



- PLAT NOTES:**
- (O.D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
 - THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0142C, JULY 2, 1992.
 - MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODES AND ORDINANCES.
 - BASIS OF BEARING:** NORTH ORIENTATION IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATIONS.
 - ALL PROPERTY CORNERS ARE MONUMENTED BY CAPPED 1/2" IRON RODS UNLESS OTHERWISE NOTED.
 - LOT 34R IS CURRENTLY DEVELOPED AS SINGLE-FAMILY RESIDENTIAL (RD-5). PROPOSED USE WILL BE IN ACCORDANCE WITH THE CURRENT ZONING AT THE TIME OF DEVELOPMENT AND/OR REDEVELOPMENT.
 - ORIGINAL PLAT/EXISTING CONDITIONS:**
 - TOPOGRAPHICAL DATA IS FROM THE CITY OF BRYAN TOPOGRAPHICAL MAPS;
 - APPROXIMATE LOCATION OF WATER AND SANITARY SEWER LINES SHOWN HEREON PER MAPS PROVIDED BY THE CITY OF BRYAN AND AS LOCATED ON THE GROUND.
 - CONCERNING THE 4' x 160' STRIP OF LAND, THESE PORTIONS OF LOT 34, AND LOT 35, AS ILLUSTRATED IN THE "ORIGINAL/EXISTING CONDITIONS" VIEW, HAS BEEN ITS CONFIGURATION 1950 AS RECORDED IN VOLUME 146, PAGE 352 & 353.
 - THE PURPOSE OF THIS AMENDING PLAT IS TO CONSOLIDATE THE PORTIONS OF LOT 34 & LOT 35 INTO ONE DEFINABLE LOT CALLED LOT 34R.

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 will describe a closed geometric figure.

ORIGINAL PLAT / EXISTING CONDITIONS

AMENDING PLAT

SYMBOL & LINE LEGEND

	POWER POLE
	LIGHT POLE
	GUY WIRE ANCHOR
	GAS PIPELINE RISER
	WATER VALVE
	WATER METER
	DOUBLE CHECK VALVE
	ELECTRIC VALVE
	BALL VALVE
	ELECTRICAL TRANSFORMER
	GAS METER
	MANHOLE
	CLEANOUT
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	AREA INLET
	JUNCTION BOX
	BUILDING SETBACK LINE
	PROPERTY LINE
	EASEMENT LINE
	P.U.E. PUBLIC UTILITY EASEMENT

METES AND BOUNDS DESCRIPTION
 OF A
 0.631 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 A PORTION OF LOTS 34 AND 35, GARDEN ACRES ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 116, PAGE 231 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; SAID TRACT BEING ALL OF A CALLED 0.61 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JOSHUA D. NORTON AND AMBER N. NORTON RECORDED IN VOLUME 9578, PAGE 169 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND ALL OF A CALLED 4' x 160' TRACT OF LAND AS DESCRIBED BY A DEED TO JAMES W. WILSON AND WIFE, FAYE S. WILSON RECORDED IN VOLUME 146, PAGE 352 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID LOT 34 AND THE SOUTHWEST LINE OF EDGEWOOD STREET (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF SAID 0.61 ACRE TRACT; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 37° 00' 20" W FOR A DISTANCE OF 3.07 FEET;

THENCE: THROUGH SAID LOT 34 AND ALONG THE SOUTHWEST LINE OF EDGEWOOD DRIVE FOR THE FOLLOWING CALLS:

S 47° 38' 37" E ALONG THE SOUTHWEST LINE OF EDGEWOOD STREET AND THROUGH SAID LOT 34 FOR A DISTANCE OF 148.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE WEST CORNER OF SAID 4' x 160' TRACT;

N 40° 46' 17" E FOR A DISTANCE OF 4.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID 4' x 160' TRACT;

S 47° 38' 37" E FOR A DISTANCE OF 160.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF GARDEN ACRES BOULEVARD (80' R.O.W.) AND THE SOUTHWEST LINE OF SAID LOT 34 MARKING THE EAST CORNER OF SAID 4' x 160' TRACT;

THENCE: S 40° 46' 17" W ALONG THE NORTHWEST LINE OF GARDEN ACRES BOULEVARD, AT 4.00 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 4' x 160' TRACT AND THE EAST CORNER OF SAID 0.61 ACRE TRACT (FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 26° 03' 47" E FOR A DISTANCE OF 0.72 FEET); CONTINUE ON FOR A TOTAL DISTANCE OF 74.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 34 AND 35. SAID IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 100.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 29' 42" FOR AN ARC DISTANCE OF 77.66 FEET (CHORD BEARS: S 71° 03' 21" W - 75.72 FEET) (DEED CALL CHORD: S 74° 53' 29" W - 75.85 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 0.54 ACRE TRACT OF LAND (PORTION OF LOTS 34, 35 AND 36) AS DESCRIBED BY A DEED TO ALESSANDRA LUISELLI RECORDED IN VOLUME 10227, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 16° 13' 53" W THROUGH SAID LOTS 34 AND 35 AND ALONG THE EAST LINE OF SAID 0.54 ACRE TRACT FOR A DISTANCE OF 130.23 FEET (DEED CALL: N 12° 30' 02" W - 130.226 FEET) TO A 1/2 INCH IRON ROD FOUND;

THENCE: N 49° 10' 38" W CONTINUING ALONG THE EAST LINE OF SAID 0.54 ACRE TRACT FOR A DISTANCE OF 160.08 FEET (DEED CALL: N 45° 29' 04" W - 160.00 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID LOT 35 AND LOT 7, BLOCK 4, NORTH GARDEN ACRES ACCORDING TO THE PLAT RECORDED IN VOLUME 146, PAGE 39 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 0.54 ACRE TRACT;

THENCE: N 40° 27' 57" E, AT 2.87 FEET PASS THE COMMON CORNER OF SAID LOTS 7, 34, 35 AND LOT B OF SAID BLOCK 4, CONTINUE ON ALONG THE NORTHWEST LINE OF SAID LOT 34 FOR A DISTANCE OF 72.84 FEET (DEED CALL: N 44° 23' 00" E - 70.00 FEET) TO THE POINT OF BEGINNING CONTAINING 0.631 OF AN ACRE OF LAND (27485 SQ. FT.), MORE OR LESS, AS SURVEYED ON THE GROUND JULY, 2011. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATIONS.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I (We), Joshua D. and Amber N. Norton the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in volume 9578, Page 169, 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.

Joshua D. Norton
 Owner

Amber N. Norton
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Joshua D. Norton known to me to be the person(s) whose name(s) is/are 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 10 day of February, 2012.

[Signature]
 Notary Public, Brazos County, 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 22nd day of February, 2012.

[Signature]
 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 22nd day of February, 2012.

[Signature]
 City Engineer, Bryan, Texas

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 its certificates of authentication was filed for record in my office the 22nd day of February, 2012, in the Official Records of Brazos County, Texas, in Volume 10546 Page 12.

[Signature]
 County Clerk, Brazos County, Texas

[Signature]
 Victoria Elliott

SURVEYED BY: KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

AMENDING PLAT
 OF
GARDEN ACRES ADDITION
 PORTION OF LOTS 34 & 35
 (VOLUME 116, PAGE 231)
 TOTAL AREA = 0.631 ACRES
 RICHARD CARTER LEAGUE, A-B
 BRYAN, BRAZOS COUNTY, TEXAS
 SURVEYED: JULY 2011

RME Consulting Engineers

7607 EASTMARK DR., STE. 252 <77840>
 POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842
 EMAIL: civil@mengineer.com
 OFFICE - (979) 764-0704
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 TEXAS FIRM REGISTRATION No. F-4695

FILENAME: 0436AP1A SCALE: 1"=60'
 SUBMITTED DATE: 2/8/12
 REVISIONS:
 DRAWN BY: R.A.M.
 CHECKED BY: BRAD KERR
 FIELD BOOK: N/A PAGES: N/A
 RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
 266 - 0436