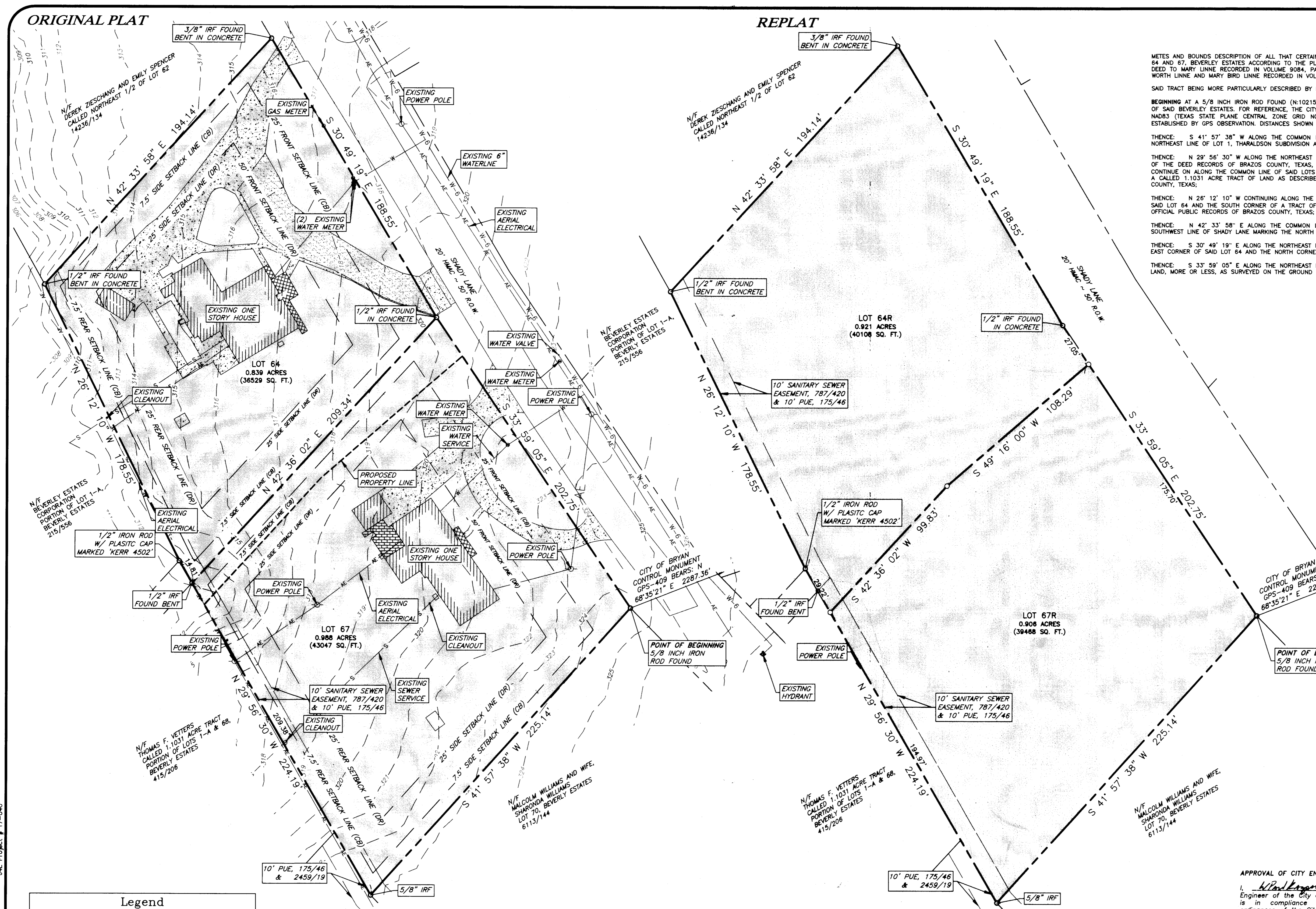
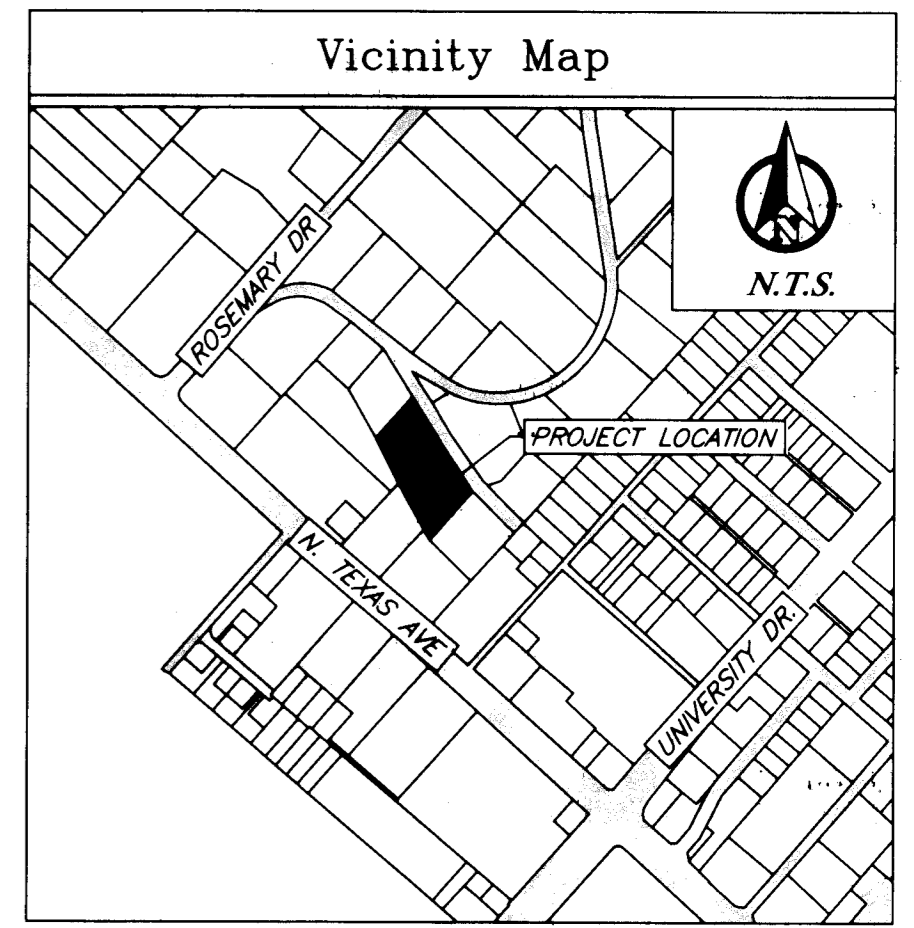
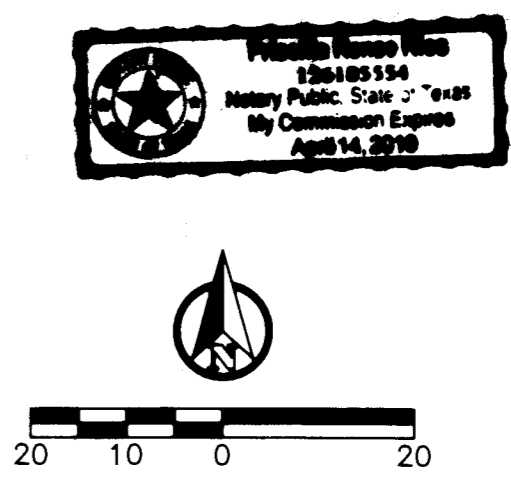
STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared, Mary Bird Linne, known to me to be the person whose name is subscribed to the foregoing instrument...

Given under my hand and seal on this 13th day of July, 2018.

Given under my hand and seal on this 13th day of July, 2018.

Notary Public, Brazos County, Texas

Notary Public, Brazos County, Texas



Legend table with columns for Line Types and symbols for Proposed Conditions, Existing Conditions, Water Line, Contour, Easement, Property Line, Chain Link Fence, Wooden Fence, Power Pole, Water Meter, Water Valve, Clean Out.

- General Notes: 1. Coordinates and bearing system shown herein are NAD83 (Texas state plane central zone grid north) based on the published coordinates of the City of College Station control monument CS94-122 (N10216575.31, E:355022.66) and as established by gps observation. 2. This property is currently zoned Residential-Neighborhood Conservatoin District (R-NC). 3. Iron rods will be set at all angle points and lot corners, unless stated otherwise. 4. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0215P, effective April 2, 2014. 5. Building setback lines to be in accordance with the City of Bryan Zoning Ordinance and applicable deed restrictions. 6. The topography shown is from City of Bryan GIS data. 7. COB = City of Bryan DR = Deed Restrictions



CERTIFICATION OF THE SURVEYOR STATE OF TEXAS COUNTY OF BRAZOS I, Brad Kerr, Registered Professional Land Surveyor, R.P.L.S. 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, and that the metes and bound describing said subdivision will enclose a closed geometric form.

APPROVAL OF THE CITY PLANNER I, Madin Zimmerman, 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 13th day of July, 2018.

APPROVAL OF CITY ENGINEER I, [Signature], 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 13th day of July, 2018.

CERTIFICATION OF THE... Filed for Record Official Public Records Of: Brazos County Clerk On: 7/30/2018 3:53:28 PM In the PLAT Records Doc Number: 2018-1336612 Volume-Page: 14825-164 Number of Pages: 1 Amount: 73.00 Order: 20180730000126 By: WD

FINAL PLAT Beverley Estates, Lots 64R & 67R ~1.827 AC Being a Replat of Beverley Estates, Lots 64 & 67 Bryan, Brazos County, Texas April 2018 Owners: Jes & Mary Linne 729 Shady Lane Bryan 77802 Engineer: IA Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9051 Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195

J4 Engineering 4/10/2018 Beverly Estates - Replat.dwg JK Project # 17-040