

**ORIGINAL PLAT**

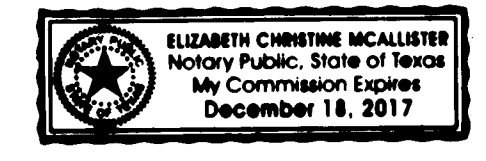
**REPLAT**

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	142.77	08°02'04"	20.02	10.03	N 44°02'21" E	20.00
C2	142.77	34°04'46"	84.92	43.76	N 22°58'56" E	83.67
C3	142.77	26°44'52"	66.65	33.94	N 07°25'53" W	66.05
C4	142.77	14°28'03"	36.05	18.12	N 28°02'20" W	35.95
C5	142.77	12°13'27"	30.46	15.29	N 41°23'05" W	30.40
C6	142.77	41°12'54"	102.70	53.69	N 14°39'54" W	100.50
C7	142.77	12°13'27"	30.46	15.29	N 41°23'05" W	30.40

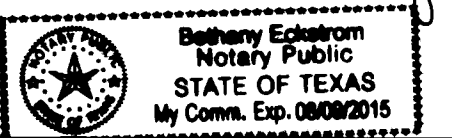
STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, RAY RECORD, the owner and developer of the land shown on this plat, being part and all of the tracts of land conveyed to me in the Deeds Records of Brazos County, Texas in Volume 3912, Page 146, and Volume 3753, Page 176, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.  
 Owner: Ray E. Record

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day and personally appeared RAY RECORD known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.  
 Given under my hand and seal of office this 4th day of May, 2014.  
 Notary Public, Brazos County, Texas: Elizabeth Christine McAllister  
 (NOTARY SEAL)



STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, E. DUANE PETERS, the owner and developer of the land shown on this plat, being all of the tracts of land conveyed to me in the Deeds Records of Brazos County, Tx. in Volume 4346, Page 332, and Volume 504, Page 519, whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.  
 Owner: E. Duane Peters

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day and personally appeared E. Duane Peters, 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 of office this 8th day of May, 2014.  
 Notary Public, Brazos County, Texas: Bethany Eck  
 (NOTARY SEAL)

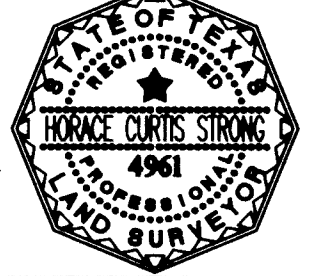


I, E. Duane Peters, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 10th day of May, 2014.  
 County Judge, Brazos County, Texas: Lloyd Wasserman  
 For: County Judge Duane Peters

I, Paul Kaspar, 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 2nd day of June, 2014.  
 City Engineer, Bryan, Texas: W. Paul Kaspar

I, Maia 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 30th day of May, 2014.  
 City Planner, Bryan, Texas: Maia Zimmerman

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, H. Curtis Strong, Registered Professional Surveyor No. 4961 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.  
 Registered Professional Land Surveyor: H. Curtis Strong



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 the 3 day of June, 2014, in the Official Records of Brazos County in Volume 14054, Page 124, Official Records of Brazos County, Texas.  
 County Clerk Brazos County, Texas:  
 (SEAL) Karen McQueen  
 By Bimber Noehlan

**FIELD NOTES**  
 LOT 60 R

Being a part of Lot 60 and all of Lot 61, Forest Lakes Subdivision as described in Volume 383, Page 387, Deed Records of Brazos County, Texas and being more particularly described as follows:  
 Beginning at a 5/8" Iron Rod found for the most northerly corner of said Lot 61 for the most northerly corner;  
 THENCE S 47°29'43" E along the northeast line of Lot 61 and Lot 60, respectively a distance of 410.21 feet to a 3/4" Iron Pipe with Cap found for the most easterly corner, the most easterly corner of said Lot 60 bears S 47°29'43" E a distance of 49.75 feet;  
 THENCE S 84°39'07" E a distance of 319.93 feet to a 5/8" Iron Rod found for the most southerly corner, said corner being located in the southwest right-of-way line of Forest Drive;  
 THENCE around a curve in a counterclockwise direction, a radius of 142.77 feet and an arc length of 30.46 feet and a chord that bears N 41°23'05" W a distance of 30.40 feet to a 1/2" Iron Rod with Cap set for the point of tangency of said curve;  
 THENCE continuing along the southwest right-of-way line of said Forest Drive a distance of 125.00 feet to a 5/8" Iron Rod found for the most westerly corner, said corner being the most westerly corner of said Lot 61;  
 THENCE N 42°30'17" E along the northwest line of said Lot 61 a distance of 190.00 feet to the Place of Beginning and containing an area of 1.24 Acres of Land more or less.

Filed for Record in:  
 BRAZOS COUNTY  
 On: Jun 03 2014 at 03:30P  
 As a  
Plat  
 Document Number: 01194127  
 Amount: 67.00  
 Receipt Number - 511332  
 By: Asher Noehlan

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.  
 Jun 03 2014  
 Karen McQueen, Brazos County Clerk  
 BRAZOS COUNTY

NOTES:  
 North Orientation is based on rotating the northeast line of Lot 60 and 61 to Plat Calls.  
 No portion of this tract is located within a 100 - year Flood Hazard Area according to the F.E.M.A. Flood Insurance Rate Map No. 48041C0250 E, Dated May 16, 2012.

Lots are to be sewered by individual On-Site Sewage Facilities (OSSFs) which must comply with all County and State OSSF Regulations. All OSSF Construction must have an "Authorization to Construct" permit issued by The Brazos County Health Department. This permit ensures compliance with the County Order Adopted by the Commissioners Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code. On-Site Sewage Facilities Disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.

The water supplier for this development is the Wickson Creek Special Utility District.  
 All trees and brush shall be removed from the roadway right-of-way, rights-of-way dedication areas and public utility easements.

Electric service for this Development will be provided by Bryan Texas Utilities (BTU). The electric distribution lines will be located in the 16' Utility Easement at the front of the lots and in the side lot easements. Electrical Distribution lines may also be located in the 20' P.U.E. along the perimeter of the subdivision. Additional easements will be provided as required by BTU.

All interior lot lines shall have a 20' Public Utility Easement centered on the lot line, all rear lot lines that adjoin another lot will have a 10' Utility Easement along the common lot line, except where rear lot lines follow existing drainage ways.

The subject tract lies with the Extra-Territorial Jurisdiction (ETJ) of the City of Bryan.

Building Setbacks are 25' adjacent to all streets, additional building setbacks may be required by Deed Restrictions.

**REPLAT**  
 of  
**LOT 60, 61 &**  
**ACCESS EASEMENT**  
**FOREST LAKES SUBDIVISION**  
 VOLUME 383, PAGE 387  
**T. J. ALLCORN 3/4 LEAGUE, A - 61**  
 BRAZOS COUNTY, TEXAS  
 SCALE: 1" = 50' APRIL 15, 2014

OWNERS:  
 E. DUANE PETERS  
 P.O. BOX 2635  
 BRYAN, TX.  
 PHONE NO. 324-6350

RAY RECORD  
 10853 FOREST DRIVE  
 COLLEGE STATION, TX. 77845  
 PHONE NO. 774-5605

