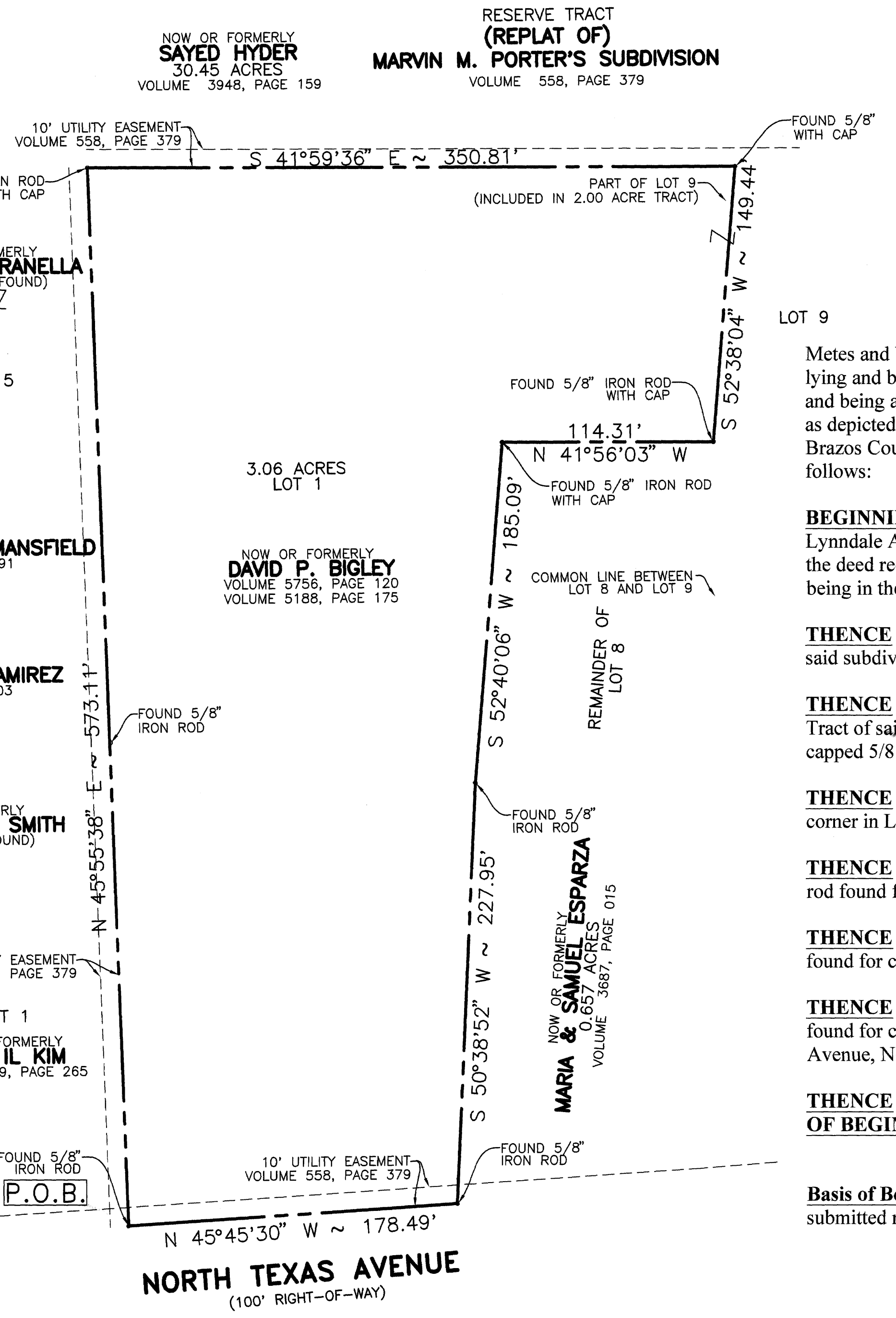


GEORGIA AVENUE
NOT CONSTRUCTED
(RIGHT-OF-WAY VARIES)

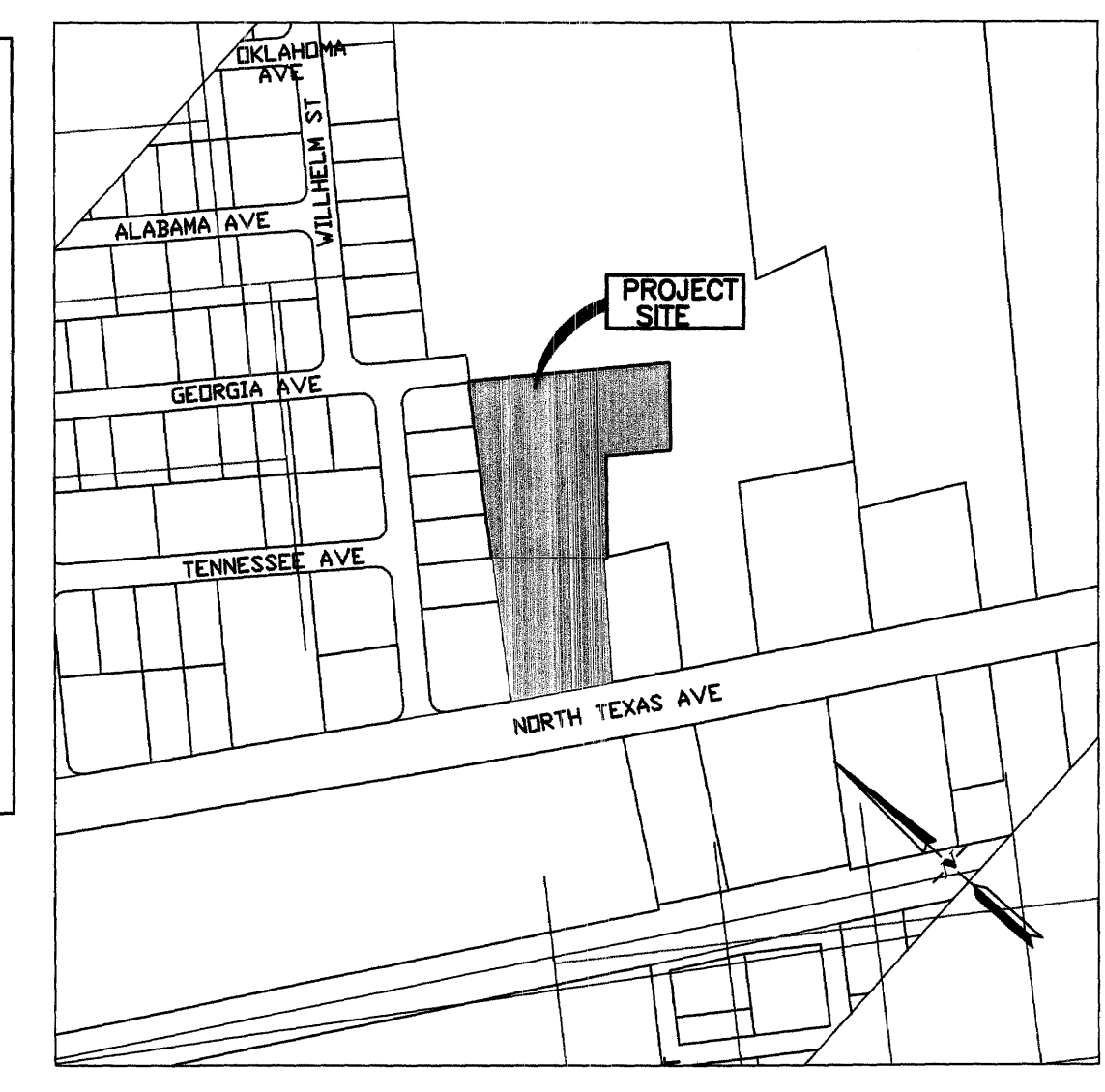


GENERAL NOTES:

- 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.



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 a portion of lots 8 & 9 of the Replat of Marvin M. Porters Subdivision, as depicted by plat recorded in VOLUME 558 PAGE 379 of the Deed 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 southeasterly boundary of said subdivision to a capped 5/8" iron rod found corner;
- THENCE** S 41° 59' 36" E - 350.81 feet with the southeast line of the Reserve Tract of said Replat of Marvin M. Porters Subdivision and across lot 9 to a capped 5/8" iron rod found for corner;
- THENCE** S 52° 38' 04" W - 149.44 feet to a capped 5/8" iron rod found for corner in Lot 8 of the said Replat;
- THENCE** N 41° 56' 03" W - 114.31 feet across said Lot 8 to a capped 5/8" iron rod found for corner;
- THENCE** S 52° 40' 06" W - 185.09 feet across said Lot 8 to a 5/8" iron rod found for corner;
- THENCE** S 50° 38' 52" W - 227.95 feet across said Lot 8 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 to the **PLACE OF BEGINNING** and containing 3.06 acres of land.

Basis of Bearing: The northwesterly line of this tract as shown on this submitted replat.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

I, **DAVID BIGLEY**, owner and developers of 30.45 acres, shown on this plat, as conveyed in Volume 558, Page 379 of the Official Records of Brazos County, Texas, and designated herein as Lot 1, of the **REPLAT OF MARVIN M. PORTER'S 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 herein expressed.

Given under my hand and seal this 14th day of April, 2004.

Printed Name: **David Bigley**
My Commission Expires: 1/1/06

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, P.E., City Engineer
City of Bryan, Texas

CERTIFICATE OF PLANNING ADMINISTRATOR

I, **JOEY DUNN**, 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.

Planning Administrator
City of Bryan, Texas

APPROVAL OF THE CITY PLANNING & ZONING COMMISSION

I, **Kim Caser**, Chairman of the Planning 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 20th day of April, 2004, by said Commission.

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 14th day of April, 2004, in the Official Records of Brazos County, Texas, in Volume 558, Page 379.

Witness my hand and official seal, at my office in Bryan, Texas.

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 encroachments, conflicts or protrusions, except as shown hereon.

Gregory K. Taggart
R.P.L.S. No. 5676

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 14th day of April, 2004, in the Official Records of Brazos County, Texas, in Volume 558, Page 379.

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Gregory K. Taggart
R.P.L.S. No. 5676

Filed for Record in:
BRAZOS COUNTY
On: May 18, 2004 at 01:31P
As a
Plat
Document Number: 00854684
Amount: \$8.00
Receipt Number: 242283
By: Flo Workman

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 said records of:
BRAZOS COUNTY
as stamped hereon by me.

May 10, 2004

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, P.E., City Engineer
City of Bryan, Texas

CERTIFICATE OF PLANNING ADMINISTRATOR

I, **JOEY DUNN**, 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.

Planning Administrator
City of Bryan, Texas

2551 TEXAS AVENUE SOUTH, SUITE A
COLLEGE STATION, TX 77840
Ph: (979) 693-5359 EMAIL: mdgctx@yahoo.com
Fx: (979) 695-4243

MDC MUNICIPAL DEVELOPMENT GROUP
ENGINEERS, SURVEYORS, PLANNERS
CONSULTANTS, MANAGERS

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REV.	DATE	BY	COMMENT
1	4/14/04	DH	CITY COMMENTS
2	3/31/04	DH	INITIAL SUBMISSION

SCALE: AS NOTED FILENAME: 3710R01A
PROJECT DATE: MARCH 31, 2004
DRAWN BY: D.H. BOOK: 1564 BENNETT
CHECKED BY: G.K.T. PAGE: 77802

PREPARED FOR:
DAVID BIGLEY
1564 BENNETT
BRYAN, TEXAS, 77802

FINAL PLAT OF
OAK PARK SUBDIVISION
BEING A REPLAT
OF
PARTS OF LOTS 8 AND 9
MARVIN M. PORTER'S SUBDIVISION
VOLUME 558 PAGE 379
STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63
BRYAN, BRAZOS COUNTY, TEXAS

MUNICIPAL DEVELOPMENT GROUP
FILE NUMBER
000866-3710
SHEET NO. 1

on database wd 5/28/04