

ORIGINAL PLAT

REPLAT

Doc Bk Vol Pg
0695230 BR 8553 189

Filed for Record in:
BRAZOS COUNTY

On: Apr 24, 2008 at 02:27P

As a
Plat

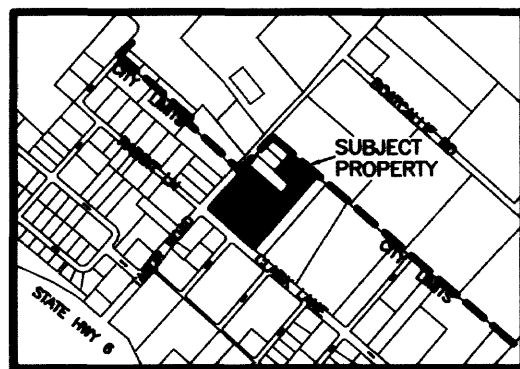
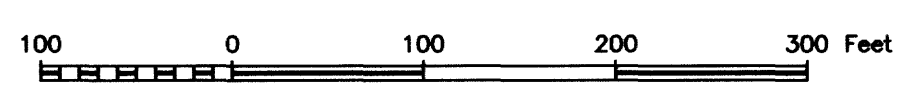
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By:
Kim Green

SCALE: 1" = 100'



GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS COMMUNITY PANEL NO. 4804100131 C, DATED JULY 2, 1992.
4. LARGE POLE BARN TO BE REMOVED OR RELOCATED.
5. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. CONTOURS SHOWN HEREON FROM CITY OF BRYAN DIGITAL MAPS.

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.
Apr 24, 2008
HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

METES AND BOUNDS DESCRIPTION OF A
8.15 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 5.026 ACRE TRACT AND THE REMAINDER OF A CALLED 4.127 ACRE TRACT, LONE OAK ACRES SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 308, PAGE 623 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 NORTHEAST LINE OF CLARKS LANE (80' R.O.W.) MARKING THE SOUTH CORNER OF SAID REMAINDER OF 4.127 ACRE TRACT; AND THE WEST CORNER OF LOT 1-A BLOCK 1, LONE OAK ACRES SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 513, PAGE 777 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 49° 08' 25" W ALONG THE NORTHEAST LINE OF CLARKS LANE, AT 411.74 FEET PASS A 5/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 513.19 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;
THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 26' 17" FOR AN ARC DISTANCE OF 39.90 FEET (CHORD BEARS: N 03° 25' 16" W - 35.80 FEET) TO A 5/8 INCH IRON ROD SET ON THE SOUTHEAST LINE OF FM 974 (TABOR ROAD) MARKING THE ENDING POINT OF SAID CURVE;

THENCE: N 42° 17' 53" E ALONG THE SOUTHEAST LINE OF FM 974, AT 152.01 FEET PASS A 5/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 496.53 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 1R, BLOCK 1, LONE OAK ACRES SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1013, PAGE 129 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 5.026 ACRE TRACT AND SAID REMAINDER OF 4.127 ACRE TRACT AND SAID LOT 1R FOR THE FOLLOWING CALLS:
S 48° 23' 20" E FOR A DISTANCE OF 394.61 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 1R;

N 41° 53' 19" E FOR A DISTANCE OF 110.76 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 1R;

N 48° 12' 17" W FOR A DISTANCE OF 182.87 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 1/2 ACRE TRACT AS DESCRIBED BY A DEED TO FLOYD RICHIE RECORDED IN VOLUME 420, PAGE 519 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

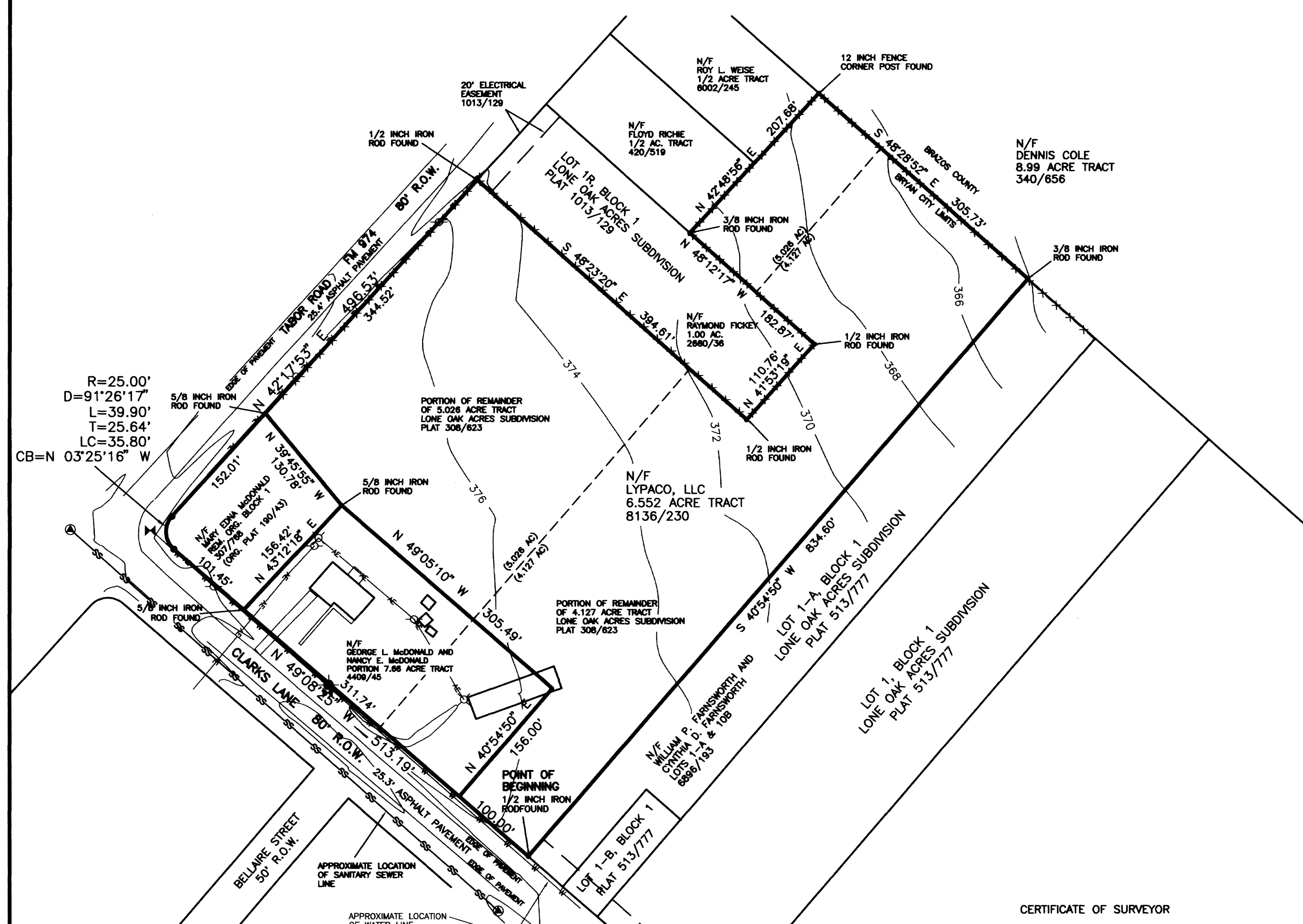
THENCE: N 42° 48' 56" E ALONG THE COMMON LINE OF SAID REMAINDER OF 5.026 ACRE TRACT AND SAID 1/2 ACRE TRACT FOR A DISTANCE OF 207.68 FEET TO A 12 INCH FENCE CORNER POST FOUND ON THE SOUTHWEST LINE OF A CALLED 8.99 ACRE TRACT AS DESCRIBED BY A DEED TO DENNIS COLE RECORDED IN VOLUME 340, PAGE 656 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE EAST CORNER OF ANOTHER 1/2 ACRE TRACT AS DESCRIBED BY A DEED TO ROY L. WEISE RECORDED IN VOLUME 6002, PAGE 245 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 28' 52" E ALONG THE COMMON LINE OF SAID REMAINDER OF 5.026 ACRE TRACT, SAID REMAINDER OF 4.127 ACRE TRACT AND SAID 8.99 ACRE TRACT FOR A DISTANCE OF 305.73 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID REMAINDER OF 4.127 ACRE TRACT AND THE FOREMENTIONED LOT 1-A (PLAT 513/777);

THENCE: S 40° 54' 50" W ALONG THE COMMON LINE OF SAID REMAINDER OF 4.127 ACRE TRACT AND SAID LOT 1-A FOR A DISTANCE OF 834.60 FEET TO THE POINT OF BEGINNING CONTAINING 8.15 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MAY, 2007. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

REPLAT
OF
A PORTION OF
LONE OAK ACRES
VOLUME 308, PAGE 623
8.15 ACRES
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 100 FEET
SURVEY DATE: MAY, 2007
PLAT DATE: 09-27-07
REVISED: 03-03-08
JOB NUMBER: 07-422
CAD NAME: 07-422R
CR5 FILE: LONEOK (cont); 07-422 (job)
PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195
PREPARED FOR: LANE WEBSTER
3922 ANDERT ROAD
BRYAN, TEXAS 77808
PHONE (979) 589-3121



- LEGEND:
● FIRE HYDRANT
○ WATER VALVE
⊕ SANITARY SEWER MANHOLE
⊙ LIGHT POLE
○ UTILITY POLE
→ GUY WIRE ANCHOR
— AERIAL ELECTRIC LINES
— BARBED WIRE FENCE

CERTIFICATE OF OWNERSHIP AND DEDICATION

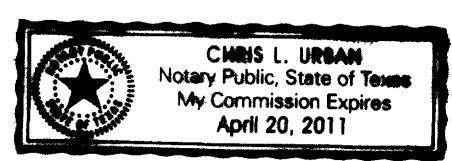
STATE OF TEXAS COUNTY OF BRAZOS
I, Drake Jessy, known to me to be the person(s) whose name(s) is/are the owner(s) and developer(s) of the land shown on this plat, being the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 8136, Page 230, and whose name is subscribed 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.

Drake Jessy
Owner(s)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Drake Jessy, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this 12TH day of MARCH, 2008.

Chill
Notary Public, Brazos County, Texas



APPROVAL OF PLANNING AND ZONING COMMISSION
I, Chill, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was filed for approval with the Planning and Zoning Commission of the City of Bryan on the 12TH day of MARCH, 2008, and same was duly approved on the 12TH day of MARCH, 2008.

Chill
Chairman

CERTIFICATE OF 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 form.

Brad Kerr
Brad Kerr, R.P.L.S. No. 4502



CERTIFICATE OF OWNERSHIP AND DEDICATION

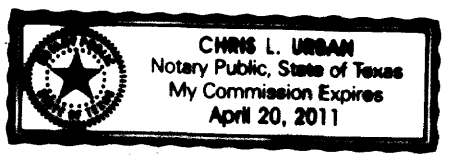
STATE OF TEXAS COUNTY OF BRAZOS
I, George L. McDonald, known to me to be the person(s) whose name(s) is/are the owner(s) and developer(s) of the land shown on this plat, being the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 4405, Page 45, and whose name 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.

George L. McDonald
Owner(s)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared George L. McDonald, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.
Given under my hand and seal on this 12TH day of MARCH, 2008.

Chill
Notary Public, Brazos County, Texas



CERTIFICATION OF CITY PLANNER

I, 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 12TH day of MARCH, 2008.

Brad Kerr
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 12TH day of MARCH, 2008.

W. Paul Kegan
City Engineer, City of Bryan