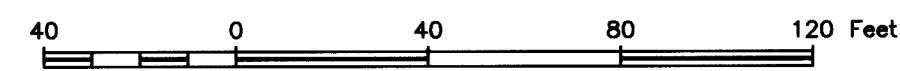


ORIGINAL PLAT

REPLAT



Scale: 1" = 40'



LINE	DISTANCE	BEARING
L1	5.98'	S 21°22'30" W
L2	25.10'	S 58°36'24" W
L3	16.52'	S 37°13'18" W
L4	28.31'	S 16°51'50" E
L5	20.95'	N 86°34'39" E
L6	14.13'	S 08°36'33" E
L7	62.61'	S 70°38'28" W
L8	20.00'	S 40°08'52" W
L9	16.49'	N 28°32'21" W
L10	15.73'	N 81°49'08" W
L11	25.33'	S 05°24'20" E
L12	14.41'	S 40°27'17" W
L13	24.22'	N 61°33'08" W
L14	28.57'	N 28°03'52" E
L15	26.08'	N 49°37'16" E
L16	31.48'	N 58°35'07" W
L17	12.31'	N 72°10'41" W

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA, ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED BY FEMA) ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PLAN NO. 48041C0141 C AND 48041C0142 C DATED JULY 2, 1992. SEE NOTE #8.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
5. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE FROM DIGITAL MAPS.
6. LOCATION OF SOUTH PROPERTY LINE OF LOTS IS FROM AN ACTUAL SURVEY OF CENTERLINE OF CREEK.
7. SUBJECT PROPERTY IS CURRENTLY ZONED R-NC - RESIDENTIAL N.C.D.
8. THE PURPOSE OF THIS PLAT IS TO ADJUST THE PROPERTY LINE BETWEEN THE TWO OWNERS TO REPAIR THE DRIVEWAY ENCROACHMENT.
9. Entire property lies within Flood Zone "A" per Revised F.I.R.M. Maps, panel 48041C0215E dated May 14, 2012.

METES AND BOUNDS DESCRIPTION OF A 1.99 ACRE TRACT NORTH OAKWOOD BRYAN, BRAZOS COUNTY, TEXAS

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 2, 3 AND 4, BLOCK 6, NORTH OAKWOOD, ACCORDING TO THE PLAT RECORDED IN VOLUME 97, PAGE 171 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

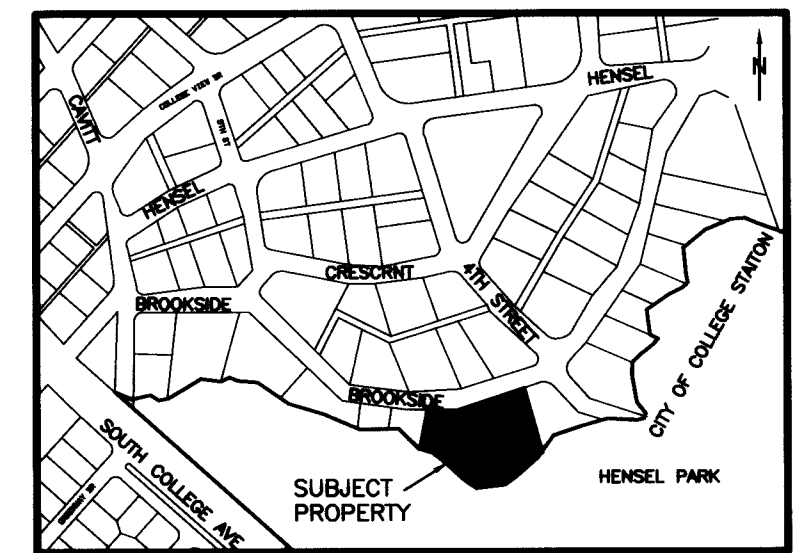
SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF BROOKSIDE DRIVE (60' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID LOT 4 AND THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 6;
 THENCE: S 89°12'21" E ALONG THE SOUTH LINE OF BROOKSIDE DRIVE FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 4 AND LOT 2;
 THENCE: N 72°08'24" E CONTINUING ALONG THE SOUTH LINE OF BROOKSIDE DRIVE FOR A DISTANCE OF 107.67 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 3 AND LOT 2;
 THENCE: N 72°19'43" E CONTINUING ALONG THE SOUTH LINE OF BROOKSIDE DRIVE FOR A DISTANCE OF 112.08 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 2, 3 AND THE NORTHWEST CORNER OF LOT 1, BLOCK 6;
 THENCE: S 15°09'37" E ALONG THE COMMON LINE OF SAID LOT 2 AND LOT 1 FOR A DISTANCE OF 206.10 FEET TO THE CENTERLINE OF AN EXISTING CREEK
 THENCE: ALONG THE CENTERLINE OF SAID CREEK, SAME BEING THE SOUTH LINE OF SAID LOTS 2, 3 AND 4 AND THE NORTH LINE OF HENSEL PARK, AND SAME BEING CALLED THE CITY LIMITS OF BRYAN AND COLLEGE STATION, FOR THE FOLLOWING CALLS:

- S 21° 22' 30" W FOR A DISTANCE OF 5.98 FEET;
- S 58° 36' 24" W FOR A DISTANCE OF 25.10 FEET;
- S 37° 13' 18" W FOR A DISTANCE OF 16.52 FEET;
- S 16° 51' 50" E FOR A DISTANCE OF 28.31 FEET;
- N 86° 34' 39" E FOR A DISTANCE OF 20.95 FEET;
- S 08° 36' 33" E FOR A DISTANCE OF 14.13 FEET;
- S 70° 38' 28" W FOR A DISTANCE OF 62.61 FEET;
- S 40° 08' 52" W FOR A DISTANCE OF 20.00 FEET;
- S 70° 29' 03" W FOR A DISTANCE OF 81.68 FEET;
- N 60° 48' 45" W FOR A DISTANCE OF 81.70 FEET;
- N 28° 32' 21" W FOR A DISTANCE OF 16.49 FEET;
- N 81° 49' 08" W FOR A DISTANCE OF 15.73 FEET;
- S 05° 24' 20" E FOR A DISTANCE OF 25.33 FEET;
- S 40° 27' 17" W FOR A DISTANCE OF 14.41 FEET;
- N 67° 05' 26" W FOR A DISTANCE OF 54.77 FEET;
- N 61° 33' 08" W FOR A DISTANCE OF 24.22 FEET;
- N 28° 03' 52" E FOR A DISTANCE OF 28.57 FEET;
- N 49° 37' 16" E FOR A DISTANCE OF 26.08 FEET;
- N 58° 35' 07" W FOR A DISTANCE OF 31.48 FEET;
- N 79° 12' 00" W FOR A DISTANCE OF 53.09 FEET;
- N 72° 10' 41" W FOR A DISTANCE OF 12.31 FEET TO THE COMMON CORNER OF SAID LOT 4 AND LOT 5;

THENCE: N 07° 36' 14" E ALONG THE COMMON LINE OF SAID LOT 4 AND LOT 5, AT 44.00 FEET PASS A 5/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.99 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE ORIGINAL BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502

Doc Bk Vol Pg
 01133105 OR 10916 37



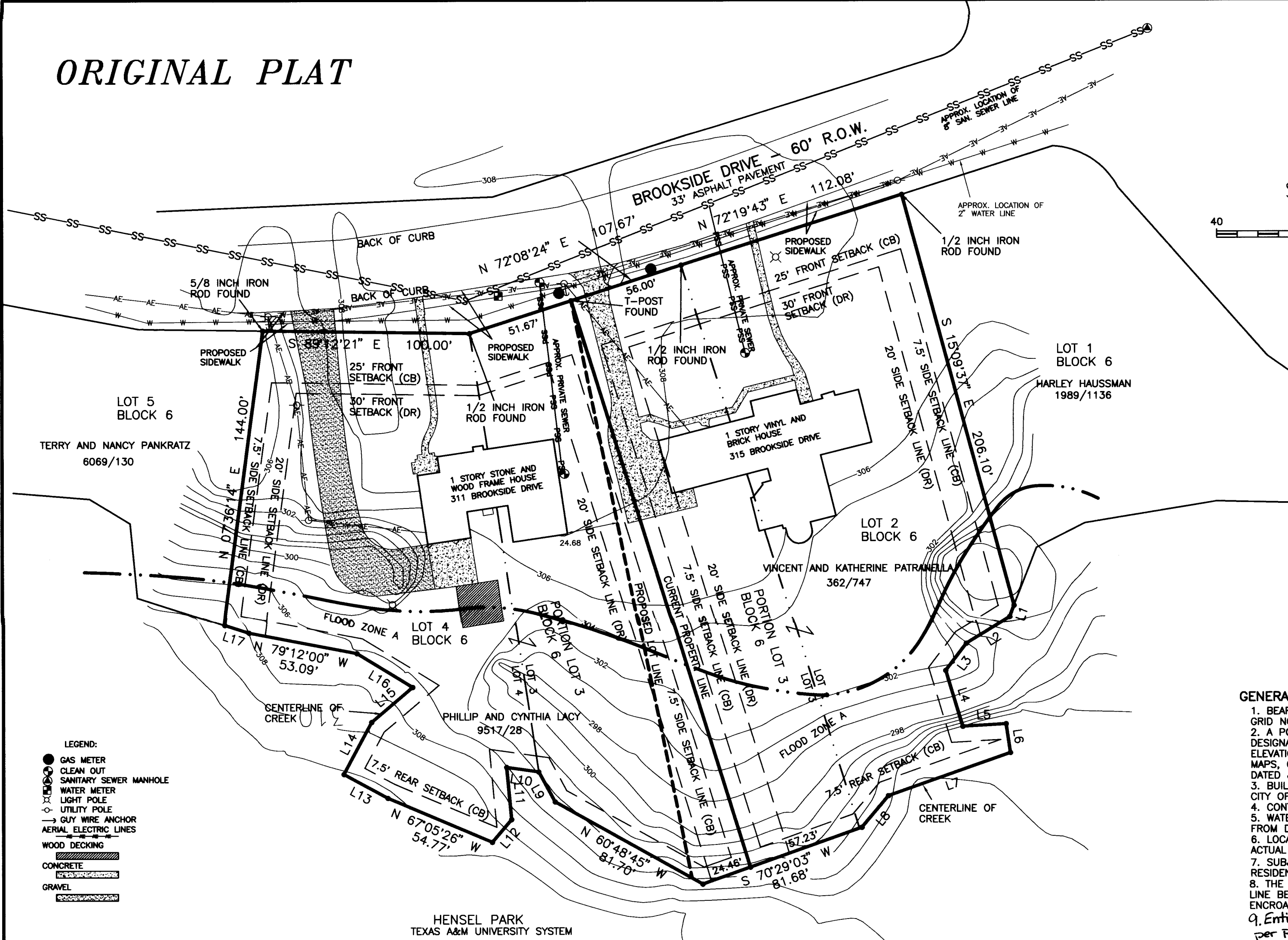
VICINITY MAP NOT TO SCALE

REPLAT
 OF
 LOTS 2, 3 AND 4, BLOCK 6
 NORTH OAKWOOD
 VOLUME 97, PAGE 171
 TO CREATE
LOT 2R AND 4R, BLOCK 6
 NORTH OAKWOOD
 1.99 ACRES
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
 SURVEY DATE: MARCH 2012
 PLAT DATE: 03-19-12
 REVISED: 04-03-12
 JOB NUMBER: 12-085
 CAD NAME: 12-085
 CR5 FILE: KENNERLY (cont); 12-085 (job)

PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

PREPARED FOR: PHILLIP & CYNTHIA LACY
 15600 WOOD BROOK LANE
 COLLEGE STATION, TEXAS 77845
 PHONE (979) 575-1888



- LEGEND:
- GAS METER
 - CLEAN OUT
 - SANITARY SEWER MANHOLE
 - WATER METER
 - LIGHT POLE
 - UTILITY POLE
 - 60V WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - WOOD DECKING
 - CONCRETE
 - GRAVEL

APPROVAL OF PLANNING AND ZONING COMMISSION
 Michael Beckwith, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certifies that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 19th day of September, 2012, and same was duly approved on the 20th day of September, 2012.

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 19th day of September, 2012.

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 19th day of September, 2012.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (We) PHILLIP LACY AND CYNTHIA LACY, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 9517, Page 28, 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.

STATE OF TEXAS COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared CYNTHIA LACY, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.
 Given under my hand and seal on this 31st day of August, 2012.

CERTIFICATE OF SURVEYOR
 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 under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

CERTIFICATE OF THE COUNTY CLERK
 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 20th day of September, 2012, in the Official Public Records of Brazos County, Texas, in Volume 10916, Page 37.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (We) VINCENT AND KATHERINE PATRANELLA, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 362, Page 747, 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.

STATE OF TEXAS COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared VINCENT A. PATRANELLA, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.
 Given under my hand and seal on this 31st day of May, 2012.

