

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, ADRIA McDONALD JR., the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 10046, Page 23, 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 for the purposes identified.

NAME: Adria McDONALD JR. TITLE: Owner

STATE OF Texas  
 COUNTY OF Brazos

Before me, the undersigned authority, on this day personally appeared ADRIA McDONALD JR. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose stated.

Given under my hand and seal of office this 16th day of December, 2013.

Notary Public, Brazos County, State of Texas

**APPROVAL OF THE 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 16th day of December, 2013.

City Planner, Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

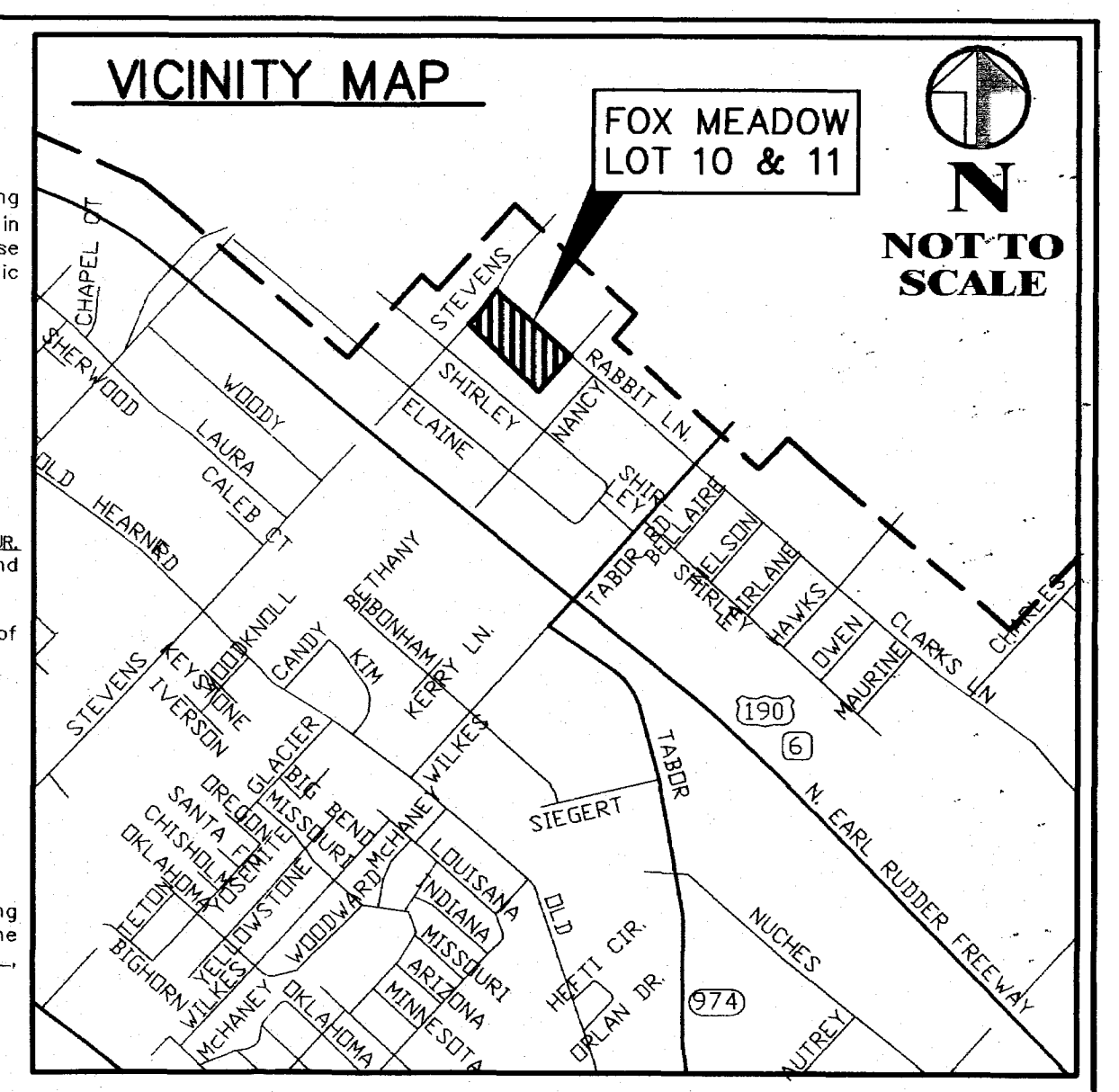
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 16th day of Dec, 2013.

City Engineer, Bryan, Texas

**APPROVAL OF THE PLANNING & ZONING COMMISSION**

I, Michael J. Bodewitz, Chairman of the Planning & 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 16th day of December, 2013, and same was duly approved on the 16th day of Dec, 2013 by said Commission.

Chairman, Planning & Zoning Commission, Bryan, Texas



**METES AND BOUNDS DESCRIPTION**

OF A  
 6.767 ACRE TRACT  
 BEING ALL OF LOTS 10 AND 11  
 FOX MEADOWS  
 BRYAN, BRAZOS COUNTY, TEXAS

**METES AND BOUNDS DESCRIPTION**

OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE SURVEY, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 10 AND LOT 11, FOX MEADOWS ACCORDING TO THE PLAT RECORDED IN VOLUME 347, PAGE 575 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF STEVENS DRIVE (60' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 10;

THENCE: S 44° 03' 52" E ALONG THE NORTHEAST LINE OF SAID LOT 10 FOR A DISTANCE OF 580.67 FEET TO A 1/2 INCH IRON PIPE FOUND;

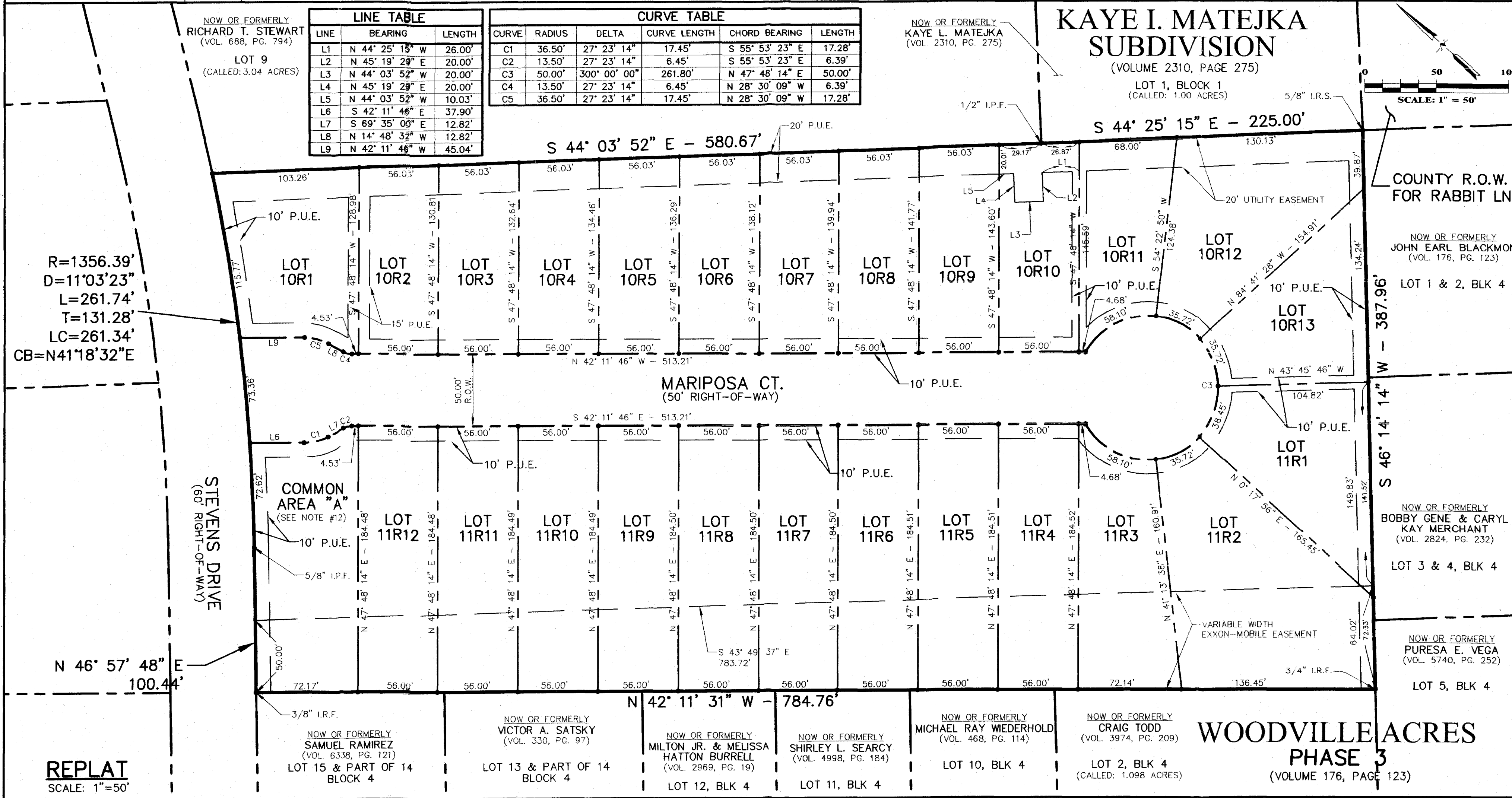
THENCE: S 44° 25' 15" E FOR A DISTANCE OF 225.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID LOT 10;

THENCE: S 46° 14' 14" W ALONG THE SOUTHWEST LINE OF SAID LOT 10 FOR A DISTANCE OF 387.96 FEET TO A 1/2 INCH IRON ROD IN CONCRETE FOUND MARKING THE SOUTH CORNER OF SAID LOT 11;

THENCE: N 42° 11' 31" W ALONG THE SOUTHWEST LINE OF SAID LOT 11 FOR A DISTANCE OF 784.76 FEET TO A 3/8 INCH IRON ROD IN CONCRETE FOUND ON THE SOUTHWEST LINE OF STEVENS DRIVE MARKING THE WEST CORNER OF SAID LOT 11;

THENCE: N 46° 57' 48" E ALONG THE SOUTHWEST LINE OF STEVENS DRIVE FOR A DISTANCE OF 100.44 FEET TO A 5/8 INCH IRON PIPE IN CONCRETE FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 1356.39 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 03' 23" FOR AN ARC DISTANCE OF 261.74 FEET (CHORD BEARS: N 41° 18' 32" E - 261.34 FEET) TO THE POINT OF BEGINNING CONTAINING 6.767 ACRES OF LAND AS SURVEYED ON THE GROUND MARCH, 2008.



**CERTIFICATION 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 the certificate of authentication was filed for record in my office this 16th day of December, 2013, in the Official Records of Brazos County, Texas, in Volume 117518 Page 50.

County Clerk, Brazos County, Texas

**REPLAT NOTES:**

- (O.D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO. 48041C 0131C, JULY 2, 1992.
- BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES AND ALSO AS SHOWN ON PLAT CALL RECORDED IN VOLUME 347, PAGE 575 (O.D.R.B.C.T.).
- BASIS OF BEARING: NORTH ORIENTATION IS BASED ON ROTATING THE SOUTHWEST LINE OF THE SUBJECT TRACT, TO THE PLAT CALLS IN VOLUME 347, PAGE 575 (O.D.R.B.C.T.).
- PARK LAND DEDICATION FOR SINGLE FAMILY RESIDENTIAL USE WILL BE REQUIRED.
- ALL PROPERTY CORNERS ARE MONUMENTED BY FOUND 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
- THE BOUNDARY CURVE DESCRIBED BY METES AND BOUNDS ALONG STEVENS DRIVE IS A NON-TANGENT CURVE.
- DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A" ARE ARC LENGTHS.
- THE SITE IS SUBJECT TO, BUT NOT LIMITED TO, THE FOLLOWING EASEMENTS. ALL EASEMENT INFORMATION SHOWN IS BASED ON DEED RECORD REFERENCE INFORMATION AND BENEFIT OF A TITLE REPORT PREPARED AND PROVIDED BY STEWART TITLE COMPANY IN G.P. NO. 142372.
  - THE RIGHT-OF-WAY EASEMENT FROM OTIS L. McDONALD TO THE CITY OF BRYAN RECORDED IN VOL. 443, PG. 818 (O.D.R.B.C.T.) IS A BLANKET EASEMENT AND DOES NOT APPEAR TO AFFECT THIS TRACT.
  - THE EASEMENT FROM THE ESTATE OF FRANK ANZALONE TO MAGNOLIA PIPELINE CO. RECORDED IN VOL. 130, PG. 612 (O.D.R.B.C.T.) IS A BLANKET EASEMENT AND DOES NOT APPEAR TO AFFECT THIS TRACT.
- RIGHT-OF-WAY DEDICATION OF ALL LOCAL STREET DEDICATION WILL CONSIST OF 0.883 ACRES IN TOTAL.
- ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.
- COMMON AREA "A" IS A NON-BUILDABLE LOT FOR RESIDENTIAL PURPOSES AND IS FOR THE SUBDIVISION'S DEFENTION FACILITY.

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, BRAD KERR, Registered Professional Land Surveyor 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 property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision describe a closed geometric form.

BRAD KERR, RPLS No. 4502

**SURVEYED BY: KERR SURVEYING, P.C.**  
 409 NORTH TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 268-3195

**REPLAT**  
 OF  
**FOX MEADOW**  
 LOT 10 & 11  
 (VOLUME 347, PAGE 575)  
 CREATING  
 LOTS 10R1-10R13, 11R1-11R12,  
 & COMMON AREA "A"  
 COMMON AREA = 0.298 ACRES  
 RIGHT-OF-WAY DEDICATION = 0.883 ACRES  
**TOTAL: 6.767 ACRES**  
 MOSES BAINE SURVEY, A-8  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SURVEYED: MARCH 2008

**RME Consulting Engineers**

LANDOWNER INFORMATION  
 ADRIA McDONALD (c/o JIM JETT)  
 5004 CONGRESSIONAL COURT  
 COLLEGE STATION, TX 77845

OFF: (979) 571-4341  
 FAX: (979) 268-7430  
 EMAIL: jett166@gmail.com

FILENAME: 0323RPA SCALE: 1"=50'  
 SUBMITTED DATE: 2/13/08  
 REVISIONS: 4/18/12, 4/25/12  
 DRAWN BY: R.A.M.  
 CHECKED BY: BRAD KERR  
 FIELD BOOK: N/A PAGES: N/A

7607 EASTMARK DR., STE. 252 <77840>  
 POST OFFICE BOX 9253  
 COLLEGE STATION, TEXAS 77842  
 EMAIL: civil@rmengineer.com

OFFICE - (979) 764-0704  
 FAX - (979) 764-0704

TEXAS FIRM REGISTRATION No. F-4695

Doc Bk Vol Pg  
 01178940 OR 11756 30

RME CONSULTING ENGINEERS  
 CLIENT NO. PROJECT NO.  
 222 - 0323