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BRAZOS COUNTY CO. CLERK
BRYAN, TEXAS
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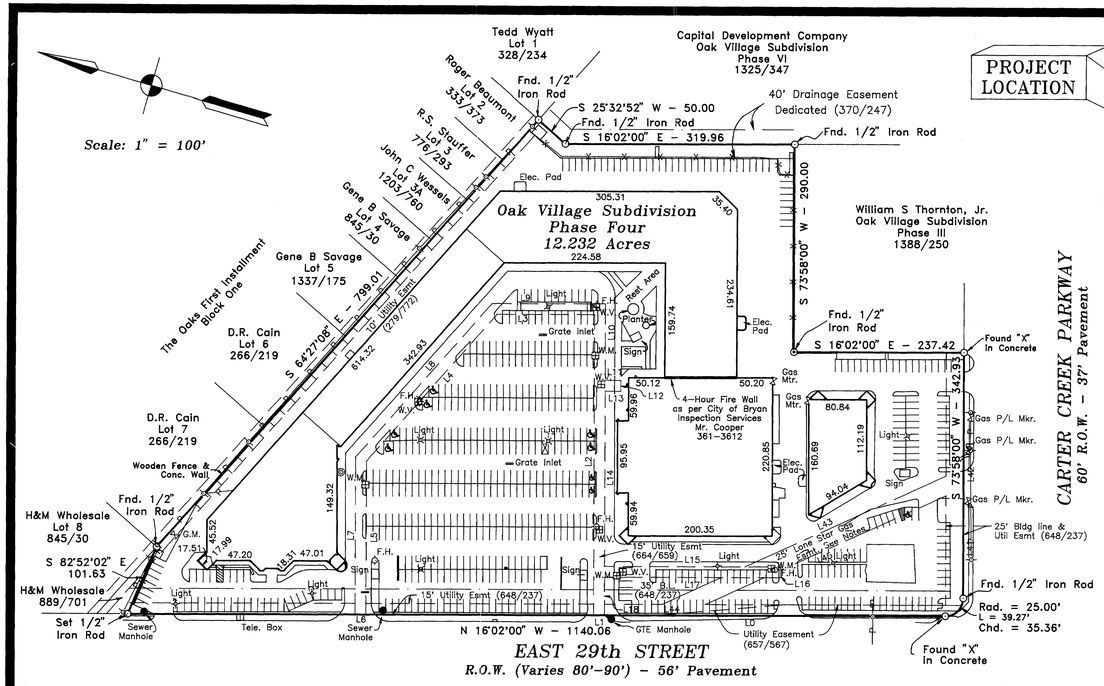
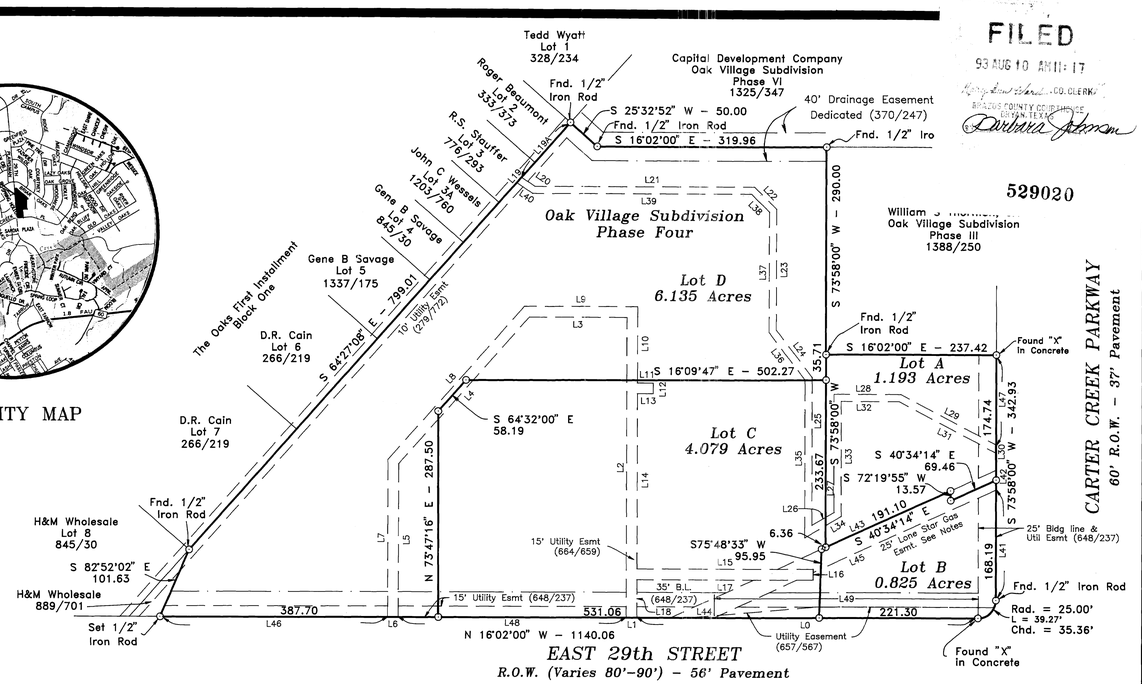


PROJECT LOCATION

VICINITY MAP



GENERAL NOTES

North Orientation is based on the east line along East 29th Street as described in deed and recorded in Volume 648, Page 237 Official Records of Brazos County, Texas.

All driveways and parking spaces shall be shared by all lots. Further conditions concerning parking shall be found in the "Declaration Of Easements, Covenants, Restrictions And Party Wall Agreement For The Carter Creek Shopping Center, Bryan, Texas," filed of record simultaneously with this replat in the Deed/Official Records of Brazos County, Texas.

EASEMENT NOTES

(148/406) is a Blanket Easement for Lone Star Gas released in (82/55) Release Records, Save & Except a 25' wide strip of land as shown.

(141/403) is a Blanket Easement to the City of Bryan for electrical services.

(261/770) is a Building Line Easement replaced by (648/237) as shown.

on backorder 8/5/02 WD

Original Plat

FIELD NOTES
12.232 ACRES
Lot 2 OAK VILLAGE SUBDIVISION
PHASE FOUR

All that certain lot, tract or parcel of land being 12.232 acres situated in the Richard Carter League, Abstract No. 8, Brazos County, Texas and being all of that 12.232 acre tract described as Lot 2 of the Oak Village Subdivision, Phase Four Replat as recorded in Volume 648 page 237, Official Records of Brazos County, Texas; said 12.232 acre tract being described as follows:

BEGINNING: at an "X" in concrete found at the intersection of the northwest right-of-way line of Carter Creek Parkway and the northeast right-of-way line of East 29th Street;

THENCE: N 16°02' W along said northeast right-of-way line a distance of 1140.06' to a 1/2" iron rod set for the northwest corner;

THENCE: along the southwest line of Block One of THE OAKS FIRST INSTALLMENT the following courses:
S 82°52'02" E - 101.63' to a 1/2" iron rod found and
S 64°27'08" E a distance of 799.01' to a 1/2" iron rod found for the northeast corner;

THENCE: S 25°32'52" W along the northwest line of a certain called 5.183 acre tract a distance of 50.00' to a 1/2" iron rod found for an interior corner;

THENCE: S 16°02' E along the southwest line of said 5.183 acre tract a distance of 319.96' to a 1/2" iron rod found for the most easterly southeast corner;

THENCE: S 73°58' W along the northwest line of Lot One of the Oak Village Subdivision Phase III 1.663 acre tract a distance of 290.00' to a 1/2" iron rod found for an interior corner, same being the most westerly corner of said 1.663 acre tract;

THENCE: S 16°02' E along the southwest line of said 1.663 acre tract a distance of 237.42' to an "X" in concrete found for the most southerly southeast corner; said corner being in the northwest right-of-way line of said Carter Creek Parkway;

THENCE: S 73°58' W along said northwest right-of-way line a distance of 342.93' to a 1/2" iron rod found for corner;

THENCE: continuing along said right-of-way line around a curve to the right, same having a radius of 25.00' and a long chord of 35.36' an arc length of 39.27' to the PLACE OF BEGINNING; and containing 12.232 acres of land, more or less.

Replat

25' Lone Star Gas Easement (82/55)

LINE	BEARING	DISTANCE
L41	N 73°58'00" E	154.45
L42	N 73°58'00" E	27.48
L43	N 40°34'14" W	498.27
L44	S 16°02'00" E	60.20
L45	N 40°34'14" W	432.10
L49	N 16°02'00" W	368.09

15' Utility Easement (664/659)

LINE	BEARING	DISTANCE
L0	N 16°02'00" W	475.92
L1	N 16°02'00" W	15.00
L2	N 73°58'00" E	418.83
L3	N 16°02'00" W	136.13
L4	N 64°32'00" W	273.85
L5	S 73°58'00" W	213.72
L6	N 16°02'00" W	15.00
L7	N 73°58'00" E	219.41
L8	S 64°32'00" E	286.29
L9	S 16°02'00" E	157.88
L10	S 73°58'00" W	106.35
L11	S 16°02'00" E	22.00
L12	S 73°58'00" W	15.00
L13	N 16°02'00" W	22.00
L14	S 73°58'00" W	244.98
L15	S 16°02'00" E	245.71
L16	S 73°58'00" W	15.00
L17	N 16°02'00" W	245.71
L18	S 73°58'00" W	52.50
L46	N 16°02'00" W	316.55
L48	S 16°02'00" E	317.59

10' Electrical Easement

LINE	BEARING	DISTANCE
L19A	N 64°27'08" W	103.02
L19	S 64°27'08" E	10.08
L20	S 18°14'07" W	22.32
L21	S 16°04'03" E	286.36
L22	S 28°59'27" W	43.68
L23	S 73°57'34" W	168.80
L24	S 36°54'04" W	83.30
L25	S 73°55'40" W	206.55
L26	S 46°30'55" E	35.63
L27	N 73°52'39" E	165.00
L28	S 15°52'19" E	94.12
L29	S 11°44'21" W	150.64
L30	S 73°58'00" W	11.30
L31	N 11°44'21" E	153.45
L32	N 15°52'19" W	80.84
L33	S 73°52'39" W	160.69
L34	N 46°30'55" W	58.84
L35	N 73°55'33" E	220.69
L36	N 36°54'04" E	83.29
L37	N 73°57'34" E	168.01
L38	N 28°59'27" E	35.40
L39	N 16°04'03" W	286.01
L40	N 18°14'07" E	26.69
L47	N 73°58'00" E	126.36

REPLAT
OF
LOT 2
OAK VILLAGE SUBDIVISION
PHASE FOUR

12.232 ACRES

VOLUME 648, PAGE 237

RICHARD CARTER LEAGUE - ABSTRACT NO. 8

BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 100'

APRIL 21, 1993

REVISED - MAY 6, 1993

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We,The), Longview/Triple Creek Joint Venture owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 648, Page 237, and designated herein as the Lot Oak Village Subdivision in the City of Bryan, Texas, 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 theron shown for the purpose and consideration therein expressed.

Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Keith Finfrock, 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 purpose and consideration therein stated.

Given under my hand and seal on this 2nd day of August, 1993.

Notary Public, State of Texas

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

City Planner, Bryan, Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett, R.P.L.S. No. 2972

APPROVAL OF PLANNING & ZONING COMMISSION

I, ART KING, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 21ST day of APRIL, 1993 and same was duly approved on the 20TH day of MAY, 1993 by said commission.

Chairman of the Planning & Zoning Commission
Bryan, Texas

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett, P.E. No. 22790

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

CERTIFICATE OF THE COUNTY CLERK

I, Mary Ann Ward, 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 12th day of August, 1993, in the Deed /Official Records of Brazos County, Texas, in Volume 1193, Page 267.

County Clerk
Brazos County, Texas

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2688

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