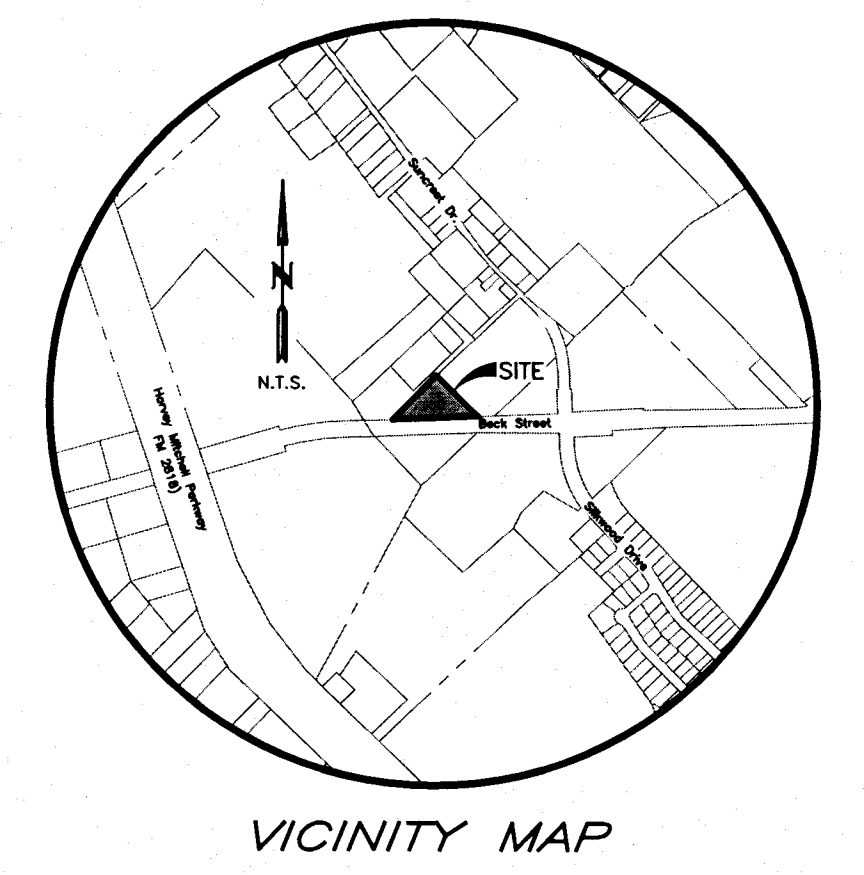
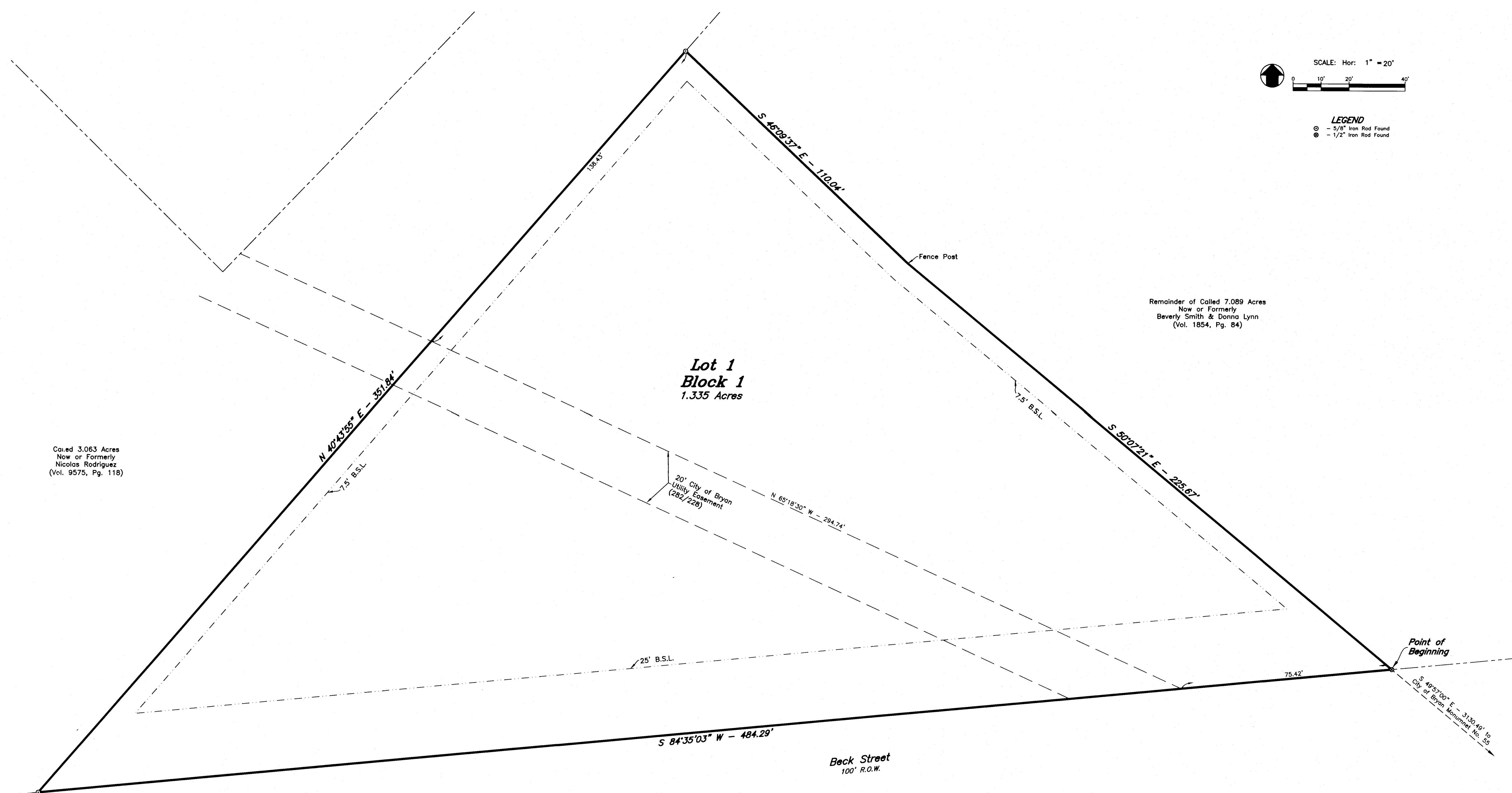


**LEGEND**  
 ○ - 5/8" Iron Rod Found  
 ● - 1/2" Iron Rod Found



VICINITY MAP



Remainder of Called 7.089 Acres  
 Now or Formerly  
 Beverly Smith & Donna Lynn  
 (Vol. 1854, Pg. 84)

**Lot 1  
 Block 1**  
 1.335 Acres

Called 3.063 Acres  
 Now or Formerly  
 Nicolas Rodriguez  
 (Vol. 9575, Pg. 118)

- GENERAL NOTES:**
1. ORIGIN OF BEARING SYSTEM: Bearings are Texas State Plane, NAD83, Central Zone Datum, based on 2009 City of Bryan Control Monument No. 55 and No. 56 (S 81° 46' 17" W).
  2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 40841C0195 E, Map Revised May 1, 2012, this property is not located in a 100-year Flood Hazard Area.
  3. Building setback lines shall be in accordance with City of Bryan Standards.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Wayne Adamik, Managing Member of Historic Homes, LLC, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10478, Page 123, and whose name is subscribed hereon, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes identified.

Wayne Adamik  
 Owner: Wayne Adamik, Managing Member  
 Historic Homes, LLC

**APPROVAL OF THE CITY PLANNER**

I, Lindsey Guindi, 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 10th day of December, 2012.

Lindsey Guindi  
 City Planner, Bryan, Texas

**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 10th day of December, 2012.

W. Paul Kason  
 City Engineer, Bryan, Texas

**CERTIFICATION OF THE SURVEYOR**

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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 property are a true and correct description of the ground, and that the metes and bounds describing said property are a true and correct description of the ground.

Kevin R. McClure  
 Kevin R. McClure, R.P.L.S. No. 5650

**CERTIFICATION BY 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 the 27th day of JUNE, 2012, in the Official Records of Brazos County, Texas in Volume 11410, Page 9935.

Karen McQueen  
 County Clerk, Brazos County, Texas

Filed for Record in:  
 BRAZOS COUNTY

On: Jun 27 2012 at 01:19P

As a  
 Plat

Document Number: 01161090

Amount: \$2.00

Receipt Number: 475944

By:  
 Kara Brunner

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 27 2012

Karen McQueen, Brazos County Clerk  
 BRAZOS COUNTY

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE NO. 9, Abstract No. 62 in Bryan, Brazos County, Texas and being all of the 1.335 acre Tract Two described in the deed from Nicolas Rodriguez, as Independent Executor of the Estate of Eddie Rodriguez to Nicolas Rodri, as recorded in Volume 9610, Page 126 of the Official Records Brazos County (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the east corner of the said 1.335 acre Tract Two, the south corner of the called 7.089 acre Beverly Smith and Donna Lynn remainder tract recorded in Volume 1854, Page 84 (O.R.B.C.) and being in the north right-of-way line of Beck Street (based on a 100-foot width);

THENCE: S 84° 35' 06" W along the said north right-of-way line of Beck Street for a distance of 484.29 feet to a found 5/8-inch iron rod marking the west corner of the said 1.335 acre Tract Two and the southeast corner of the called 3.063 acre Nicolas Rodriguez Tract One recorded in Volume 9610, Page 126 (O.R.B.C.);

THENCE: N 40° 43' 55" E along the common line of the said 1.335 and 3.063 acre Nicolas Rodriguez tracts for a distance of 351.84 feet to a found 5/8-inch iron rod marking the north corner of the said 1.335 acre Tract Two and the west corner of the called 7.089 acre Beverly Smith and Donna Lynn remainder tract;

THENCE: along the common line of the said 1.335 acre tract and the called 7.089 acre tract for the following two calls:

- 1) S 46° 09' 37" E for a distance of 110.04 feet to a fence post found for corner of this tract;
- 2) S 50° 07' 21" E for a distance of 225.67 feet to the PLACE OF BEGINNING and containing 1.335 acres of land, more or less.

**FINAL PLAT**

**FOUR POINT O NORTH  
 SUBDIVISION**

**LOT 1, - BLOCK 1**  
**1.335 ACRES**

**STEPHEN F. AUSTIN LEAGUE NO. 9, A-62**  
**BRYAN, BRAZOS COUNTY, TEXAS**  
 JUNE, 2012  
 SCALE: 1" = 20'

**Owner:**  
 Wayne Adamik  
 Historic Homes, LLC  
 4557 Hallmark Drive  
 Plano, Texas 75024  
 (972) 693-3835  
 Firm Reg. No. F-458

**Engineer:**  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3835  
 Firm Reg. No. F-458

**MB**

