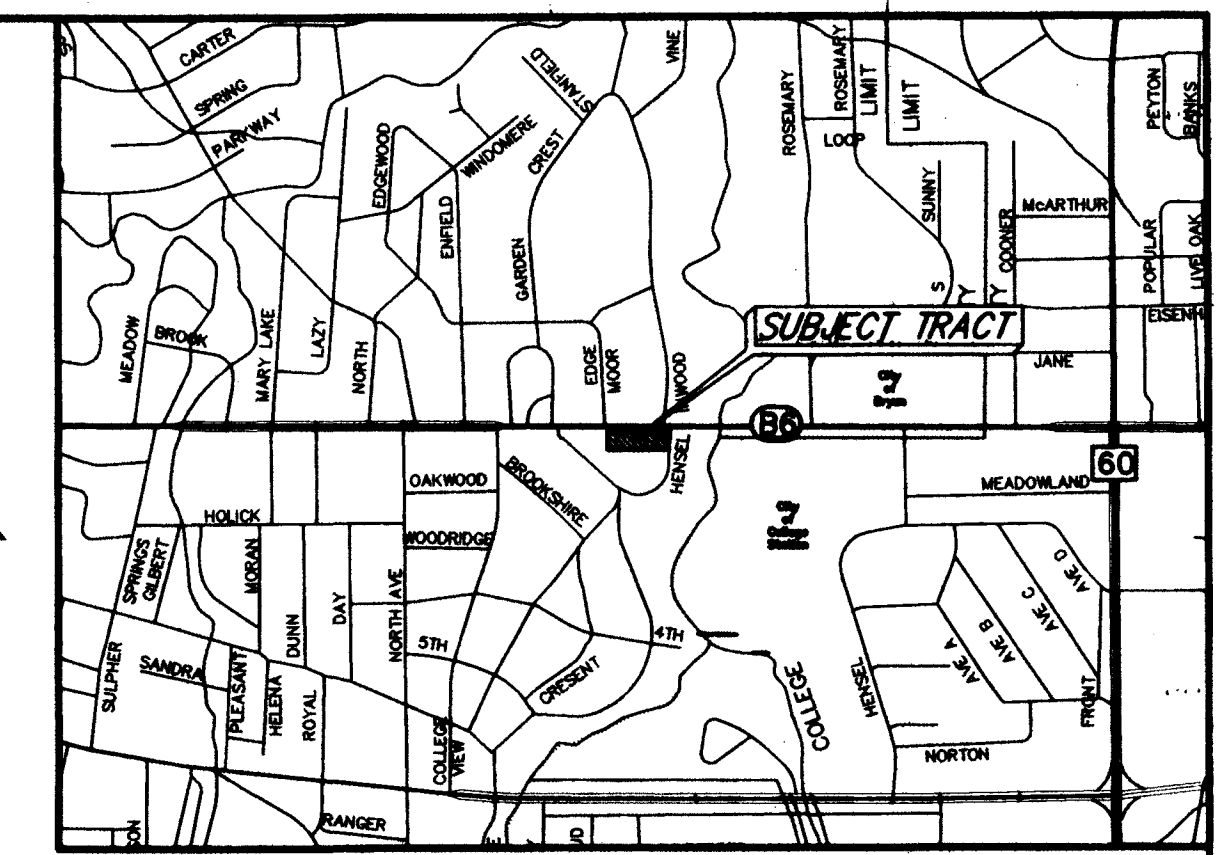
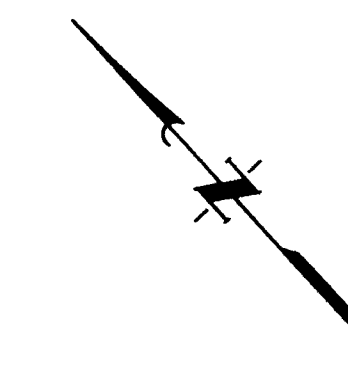
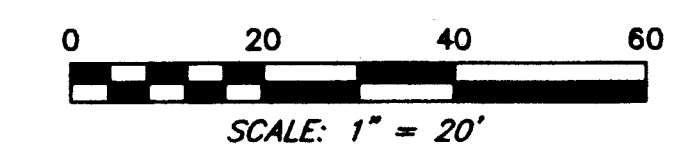


# REPLAT

S TEXAS AVENUE  
100' R.O.W.  
(62' Wide Asphalt)

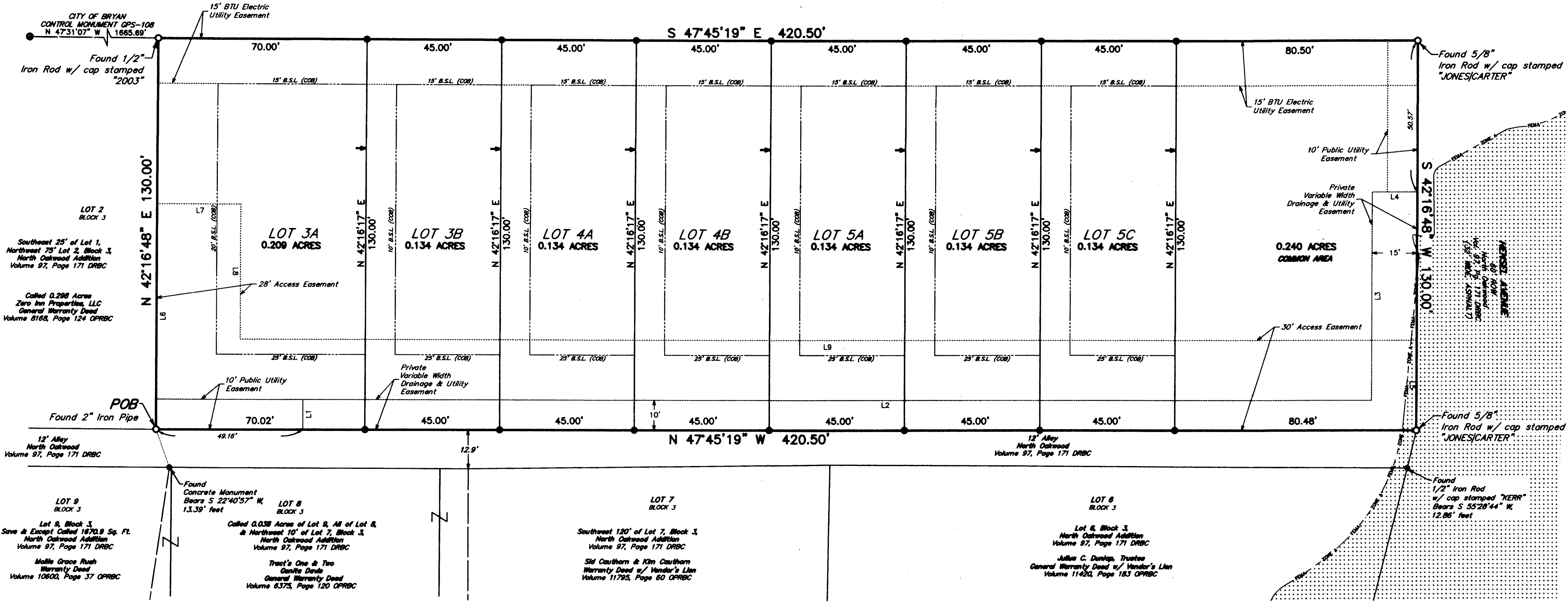


VICINITY MAP  
(NOT TO SCALE)



- LEGEND:
- BSL BUILDING SETBACK LINE
  - CD SANITARY CLEAN OUT
  - COB CITY OF BRYAN
  - DR DEED RESTRICTIONS
  - DRW/DEED RECORDS OF BRAZOS COUNTY
  - ELEV ELEVATION
  - GA GAS ANCHOR
  - GM GAS METER
  - LP LIGHT POLE
  - NGPM NATURAL GAS PIPELINE MARKER
  - OPRBC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PP PAGE
  - PP/G POWER POLE W/ GUY
  - ROW RIGHT-OF-WAY
  - TP TELEPHONE POLE
  - WM WATER METER
  - WV WATER VALVE
  - WVOLUME

- ASPHALT
- CONCRETE
- PROPOSED 4' SIDEWALK (CONCRETE)
- PROPOSED DRIVEWAY (CONCRETE)
- FLOOD ZONE "A"
- SANITARY SEWER MANHOLE
- SET 5/8" IRON ROD W/ CAP STAMPED "JONES/CARTER"
- STORM SEWER MANHOLE
- REFERENCE PROPERTY CORNER
- "ZERO" LOT LINE
- ADJOINER LINE
- BOUNDARY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR LINE
- LOT LINE
- OVERHEAD POWER LINE
- PROPOSED 1.5" WATER SERVICE LINE
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED 8" STORM LATERALS
- EASEMENT LIMITS
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE



LOT 2  
BLOCK 3  
Southwest 25' of Lot 1,  
Northwest 75' of Lot 2, Block 3,  
North Oakwood Addition  
Volume 97, Page 171 DRBC  
  
Called 0.298 Acres  
Zero Inn Properties, LLC  
General Warranty Deed  
Volume 8168, Page 124 OPRBC

LOT 9  
BLOCK 3  
Lot 9, Block 3,  
Save & Except Called 1670.9 Sq. Ft.  
North Oakwood Addition  
Volume 97, Page 171 DRBC  
  
Molle Grass Rush  
Warranty Deed  
Volume 10600, Page 37 OPRBC

LOT 8  
BLOCK 3  
Called 0.038 Acres of Lot 9, All of Lot 8,  
& Northwest 10' of Lot 7, Block 3,  
North Oakwood Addition  
Volume 97, Page 171 DRBC  
  
Tract's One & Two  
Genie Davis  
General Warranty Deed  
Volume 6375, Page 120 OPRBC

LOT 7  
BLOCK 3  
Southwest 120' of Lot 7, Block 3,  
North Oakwood Addition  
Volume 97, Page 171 DRBC  
  
Sid Cauffman & Kim Cauffman  
Warranty Deed w/ Vendor's Lien  
Volume 11795, Page 60 OPRBC

LOT 6  
BLOCK 3  
Lot 6, Block 3,  
North Oakwood Addition  
Volume 97, Page 171 DRBC  
  
Julia C. Dunlap, Trustee  
General Warranty Deed w/ Vendor's Lien  
Volume 11420, Page 183 OPRBC

Access Easement

LINE BEARING	DISTANCE
L5 S 42°16'48" W	30.00'
L6 S 42°16'48" E	30.00'
L7 S 47°45'19" E	28.88'
L8 S 42°16'48" E	44.88'
L9 S 47°45'19" E	382.50'

Variable Width Drainage & Utility Easement

LINE BEARING	DISTANCE
L1 N 42°16'17" E	130.00'
L2 N 47°45'19" E	130.00'
L3 N 42°16'48" E	69.44'
L4 N 47°45'19" E	115.00'

### GENERAL NOTES:

- Bearings shown hereon are based on the Texas Coordinate System of 1983, Central Zone (4203).
- Conditional use of Patio Homes for the subject tract was approved by the Bryan Planning and Zoning Commission during their regular meeting on November 17, 2016.

### LEGAL DESCRIPTION

STATE OF TEXAS §  
COUNTY OF BRAZOS §

A METES & BOUNDS description of a certain 1.255 acre tract of land out of the J. E. Scott Survey, Abstract No. 50, Brazos County, Texas; being all of Lots Three (3), Four (4) and Five (5) and the South Twenty-Five feet (25') of Lot Two (2), Block Three (3) of the North Oakwood Addition, according to the plat thereof recorded in Volume 97, Page 171 of the Deed Records of Brazos County, Texas, conveyed by Special Warranty Deed to Anita Szabuniewicz and Charles Szabuniewicz recorded in Volume 13740, Page 58 of the Official Public Records of Brazos County (OPRBC), Texas; said 1.255 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, Central Zone (Zone 4203):

BEGINNING at a found 2-inch iron pipe in the southwest line of Lot 2, Block 3 in said North Oakwood Addition and the northeast line of an Alley (called 12 foot wide) dedicated in said North Oakwood Addition, marking the west corner of the herein described subject tract, being common with the south corner of a called 0.298 acre tract conveyed by General Warranty Deed to Zero Inn Properties, LLC recorded in Volume 8168, Page 124 OPRBC, from which a found concrete monument marking a common corner of Lot 8 and Lot 9, Block 3, of said North Oakwood Addition, bears South 22°40'57" West, 13.39 feet;

THENCE North 42°16'48" East, across said Lot 2 and along the common line of said 0.298 acre tract and the herein described subject tract, 130.00 feet to a found 1/2-inch iron rod (with cap stamped "2003") marking the east corner of said 0.298 acre tract and the north corner of the herein described subject tract and being in the common line of said Lot 2 and the occupied southwest right-of-way line of South Texas Avenue (called 100 foot wide);

THENCE South 47°45'19" East, along said right-of-way line, 420.50 feet to a found 5/8-inch iron rod (with cap stamped "Jones/Carter") marking the east corner of said Lot 5 and the east corner of the herein described subject tract and being in the common line of the occupied northwest right-of-way line of Hensel Drive (called 60 foot wide) dedicated in the said North Oakwood Addition and the southeast line of Lot 5, Block 3 of the said North Oakwood Addition;

THENCE South 42°16'48" West, along said common line, 130.00 feet to a found 5/8-inch iron rod (with cap stamped "Jones/Carter") marking the south corner of said Lot 5 and the south corner herein described subject tract and being in the common line of the aforementioned Alley of said North Oakwood Addition and the southwest line of said Lot 5, from which a found 1/2-inch iron rod (with cap stamped "Kerr") being the east corner of Lot 6, Block 3, of said North Oakwood Addition, bears South 55°28'44" West, 12.86 feet;

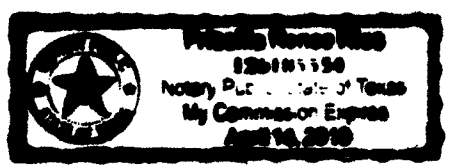
THENCE North 47°45'19" West, along the common line of said Alley and the herein described subject tract, 420.50 feet to the POINT OF BEGINNING, CONTAINING 1.255 acres of land in Brazos County, Texas, as shown on Drawing No. 1434 filed in the offices of Jones/Carter in College Station, Texas.

### CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF TEXAS §  
COUNTY OF BRAZOS §

We, Anita Szabuniewicz and Charles Szabuniewicz, the owners and developers of the land shown on this plat, being part of the tract of land conveyed to us in the Official Public Records of Brazos County, Texas in Volume 9095, Page 235, and whose names 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.

Anita Szabuniewicz *Anita Szabuniewicz*  
Charles Szabuniewicz *Charles Szabuniewicz*



STATE OF TEXAS §  
COUNTY OF BRAZOS §

Before me, the undersigned authority, on this day personally appeared ANITA SZABUNIEWICZ and CHARLES SZABUNIEWICZ, 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 30th day of June, 2017.

*[Signature]*  
Notary Public, Brazos County, Texas

### APPROVAL OF THE CITY ENGINEER

I, *W. Paul Kasper*, the undersigned, City Engineer of the City of Bryan, State of Texas, 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 September, 2017.

*W. Paul Kasper*  
City Engineer, Bryan, Texas

### APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Bobby Gutierrez*, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 16th day of September, 2017, and same was duly approved on the 16th day of March, 2017.

*Bobby Gutierrez*  
Chair, Planning & Zoning Commission, Bryan, Texas

### APPROVAL OF THE CITY PLANNER

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, *Marta Zimmerman*, 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 16th day of September, 2017.

*Marta Zimmerman*  
City Planner, Bryan, Texas

### CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, *Karen McQueen*, County Clerk in and for Brazos County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 16th day of September, 2017, in the Official Public Records of Brazos County, Texas in Volume 14351, Page 269+270.

*Karen McQueen*  
County Clerk, Brazos County, Texas

### CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS §  
COUNTY OF BRAZOS §

I, *Christopher E. Curtis*, Registered Professional Land Surveyor No. 6111 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.

*Christopher E. Curtis*  
Registered Professional Land Surveyor No. 6111

Dated: 2/2/17



Files for Record in:  
BRAZOS COUNTY  
On: Sep 06, 2017 at 03:18P  
As a  
Final  
Document Number: 01300441  
Amount: 73.00  
Receipt Number: 612096  
Day  
Debbie Bauer

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.  
Sep 08, 2017

Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

## REPLAT OF LOTS 3, 4, 5 AND SOUTH 25' OF LOT 2, BLOCK 3 OF THE NORTH OAKWOOD ADDITION

RECORDED IN  
VOLUME 97, PAGE 171  
BRAZOS COUNTY DEED RECORDS  
BEING

1.255 ACRES  
OUT OF THE  
JOSEPH E. SCOTT, A-50  
BRAZOS COUNTY, TEXAS  
FEBRUARY 2017

PURPOSE FOR REPLAT: TO RECONFIGURE FOUR RESIDENTIAL LOTS INTO SEVEN RESIDENTIAL LOTS



SURVEYED: August 17, 2016

OWNER: Anita and Charles Szabuniewicz  
3801 Fifth Street  
Bryan, TX 77801  
(979)229-5311

SURVEYOR: Jones/Carter  
150 Venture Drive, Suite 100  
College Station, Texas 77845

