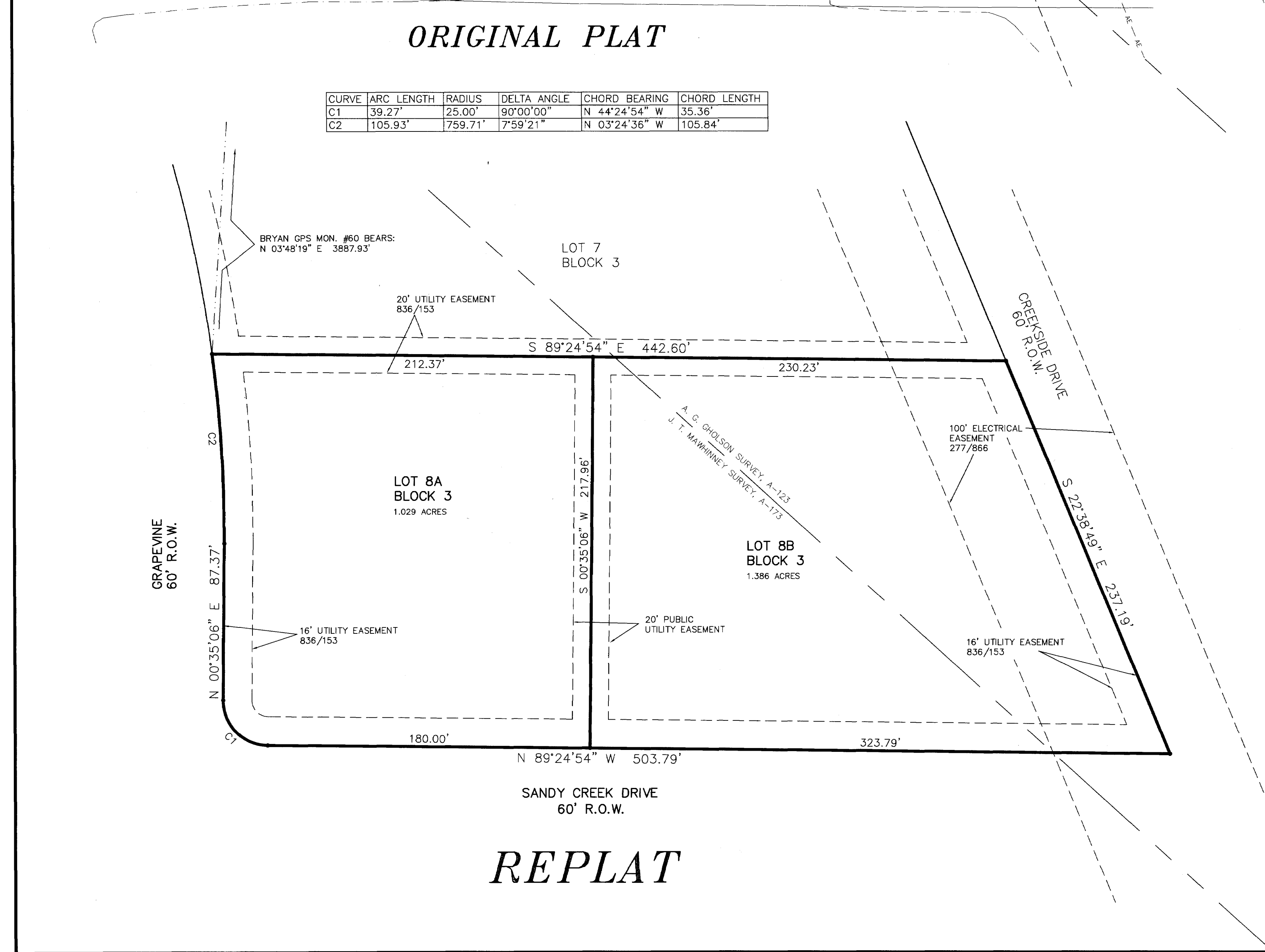


ORIGINAL PLAT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N 44°24'54" W	35.36'
C2	105.93'	759.71'	7°59'21"	N 03°24'36" W	105.84'



REPLAT

LEGEND:
 -○- UTILITY POLE
 ->- GUY WIRE ANCHOR
 ->- AERIAL ELECTRIC LINES
 -AE-AE-

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, MARTIN GRANADOS-RAMIREZ, owners and developers 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 8806, Page 157, 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.
 Doc. No. 01243400
 BR. 12944
 118
 Filed for Record in: BRAZOS COUNTY
 On: Sep 15, 2015 at 03:49:56
 As a Plat
 Amount: 73.00
 Receipt Number: 555993
 For: Debbie Baker
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Public 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 in my possession on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.
 Given under my hand and seal on this 14th day of August 2015
 Louise Barker
 Notary Public, Brazos County, Texas
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Public 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 in my possession on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.
 Given under my hand and seal on this 14th day of August 2015
 Brad Kerr, R.P.S. No. 4502
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Public 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 in my possession on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.
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 STATE OF TEXAS
 COUNTY OF BRAZOS
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 Given under my hand and seal on this 14th day of August 2015
 Brad Kerr, R.P.S. No. 4502

CERTIFICATE OF APPROVAL
 This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on August 14, 2015.
 Signed this 14th day of August 2015
 Louise Baker
 County Judge, Brazos County, Texas
 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 August, 2015.
 Louise Baker
 City Planner, City of Bryan
 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 14th day of August, 2015.
 W. Paul Kagan
 City Engineer, City of Bryan
 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 15th day of September, 2015, in the Official Public Records of Brazos County, Texas, in Volume 8806, Page 118.
 Karen McQueen
 County Clerk
 Brazos County, Texas
 By: Debbie Baker
 Deputy Clerk
 SCALE: 1" = 40'
 0 40 80 120
 VICINITY MAP
 NOT TO SCALE

GENERAL NOTES
 1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF) MUST COMPLY WITH 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 COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
 2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
 3. 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.
 4. WELLBORN SPECIAL UTILITY DISTRICT WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
 5. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 6. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410200 E, DATED MAY 9, 2014.
 7. LOCATION OF WATER LINE PER WELLBORN S.U.D.
 8. CONTOURS SHOWN HEREON PER DIGITAL OVERLAY.
 9. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
 10. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH BRAZOS COUNTY SUBDIVISION REGULATIONS.
 11. ALL DEVELOPMENT WITHIN THE 100-YEAR FLOODPLAIN SHALL COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO BRAZOS COUNTY'S "FLOOD DAMAGE PREVENTION ORDER". A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE CONSTRUCTION OF ANY STRUCTURE(S) WITHIN THE FLOODPLAIN.

METES AND BOUNDS DESCRIPTION OF A 2.41 ACRE TRACT LOT 8, BLOCK 3 GRAPEVINE ADDITION BRAZOS COUNTY, TEXAS
 METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE A. G. GHOLSON SURVEY, ABSTRACT NO. 123, AND THE J. T. MAWHINNEY SURVEY, ABSTRACT NO. 173, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 8, BLOCK 3, GRAPEVINE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 836, PAGE 153 OF THE OFFICIAL 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 WESTERLY LINE OF A ROADWAY, COMMONLY KNOWN AS CREEKSIDE DRIVE MARKING THE NORTH-EAST CORNER OF SAID LOT 8 AND THE SOUTH-EAST CORNER OF LOT 7, BLOCK 3;
 THENCE: S 22° 38' 49" E ALONG THE EAST LINE OF SAID LOT 8 FOR A DISTANCE OF 237.19 FEET TO A 1/2 INCH IRON ROD ON THE NORTH LINE OF SANDY CREEK DRIVE (60' R.O.W.) MARKING THE SOUTH-EAST CORNER OF SAID LOT 8;
 THENCE: N 89° 24' 54" W ALONG THE NORTH LINE OF SANDY CREEK DRIVE FOR A DISTANCE OF 503.79 FEET TO A 1/2 INCH IRON ROD MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;
 THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 44° 24' 54" W - 35.36 FEET) TO A 1/2 INCH IRON ROD ON THE EAST LINE OF GRAPEVINE (60' R.O.W.) MARKING THE END OF SAID CURVE;
 THENCE: N 00° 35' 06" E ALONG THE EAST LINE OF GRAPEVINE FOR A DISTANCE OF 87.37 FEET TO A 1/2 INCH IRON ROD MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 759.71 FEET;
 THENCE: CONTINUING ALONG THE EAST LINE OF GRAPEVINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 59' 21" FOR AN ARC DISTANCE OF 105.93 FEET (CHORD BEARS: N 03° 24' 36" W - 105.84 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 8 AND THE SOUTHWEST CORNER OF SAID LOT 7;
 THENCE: S 89° 24' 54" E ALONG THE COMMON LINE OF SAID LOT 8 AND SAID LOT 7 FOR A DISTANCE OF 442.60 FEET TO THE POINT OF BEGINNING CONTAINING 2.41 ACRES OF LAND AS SURVEYED ON THE GROUND JUNE 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502
 PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195
 PREPARED FOR: MARTIN GRANADOS
 3350 FAZZINO LANE
 BRYAN, TEXAS 77807
 PHONE (979) 436-8511

FINAL PLAT
 OF
LOTS 8A & 8B, BLOCK 3
GRAPEVINE ADDITION
 BEING A
REPLAT
 OF
LOT 8, BLOCK 3
GRAPEVINE ADDITION
 VOLUME 836, PAGE 153
 2.41 ACRES, A. G. GHOLSON SURVEY, A-123
 J. T. MAWHINNEY SURVEY, A-173
 BRAZOS COUNTY, TEXAS
 SCALE: 1 INCH = 40 FEET
 SURVEY DATE: JUNE 2015
 PLAT DATE: 06-24-15
 REVISED: 07-13-15
 JOB NUMBER: 15-432
 CAD NAME: 15-432
 CRS FILE: 15-432
 PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195
 PREPARED FOR: MARTIN GRANADOS
 3350 FAZZINO LANE
 BRYAN, TEXAS 77807
 PHONE (979) 436-8511