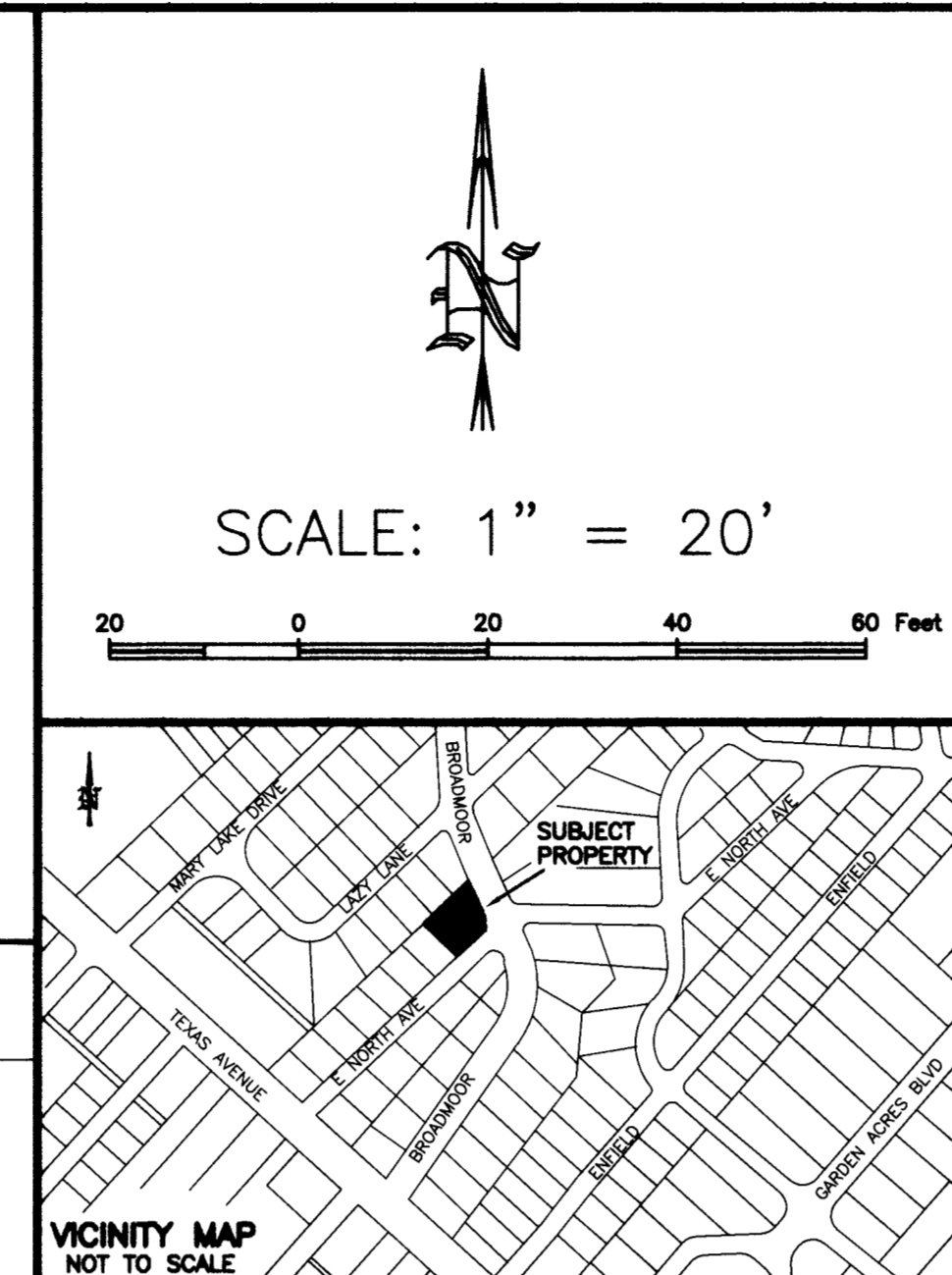
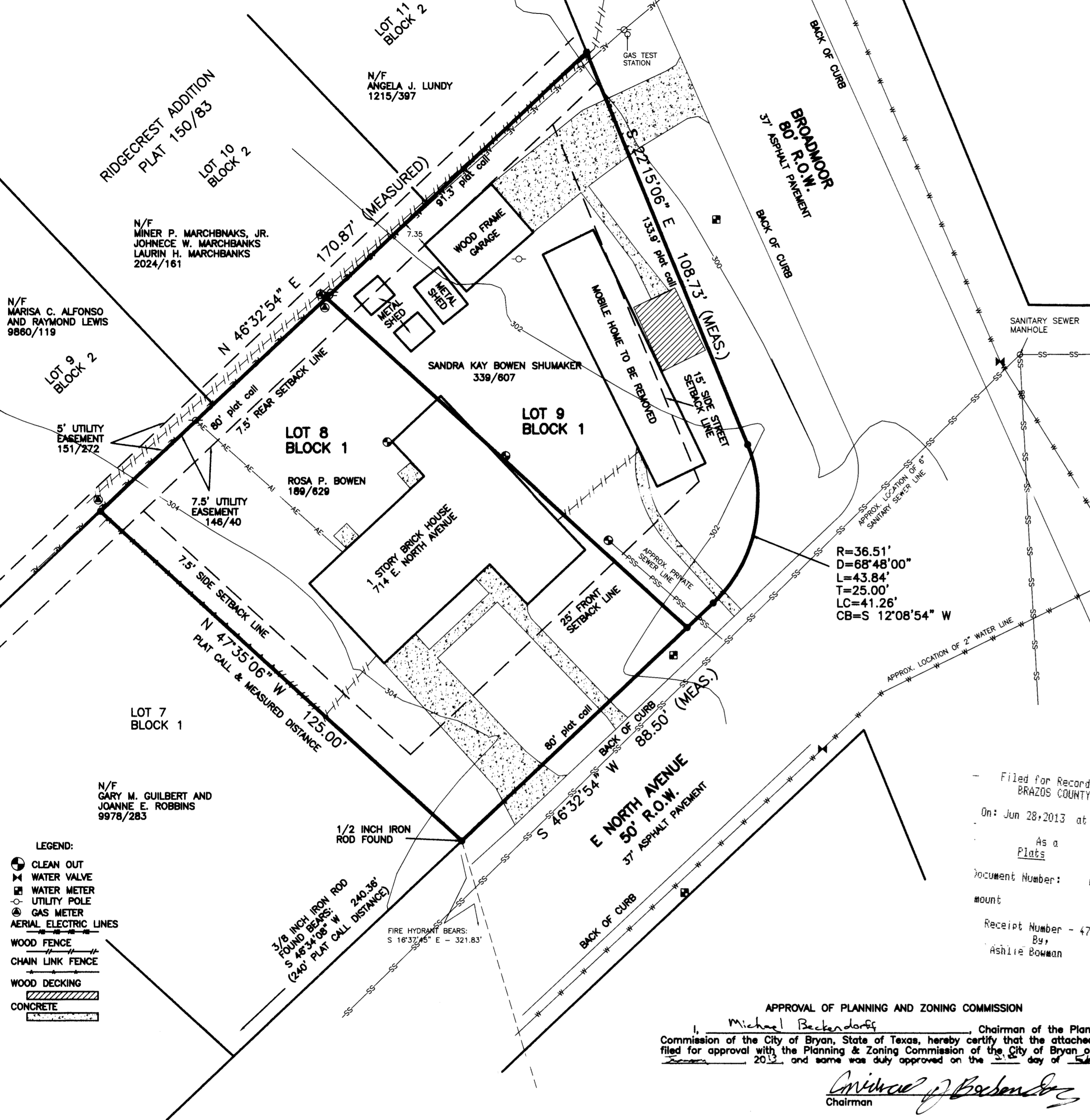


ORIGINAL PLAT

REPLAT



GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 4804100215 E DATED MAY 16, 2012.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. CONTOURS SHOWN HEREON ARE PER DIGITAL OVERLAY.
6. WATER AND SEWER LINES SHOWN HERE ARE APPROXIMATE LOCATIONS ONLY.
7. SUBJECT PROPERTY IS CURRENTLY ZONED "RD-5" - SINGLE FAMILY RESIDENTIAL.

Doc Bk Vol Pa
01161215 BK 11442 256
Filed for Record in: BRAZOS COUNTY
On: Jun 28, 2013 at 10:25A
As a Plat
Document Number: 01161215
Amount: 63.00
Receipt Number - 476048
By: Ashlie Bowman
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 28, 2013
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 8 AND 9, BLOCK 1, NORTH GARDEN ACRES, ACCORDING TO THE PLAT RECORDED IN VOLUME 146, PAGE 39 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 NORTHWEST LINE OF E. NORTH AVENUE MARKING THE SOUTH CORNER OF SAID LOT 8 AND THE EAST CORNER OF LOT 7, BLOCK 1;
THENCE: N 47° 30' 00" W ALONG THE COMMON LINE OF SAID LOT 8 AND LOT 7 FOR A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF BLOCK 2, RIDGECREST ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 150, PAGE 83 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;
THENCE: N 46° 32' 54" E ALONG THE COMMON LINE OF SAID LOTS 8 AND 9 AND RIDGECREST ADDITION FOR A DISTANCE OF 170.87 FEET TO A 1/2 INCH IRON ROD SET ON THE WESTERLY LINE OF BROADMOOR (80' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 9;
THENCE: S 22° 15' 08" E ALONG THE WESTERLY LINE OF BROADMOOR FOR A DISTANCE OF 108.73 FEET TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 36.51 FEET;
THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68° 48' 00" FOR AN ARC DISTANCE OF 43.84 FEET (CHORD BEARS: S 12° 08' 54" W - 41.26 FEET) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF E. NORTH AVENUE MARKING THE END OF SAID CURVE;
THENCE: S 46° 32' 54" W ALONG THE NORTHWEST LINE OF E. NORTH AVENUE FOR A DISTANCE OF 88.50 FEET TO THE POINT OF BEGINNING CONTAINING 0.40 OF AN ACRE OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

APPROVAL OF PLANNING AND ZONING COMMISSION
Michael Beckendorf, Chairman of the Planning and 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 28th day of June, 2013, and same was duly approved on the 28th day of June, 2013.

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 28th day of June, 2013.

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 28th day of June, 2013.

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 28th day of June, 2013, in the Official Public Records of Brazos County, Texas, in Volume 11442, Page 256.

CERTIFICATE OF SURVEYOR
STATE OF TEXAS COUNTY OF BRAZOS
I, Brad Kerr, Registered Professional 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 subject plat will describe a closed geometric form.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS COUNTY OF BRAZOS
I (We) Sandra Kay Bowen Shumaker, 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 Official Records of Brazos County, in Volume 339, Page 607, 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.

REPLAT OF LOTS 8 & 9, BLOCK 1 NORTH GARDEN ACRES VOLUME 146, PAGE 39 BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 20 FEET
SURVEY DATE: DEC. 2012
PLAT DATE: 01-21-13
REVISED: 01-29-13
JOB NUMBER: 12-837
CAD NAME: 12-837
CR5 FILE: BEV (cont); 12-837 (job)
PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195
PREPARED FOR: JOHN FRENCH
714 NORTH AVENUE
BRYAN, TEXAS 77802
PHONE (979) 846-0095