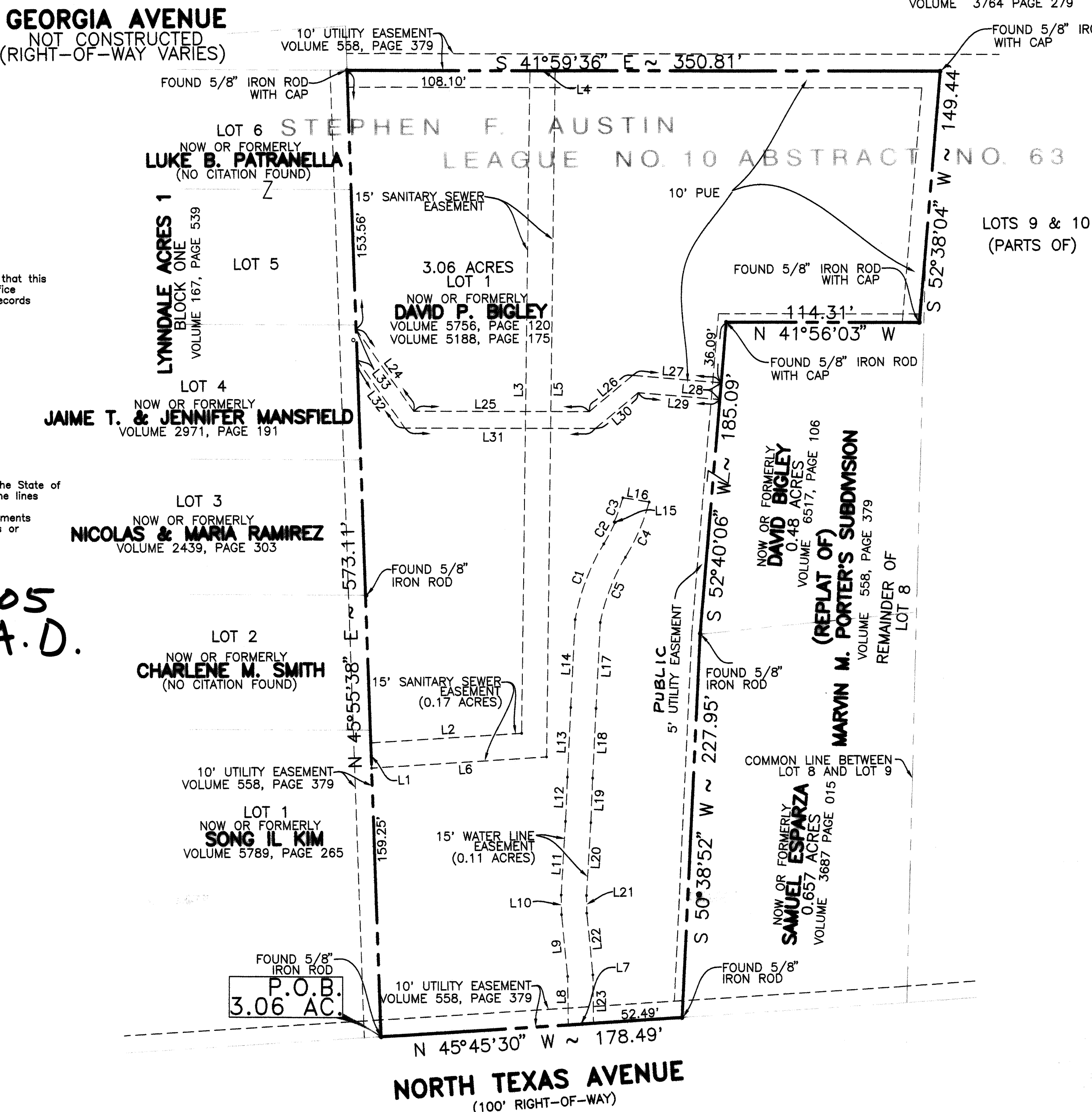


**ORIGINAL PLAT**  
VOLUME 6028 PAGE 189  
SCALE: 1" = 100'



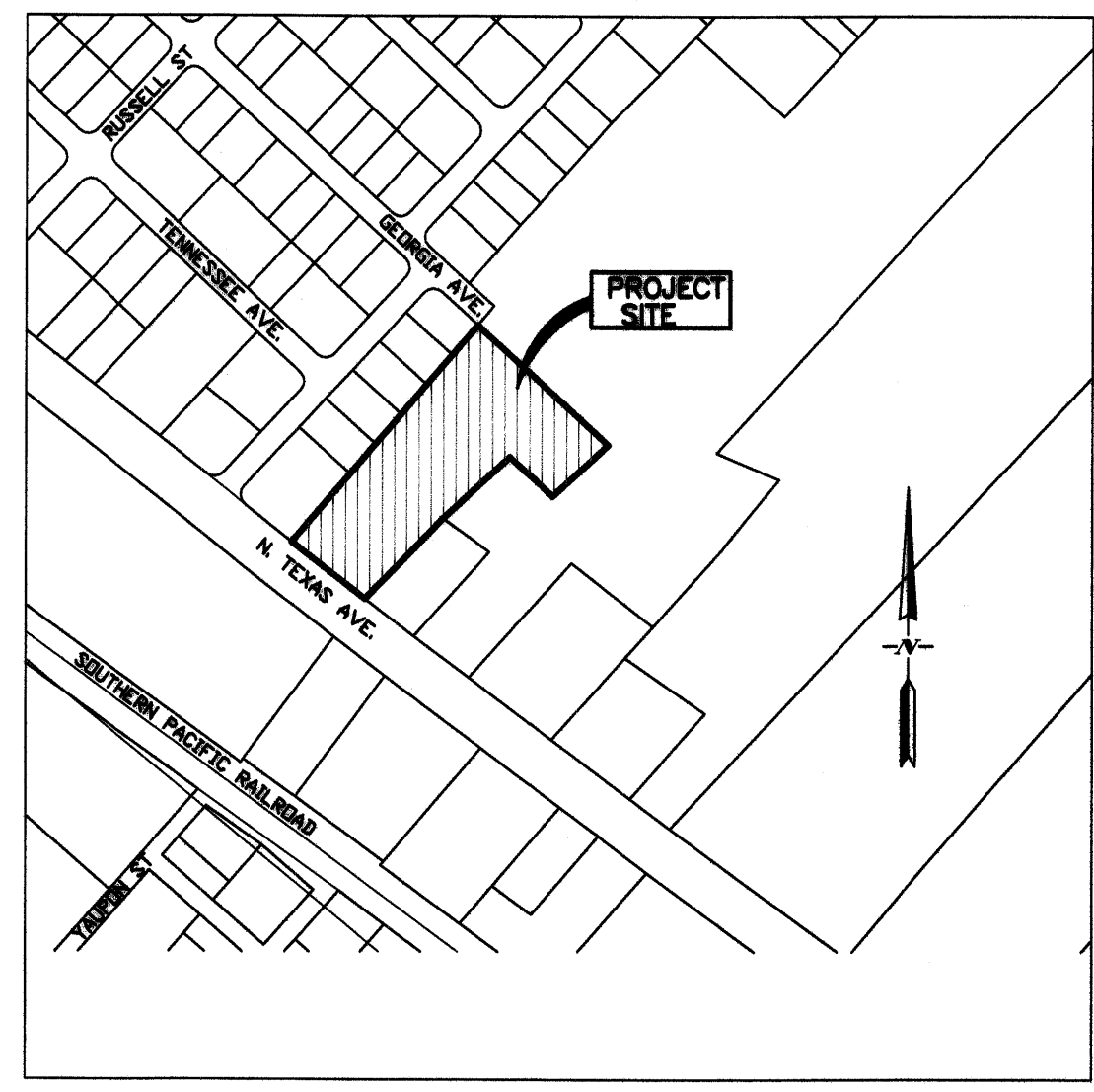
**GENERAL NOTES:**

- THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. FIRM COMMUNITY PANEL NO. 48041C0141C, JULY 2, 1992.
- ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS WITH CAP, UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CURRENT CITY OF BRYAN ORDINANCE.
- FROM THE WEST CORNER (P.O.B.), CITY OF BRYAN CONTROL MONUMENT NO. 21 BEARS: N48°58'41"W ~ 2735.64' GRID; FROM THE NORTH CORNER, CITY OF BRYAN CONTROL MONUMENT NO. 20 BEARS N19°07'11"E ~ 2113.46' GRID.

THIS TRACT MAY BE AFFECTED BY THE FOLLOWING EASEMENTS:

- LONE STAR GAS RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 281, PAGE 840, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- CITY OF BRYAN RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 489, PAGE 389, DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- CITY OF BRYAN RIGHT-OF-WAY EASEMENT RECORDED IN VOLUME 512, PAGE 726, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

**SPECIAL NOTE:**  
THE PURPOSE OF THIS AMENDING PLAT IS TO CREATE AND DEPICT IN A RECORDED FORMAT THE EASEMENTS INDICATED, SOLELY FOR THE CONVENIENCE OF THE CITY OF BRYAN.



**VICINITY MAP**  
N.T.S.  
SCALE: 1" = 50'

**METES AND BOUNDS DESCRIPTION OF A 3.06 ACRE TRACT**  
STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63  
BRYAN, BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain 3.06 acre tract or parcel of land lying and being situated in Stephen F. Austin League No. 10, Abstract No. 63, and being all of Oak Park Subdivision as depicted by plat recorded in VOLUME 6028 PAGE 189 of the Official Records of Brazos County, Texas, said 3.06 acre tract being more particularly described as follows:

- BEGINNING** at a 5/8" iron rod, found for the most southerly corner of Lynndale Acres 1, a platted subdivision recorded in VOLUME 167 PAGE 539 of the deed records in Brazos County, Texas; said point common with this tract and being in the northeasterly right-of-way of Texas Avenue, North;
- THENCE** N 45° 55' 38" E - 573.11 feet along the northwest line of said subdivision to a capped 5/8" iron rod found corner;
- THENCE** S 41° 59' 36" E - 350.81 feet with the northeast line of said Subdivision to a capped 5/8" iron rod found for corner;
- THENCE** S 52° 38' 04" W - 149.44 feet with the southeast line of said subdivision to a capped 5/8" iron rod found for corner;
- THENCE** N 41° 56' 03" W - 114.31 feet with said line to a capped 5/8" iron rod found for corner;
- THENCE** S 52° 40' 06" W - 185.09 feet with said line to a 5/8" iron rod found angle point;
- THENCE** S 50° 38' 52" W - 227.95 feet with said southeast line to a 5/8" iron rod found for corner, said point being in the northeasterly right-of-way of Texas Avenue, North;
- THENCE** N 45° 45' 30" W - 178.49 feet with said right-of-way line to the **PLACE OF BEGINNING** and containing 3.06 acres of land.

**Basiof Bearing:** The northwesterly line of this tract as shown on this submitted amending plat.

**OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, David P. Bigley, owners and developers of 3.06 acres, shown on this plat, as conveyed in Volume 6028 Page 189 of the Official Records of Brazos County, Texas, and designated herein as Lot 1, Oak Park Subdivision, in Brazos County, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

*David P. Bigley*  
David P. Bigley

Before me, the undersigned authority, on this day personally appeared David Paul Bigley known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein stated.  
Given under my hand and seal this 18th day of May, 2005

Notary Public in and for the State of Texas  
Printed Name: Deborah M. Soto  
My Commission Expires: NOVEMBER 14, 2005

**APPROVAL OF THE CITY ENGINEER**  
I, Linda Huff, P.E., 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.  
*Linda Huff*  
Linda Huff, P.E., City Engineer  
City of Bryan, Texas

**CERTIFICATE OF PLANNING ADMINISTRATOR**  
I, Kevin Russell, Planning Administrator of the City of Bryan, hereby certify that this plat conforms to the City Master Plan, Major Street Plan, Land Use Plan, and the Standards and Specifications set forth in the applicable ordinances.  
*Kevin Russell*  
Kevin Russell  
Planning Administrator  
City of Bryan, Texas

**CERTIFICATE OF 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 the 30th day of June, 2005, in the Official Records of Brazos County, Texas, in Volume 6028, Page 189.  
Witness my hand and official seal, at my office in Bryan, Texas.  
*Karen McQueen*  
Karen McQueen, County Clerk, Brazos County

**CERTIFICATE OF SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Gregory K. Taggart, Registered Professional Land Surveyor No. 5676, in the State of Texas, hereby state that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and that there are no attachments, conflicts or protrusions, except as shown thereon.  
*Gregory K. Taggart*  
Gregory K. Taggart  
R.P.L.S. No. 5676

LINE	BEARING	DISTANCE
L1	N 45°55'39" E	15.01'
L2	S 45°48'15" E	89.43'
L3	N 48°38'49" E	392.67'
L4	S 41°59'36" E	15.00'
L5	S 48°38'49" W	406.71'
L6	N 45°48'15" W	103.77'
L7	N 45°45'30" W	15.02'
L8	N 47°11'04" E	28.94'
L9	N 42°16'15" E	36.82'
L10	N 46°52'21" E	11.64'
L11	N 51°27'38" E	43.36'
L12	N 50°21'31" E	26.30'
L13	N 50°38'52" E	41.52'
L14	N 50°47'42" E	52.13'
L15	N 32°48'16" W	0.70'
L16	S 32°48'16" E	15.78'
L17	S 50°47'42" W	51.15'
L18	S 50°38'52" W	41.46'
L19	S 50°21'31" W	26.41'
L20	S 51°27'38" W	42.90'
L21	S 46°52'21" W	10.43'
L22	S 42°16'15" W	36.86'
L23	S 47°11'04" W	28.82'
L24	S 12°56'22" W	59.31'
L25	S 41°59'04" E	103.98'
L26	S 82°03'57" E	33.37'
L27	S 37°19'54" E	52.52'
L28	S 52°40'06" W	10.00'
L29	N 37°19'54" W	48.40'
L30	N 82°03'57" W	32.90'
L31	N 41°59'04" W	112.83'
L32	N 12°56'22" E	49.10'
L33	N 45°55'38" E	18.37'

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHD. BRNG.	L.C.
C1	128.26'	21°29'56"	24.35'	48.13'	N 68°40'27" E	47.84'
C2	111.68'	7°22'37"	7.20'	14.38'	N 75°44'06" E	14.37'
C3	111.00'	7°52'50"	7.65'	15.27'	N 68°11'58" E	15.26'
C4	126.68'	16°02'33"	17.85'	35.47'	S 71°24'08" W	35.35'
C5	113.26'	21°02'26"	21.03'	41.59'	S 68°54'11" W	41.36'

**AMENDING PLAT**  
SCALE: 1" = 50'

2551 TEXAS AVENUE SOUTH, SUITE A  
COLLEGE STATION, TX, 77840  
Ph: (979) 693-5359 EMAIL: mdgeste@yahoo.com  
Fx: (979) 693-4243  
ENGINEERS, SURVEYORS, PLANNERS  
CONSULTANTS, MANAGERS

REV.	DATE	BY	COMMENT
A	5/11/05	AT	BTU/VERIZON ESMTS
B	10/15/04	DH	REVISIONS PER CITY STAFF COMMENTS
C	10/4/04	DH	INITIAL SUBMISSION

SCALE AS NOTED FILENAME: 271100000.dwg  
PROJECT DATE: SEPTEMBER 28, 2004  
DRAWN BY: D.H. BOOK: 1564 BENNETT  
CHECKED BY: G.K.T. PAGE: 1  
BRYAN, TEXAS, 77802

**AMENDING PLAT**  
OF  
LOT 1  
OAK PARK SUBDIVISION  
(3.06 ACRE TRACT)  
VOLUME 6028 PAGE 189  
STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63  
BRYAN, BRAZOS COUNTY, TEXAS

000866-3710  
SHEET NO. 1

Do595689 Bk 101 Pg 6761 198  
688595689 Bk 101 Pg 6761 198  
FILED FOR RECORD IN:  
Brazos County  
On: Jun 30, 2005 at 03:14P  
As a  
Plat  
Record Number: 00055209  
Amount: 50.00  
Receipt Number: 263881  
By: Teresa Ramirez

COUNTY CLERK  
I hereby certify that this instrument was filed on the date and time stated and that the same has been duly recorded in the volume and page of the record books of BRAZOS COUNTY as stated herein by me.  
Jun 30, 2005  
KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY