



- GENERAL NOTES:**
1. THE LAND IS CURRENTLY RESIDENTIAL DISTRICT-5000 (RD-5).
 2. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C15F, EFFECTIVE DATE APRIL 2, 2014.
 3. LOT SUBDIVISION & BUILDING SET BACK LINES SHALL CONFORM TO THE STANDARDS SET FORTH IN CITY OF BRYAN ZONING ORDINANCE AND SITE DEVELOPMENT REVIEW ORDINANCE.
 4. UNLESS NOTED OTHERWISE, ALL LOT CORNERS SHALL BE MARKED WITH 5/8" IRON RODS WITH CAPS.
 5. ALL RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED TO THE CITY OF BRYAN.
 6. LOT 7 SHALL TAKE ACCESS OFF OF CINDY LANE THROUGH THE PRIVATE ACCESS EASEMENT LOCATED THROUGH LOT 6.
 7. LOTS 6 AND 7 SHALL NOT HAVE ANY ACCESS TO TURKEY CREEK ROAD.
 8. DISTANCES SHOWN ON CURVES ARE ARC LENGTHS.
 9. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-114 (N-10228487.00, E-3541039.02) AND AS ESTABLISHED BY GPS OBSERVATION.
 10. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000110920731542 (CALCULATED USING GEOID12A).

LEGEND

	PROPERTY BOUNDARY LINE
	PROPOSED LOT LINES
	R.O.W. LINES
	EASEMENT LINE
	SANITARY SEWER LINE/SIZE (INCHES)
	WATER LINE/SIZE (INCHES)
	SANITARY SEWER MANHOLE
	EXISTING OVERHEAD ELECTRICAL
	EXISTING OVERHEAD TELEPHONE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	P.U.E.
	FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	SINGLE WATER SERVICE CONNECTION
	DOUBLE WATER SERVICE CONNECTION
	SINGLE SANITARY SEWER SERVICE CONNECTION
	DOUBLE SANITARY SEWER SERVICE CONNECTION
	15' PRIVATE ACCESS EASEMENT (HATCH)

CERTIFICATION OF OWNERSHIP & DEDICATION:
(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, (We), BK HOME DEVELOPMENT INC., the 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 Deed Records of Brazos County in Volume 13620, Page 116, 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.

[Signature]
Owner

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 10th day of November, 2017.

[Signature]
City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK:
(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, *[Signature]* 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 the 20th day of Nov, 2017, in the Official Records of Brazos County in Volume 1434 Page 32.

[Signature]
County Clerk, Brazos County, Texas

APPROVAL OF THE 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 10th day of November, 2017. SD

[Signature]
City Planner, Bryan, Texas

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

[Signature]
Registered Public Land Surveyor



METES AND BOUNDS DESCRIPTION OF AN 1.083 ACRE TRACT ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF BLOCK 1, OAK GLADE ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 164, PAGE 391 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID BLOCK 1 BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO B K HOME DEVELOPMENT, INC. RECORDED IN VOLUME 13620, PAGE 116 OF THE OFFICIAL PUBLIC 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 (N-1022109.24, E-3541033.47) ON THE SOUTHWEST LINE OF FINEFEATHER ROAD (R.O.W. VARIES) AND THE SOUTHEAST LINE OF UNION STREET (50' R.O.W.) MARKING THE NORTH CORNER OF SAID BLOCK 1.
- THENCE:** S 35° 00' 28" E ALONG THE NORTHEAST LINE OF SAID BLOCK 1 FOR A DISTANCE OF 183.80 FEET (PLAT CALL: S 32° 45' 00" E - 183.83 FEET) TO A POINT ON THE NORTHWEST LINE OF TURKEY CREEK ROAD - FM 2513 (80' R.O.W.) MARKING THE EAST CORNER OF SAID BLOCK 1;
- THENCE:** S 41° 47' 22" E ALONG THE SOUTHWEST LINE OF SAID BLOCK 1, AT 25.00 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 0.0677 ACRE PUBLIC UTILITY EASEMENT RECORDED IN VOLUME 540, PAGE 72 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON FOR A TOTAL DISTANCE OF 225.10 FEET (PLAT CALL: S 44° 00' 00" W - 225.00 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF CINDY LANE (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID BLOCK 1;
- THENCE:** N 56° 38' 46" W ALONG THE SOUTHWEST LINE OF SAID BLOCK 1 FOR A DISTANCE OF 73.50 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 311.48 FEET;
- THENCE:** ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 49' 55" FOR AN ARC DISTANCE OF 113.25 FEET (CHORD BEARS: N 67° 35' 58" W - 112.63 FEET) TO A POINT ON THE SOUTHEAST LINE OF UNION STREET MARKING THE END POINT OF SAID CURVE AND THE WEST CORNER OF SAID BLOCK 1;
- THENCE:** N 41° 47' 22" E ALONG THE NORTHWEST LINE OF SAID BLOCK 1 FOR A DISTANCE OF 315.25 FEET (PLAT CALL: N 44° 00' 00" E - 315.28 FEET) TO THE **POINT OF BEGINNING** CONTAINING 1.083 ACRES OF LAND AS SURVEYED ON THE GROUND NOVEMBER, 2016.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

NOTARY PUBLIC CERTIFICATION
(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared *[Signature]* 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 20th day of Jan, 2017.

[Signature]
Notary Public, Brazos County, Texas

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On: Nov 20/2017 at: 10:53AM

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Entry Date: 11/16/16

STATE OF TEXAS
I hereby certify that this instrument was filed in the public records of the Official Public Records of BRAZOS COUNTY
as scanned hereon by me.
T. Ann Johnson, Brazos County Clerk
BRAZOS COUNTY
Nov 20/2017

APPROVAL OF THE PLANNING & ZONING COMMISSION:

I, *[Signature]* Chairman of the Planning & 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 17th day of November, 2017, and same was duly approved on the 20th day of November, 2017 by said Commission.

[Signature]
Chairman, Planning & Zoning Commission
Bryan, Texas

FINAL PLAT
OAK GLADE ADDITION
BLOCK 1 LOTS 1 - 7
BEING A RE-PLAT OF BLOCK 1,
A LOT OF THE OAK GLADE ADDITION
(V164 / P391), 1.083 ACRES
ZONED RESIDENTIAL (RD-5)
BRYAN, BRAZOS COUNTY, TEXAS
JANUARY 5, 2017

DEVELOPER
BK HOME DEVELOPMENT, INC.
PO BOX 390
MOODY, TEXAS 76557
254-721-6179

SURVEYOR
KERR SURVEYING LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77802
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