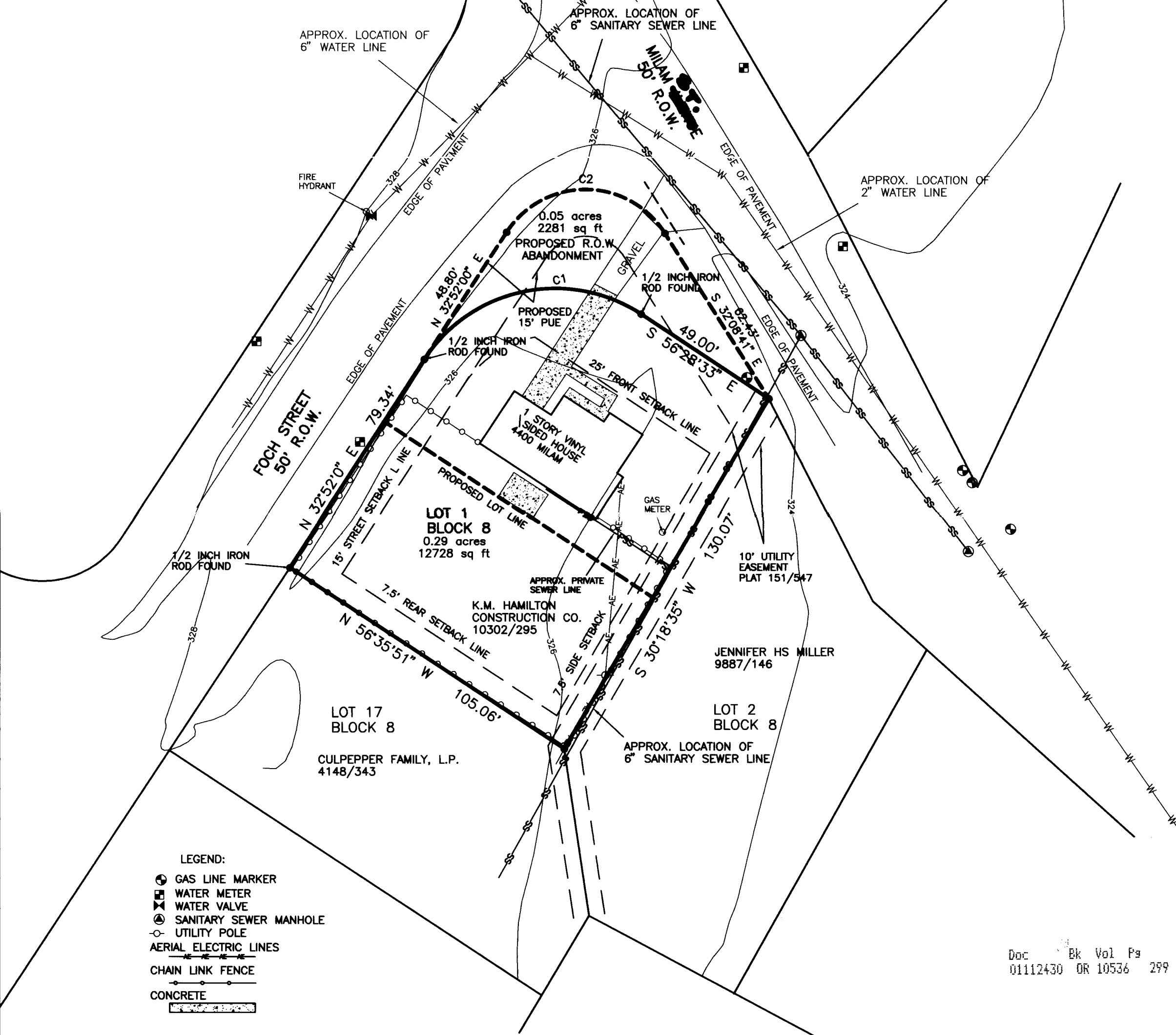


**ORIGINAL PLAT**



- LEGEND:**
- ⊙ GAS LINE MARKER
  - ⊕ WATER METER
  - ⊕ WATER VALVE
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ UTILITY POLE
  - ⊕ AERIAL ELECTRIC LINES
  - ⊕ CHAIN LINK FENCE
  - ⊕ CONCRETE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, (We) K. M. HAMILTON CONSTRUCTIONS, L.P., owner(s) and developer(s) of the land shown on this plat, being the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 10302, Page 295, 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.

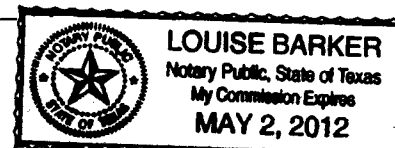
*Kenneth M. Hamilton*  
Owner(s)

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Kenneth M. Hamilton*, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this *16<sup>th</sup>* day of *December*, 2011.

*Louise Barker*  
Notary Public, Brazos County, Texas

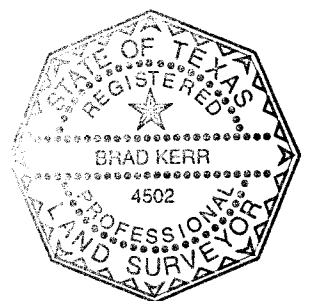


**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land 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.

*Brad Kerr*, R.P.L.S. No. 4502



**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, *Michael Beckendorf*, Chairman of the Planning and 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 *16<sup>th</sup>* day of *January*, 2012, and same was duly approved on the *2<sup>nd</sup>* day of *January*, 2012.

*Michael Beckendorf*  
Chairman

**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 *17<sup>th</sup>* day of *January*, 2012.

*Karen Russell*  
City Planner, City of Bryan

**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 *17<sup>th</sup>* day of *January*, 2012.

*W. Paul Kegan*  
City Engineer, City of Bryan

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

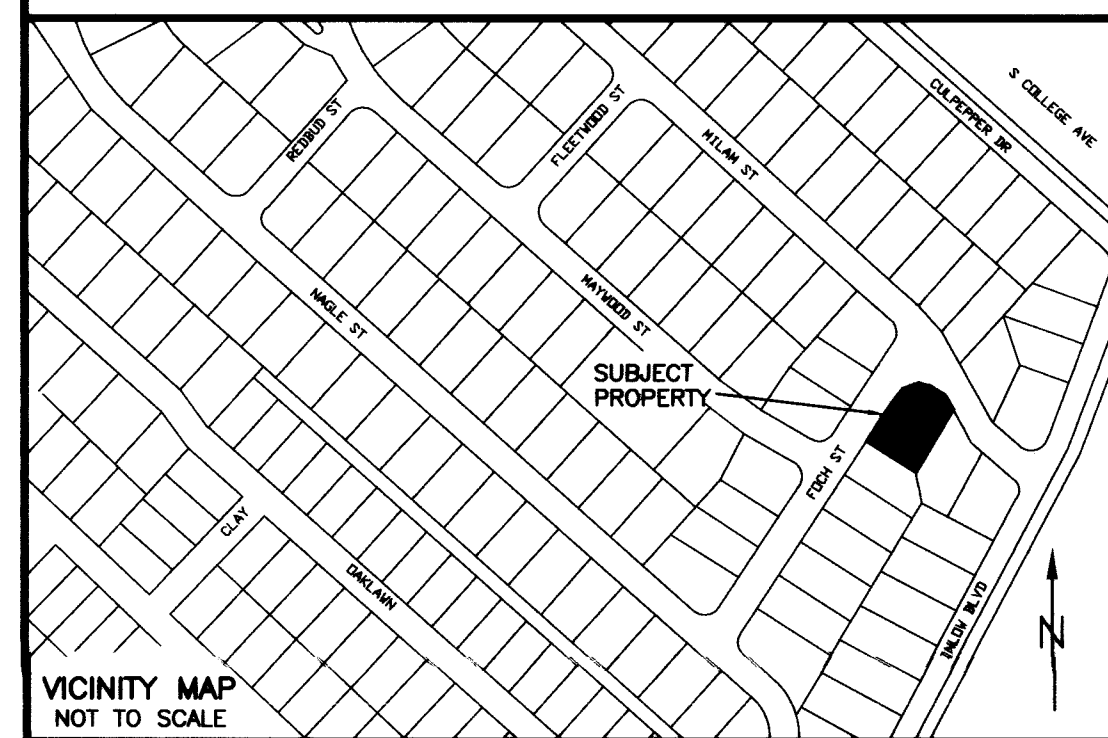
I, *Karen McQueen*, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the day of *January*, 2012, in the Official Public Records of Brazos County, Texas, in Volume *10302*, Page *295*.

*Karen McQueen*  
County Clerk  
Brazos County, Texas



SCALE: 1" = 30'

30 0 30 60 90 Feet



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	50.00	90°30'11"	78.98	50.44	N 77°54'42" E	71.02
C2	30.00	114°59'19"	60.21	47.08	S 89°38'21" E	50.60

**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. UTILITY LINES SHOWN HEREON ARE PER DIGITAL MAPS AND AS INDICATED ON THE GROUND.
5. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
6. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
7. SUBJECT PROPERTY IS CURRENTLY ZONED "RD-5".

Filed for Record in:  
BRAZOS COUNTY  
On: Feb 16/2012 at 02:00P  
As a  
Plat  
Document Number: 01112430  
Amount: 63.00  
Receipt Number: 431212  
By:  
Victoria Elliott

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:

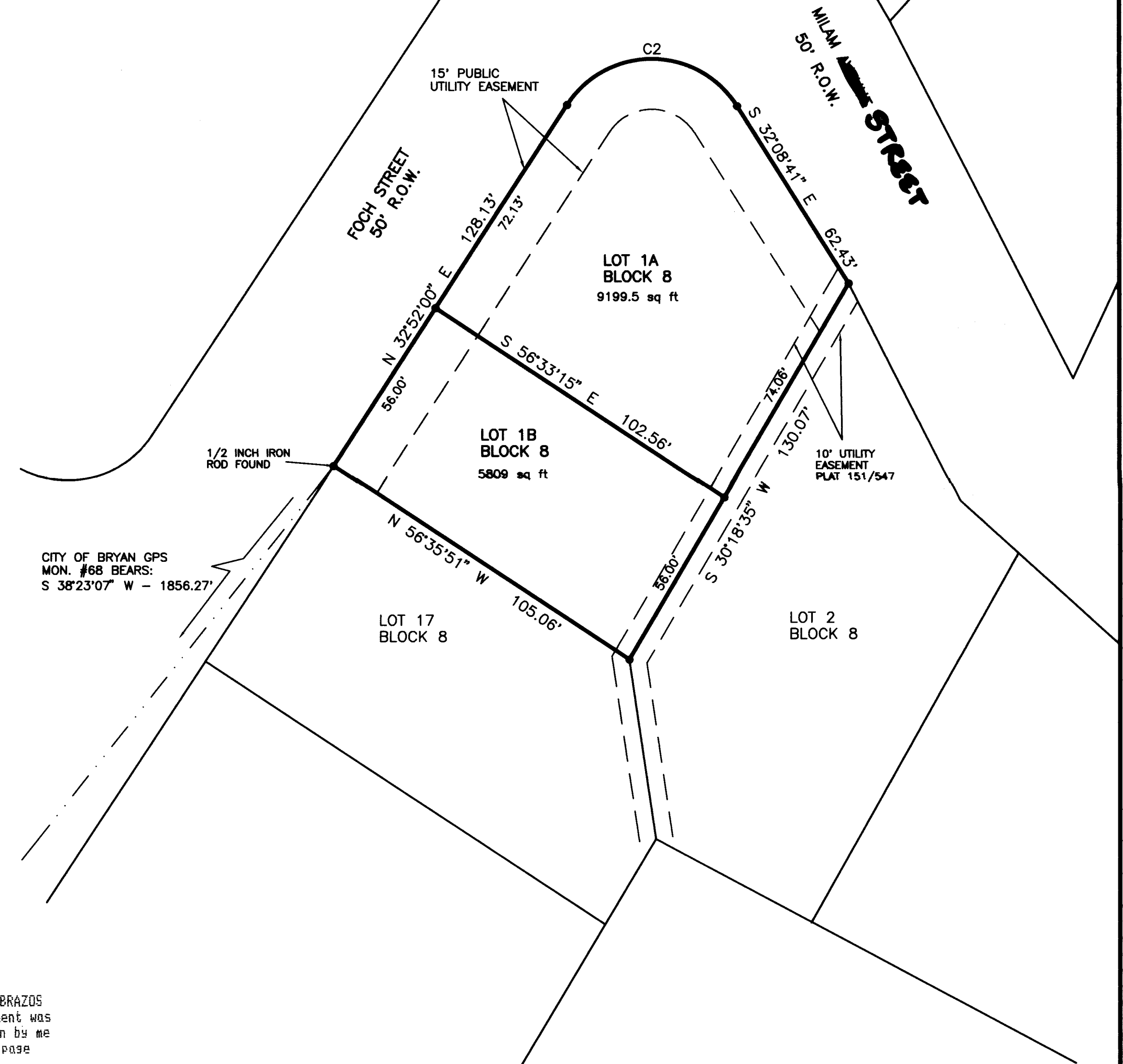
BRAZOS COUNTY  
as stamped hereon by me.  
Feb 16/2012  
HONORABLE KAREN McQUEEN, COUNTY CLERK

**METES AND BOUNDS DESCRIPTION**

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 LOT 1, BLOCK 8, REVISED OAK TERRACE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 151, PAGE 547 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE RIGHT-OF-WAY AT THE CORNER OF FOCH STREET (50' R.O.W.) AND MILAM AVENUE (50' R.O.W.) ADJACENT TO LOT 1.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF FOCH STREET (50' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF LOT 17, BLOCK 8;  
THENCE: N 32° 52' 00" E ALONG THE SOUTHEAST LINE OF FOCH STREET, AT 79.34 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET, CONTINUE ON ALONG THE EXTENSION OF THE SOUTHEAST LINE OF FOCH STREET FOR A TOTAL DISTANCE OF 128.13 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 30.00 FEET;  
THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 114° 59' 19" FOR AN ARC DISTANCE OF 60.21 FEET (CHORD BEARS: S 89° 38' 21" E - 50.60 FEET) TO THE END OF SAID CURVE;  
THENCE: S 32° 08' 41" E THROUGH THE RIGHT-OF-WAY OF MILAM AVENUE FOR A DISTANCE OF 62.43 FEET TO THE COMMON CORNER OF SAID LOT 1 AND LOT 2, BLOCK 8;  
THENCE: S 30° 18' 35" W ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 2 FOR A DISTANCE OF 130.07 FEET TO THE COMMON CORNER OF SAID LOT 1 AND SAID LOT 17;  
THENCE: N 56° 35' 51" W ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 17 FOR A DISTANCE OF 105.06 FEET TO THE POINT OF BEGINNING CONTAINING 0.34 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND NOVEMBER, 2011. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

**REPLAT**



**REPLAT**  
OF  
LOT 1, BLOCK 8  
~~REVISED~~ OAK TERRACE ADDITION  
VOLUME 151, PAGE 547  
AND  
RIGHT-OF-WAY ABANDONMENT OF  
A PORTION OF FOCH STREET  
AND MILAM AVENUE  
INTO  
LOTS 1A & 1B, BLOCK 8  
~~REVISED~~ OAK TERRACE ADDITION  
0.34 ACRES  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET  
SURVEY DATE: NOV. 2011  
PLAT DATE: 11-14-11  
REVISED: 11-23-11  
JOB NUMBER: 11-587  
CAD NAME: 11-587  
CR5 FILE: DUDDS (cont); 11-587 (job)

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

PREPARED FOR: K. M. HAMILTON  
3131 BRIARCREST DR., SUITE 111  
BRYAN, TEXAS 77802  
PHONE (979) 220-6864