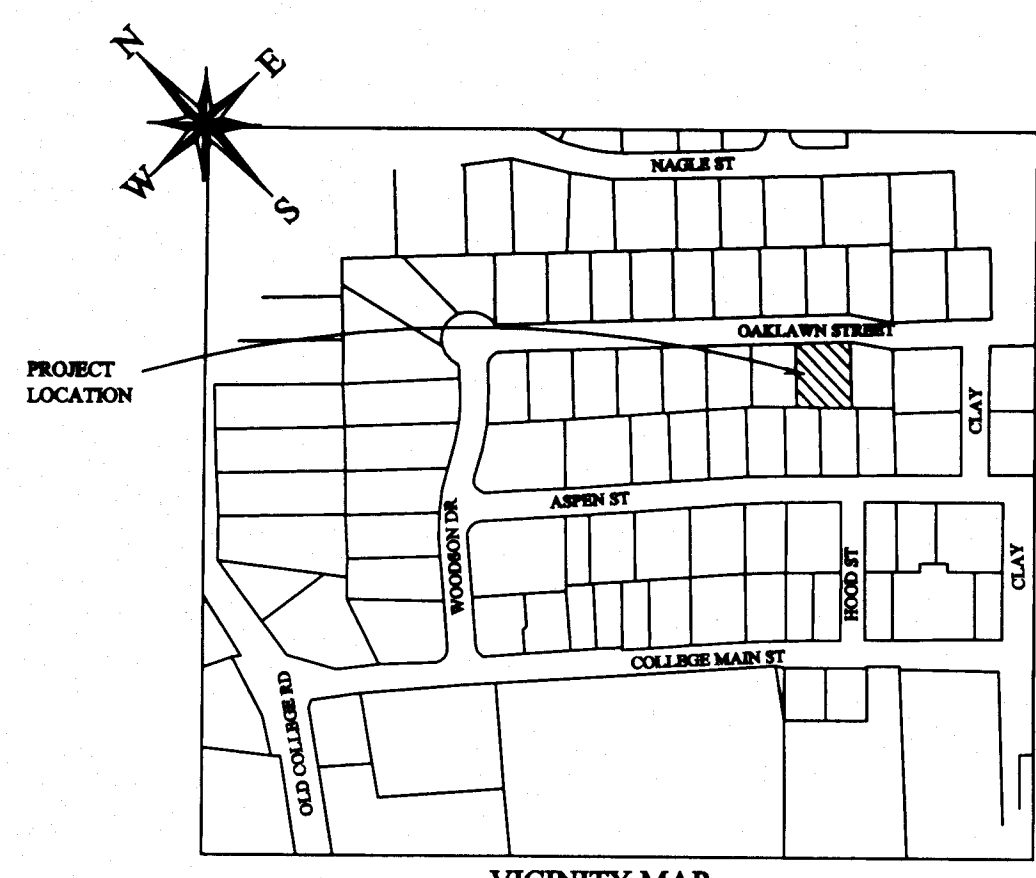


**ORIGINAL PLAT**



**METES AND BOUNDS DESCRIPTION**

Being a tract of land containing 0.2639 acres, and being all of Lot 2, Block 2 in the College Oaks Addition to the City of Bryan in Vol. 177, Page 607, the Brazos County Deed Records(B.C.D.R.), and being the same tract of land, as recorded in Vol. 12099, Page 73, 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 iron rods referred to the previous recorded deed, as surveyed on the ground on July 14th, 2014, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found for a north corner of this tract, also being the east corner of the Ronald D. Urbanczyk, II, called Lot 3, Block 2, of said College Oaks Addition, as recorded in Vol. 9586, Page 103 of the B.C.O.R., also being a point on the southwest line of Oaklawn Street(50' R.O.W.);

**THENCE** South 47°54'53" East, a distance of 100.00' to a 1/2" iron rod with a maroon plastic cap marked "R.P.L.S. 6132 - ATM SURV" set for the east corner of this tract, also being the north corner of the Billy D. Sr. & Cynthia R. Pittman, called Lot 1, Block 2, of said College Oaks Addition, as recorded in Vol. 2693, Page 130, of the B.C.O.R.;

**THENCE** South 42°05'05" West, a distance of 116.00' feet along the common line between this tract and said Lot 1 to a point for the south corner of this tract, also being the west corner of said Lot 1, also being a point on the northeast line of the Terrell-Christi Hensley Ranch Ltd. tract, as recorded in Vol. 10764, Page 95, of the B.C.O.R., from which a 2" chain-link fence post found for reference bears N 66°29'19" E 0.29' feet;

**THENCE** North 46°44'25" West, a distance of 100.02' feet along the common line between this tract and the Terrell-Christi Hensley Ranch Ltd., as recorded in Vol. 10892 - Page 56, of the B.C.O.R., to a point for the west corner of this tract, also being the south corner of said Lot 3, from which a 1/4" metal tac set for reference in a 4" square wood fencepost bears N 21°54'20" E, a distance of 0.51' feet;

**THENCE** North 46°05'05" East, a distance of 113.95' feet along the common line between this tract and said Lot 3 to the **PLACE OF BEGINNING** containing 0.2639 acres.

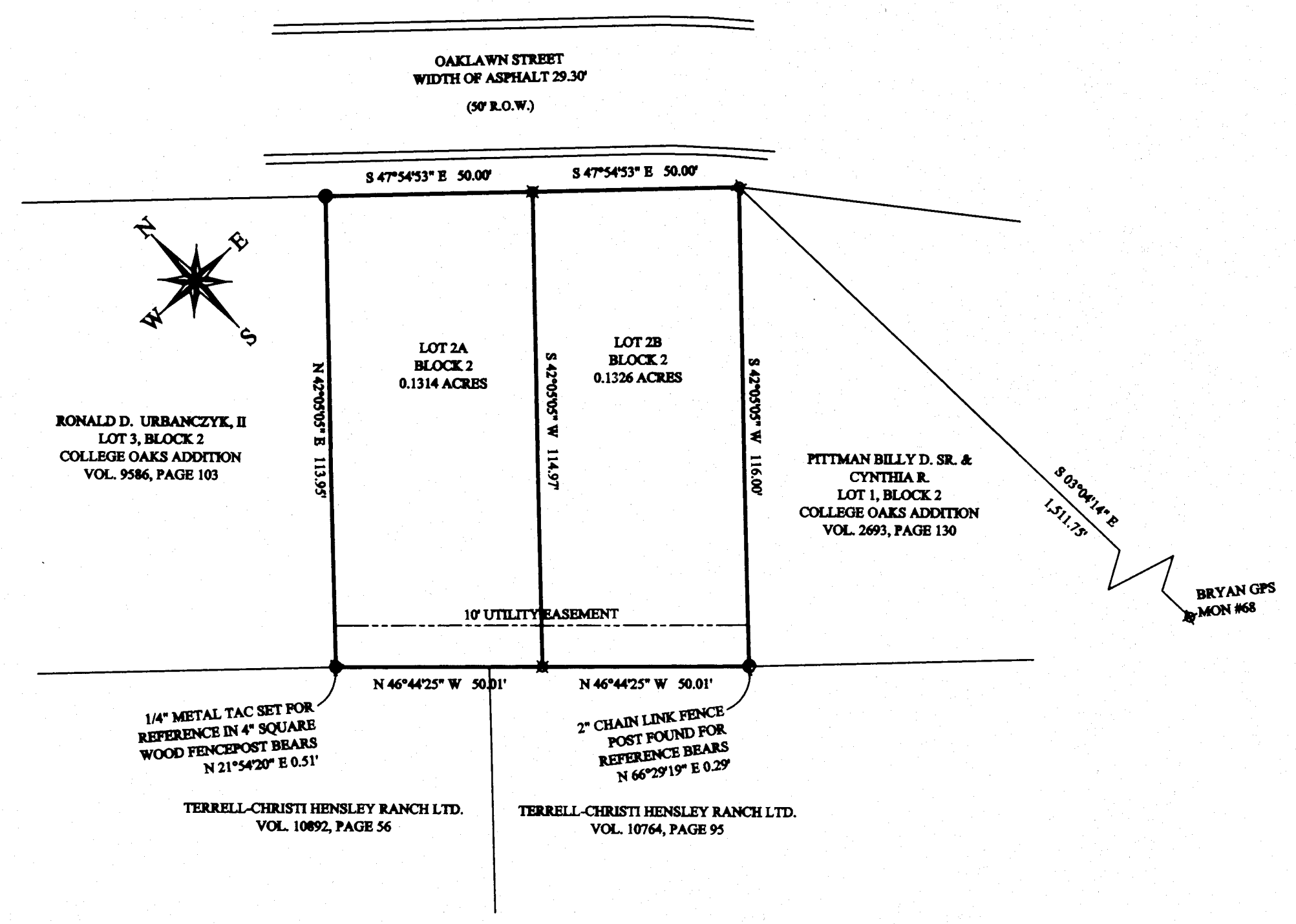
Doc 01216169 Blk 02 Vol 12413 Pg 234  
 Filed for Record in: BRAZOS COUNTY  
 On: Dec 08, 2014 at: 04:09P  
 As a FILE  
 Document Number: 01216169  
 Amount: 67.00  
 Receipt Number - 530571  
 by Lauren Reeves  
 STATE OF TEXAS COUNTY OF BRAZOS  
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:  
 BRAZOS COUNTY  
 as stamped hereon by me.  
 Dec 08, 2014  
 Karen McQueen, Brazos County Clerk  
 BRAZOS COUNTY

- GENERAL NOTES**
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010
  - 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. 48041C0215F EFFECTIVE DATE, 04/02/2014
  - BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
  - WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATED PER CITY OF BRYAN DIGITAL MAPS.
  - EXISTING STRUCTURES WILL BE REMOVED PRIOR TO RECORDING OF REPLAT
  - THE ZONING OF THIS TRACT AND ALL ADJOINING TRACTS IS RESIDENTIAL DISTRICT-5000

**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 14th day of December, 2014.

*Karen McQueen*  
 City Planner, City of Bryan



**REPLAT**

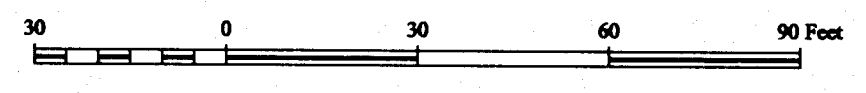
**SURVEY LEGEND**

--- SUBMITTAL PROPERTY LINE	--- SEWER CLEANOUT
--- EXISTING PROPERTY LINE	--- WATER METER
--- EXISTING EASEMENT	--- WATER VALVE
--- EXISTING UTILITY LINE	--- ELECTRIC METER
--- EXISTING FENCE	--- POWER POLE
--- EXISTING FENCE	--- GAS METER
--- WATER LINE	--- LIGHT POLE
--- SEWER LINE	

● 1/2" IRON ROD FOUND  
 ◆ 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "R.P.L.S. 6132 - ATM SURV" SET

RESTRICTIONS RECORDED IN VOL. 131, PAGE 577, AND VOL. 179, PAGE 246, OF THE BRAZOS COUNTY DEED RECORDS

SCALE: 1" = 30'



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, *L.F. Guseman III*, 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.

*L.F. Guseman III*  
 Owner

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *L.F. Guseman III*, 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 25th day of November, 2014.

*Charmaine E. McKelvey*  
 Notary Public, Brazos County, Texas

**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 8th day of December, 2014, in the Official Public Records of Brazos County, Texas, in Volume 12413.

Page 284

*Karen McQueen*  
 County Clerk  
 Brazos County, Texas

By: *Lauren Reeves*

**COLLEGE OAKS ADDITION**  
 LOT 2A, AND LOT 2B  
 BLOCK 2  
**BEING A REPLAT**  
 LOT 2  
 BLOCK 2  
 COLLEGE OAKS ADDITION  
 VOLUME 177, PAGE 607  
 BRYAN, BRAZOS COUNTY, TEXAS

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OWNER/DEVELOPER:  
 LAWRENCE F. GUSEMAN III  
 3808 OLD COLLEGE ROAD  
 BRYAN, TX 77801  
 (978) 244-2151

ATM Surveying  
 P.O. Box 1831, College Station, TX 77840  
 PHONE: (979)209-9291 email: Adam@ATMSurveying.com  
 www.ATMSurveying.com - FIRM #101784-00