



ORIGINAL PLAT
LOTS 31-34, OAK VILLAGE SUBDIVISION, PHASE SIX
AS RECORDED IN VOLUME 583, PAGE 185

REPLAT

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	14°48'55"	80.00'	15.51'	7.80'	N 12°24'28" W	15.47'
C2	22°32'23"	50.00'	19.67'	9.98'	N 6°16'11" E	19.54'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 17°32'23" E	15.52'
L2	N 5°00'00" W	13.00'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Brazos Valley Affordable Housing Corporation, owner and developer of LOTS 31R and 34R, OAK VILLAGE SUBDIVISION, as shown on this plat and as conveyed to us in Volume 9487, Page 193 of the Official Records of Brazos County 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.

Owner: [Signature]

CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/7/2022 8:10:48 AM
In the PLAT Records

Doc Number: 2022-1460461
Volume-Page: 17696-167
Number of Pages: 1
Amount: 73.00
Order#: 20220207000013
By: TC

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day of
of Brazos

[Signature]
Karin McQueen
County Clerk

APPROVAL OF THE CITY ENGINEER

I, [Signature], 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 12 day of January, 2022.

[Signature]
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5850, 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 constitute a closed geometric form.

[Signature]
Kevin R. McClure, R.P.L.S. No. 5850
12/1/21

STATE OF TEXAS
COUNTY OF BRAZOS
KEVIN R. MCCLURE
12/1/21

APPROVAL OF THE CITY PLANNER

I, [Signature], 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 12 day of January, 2022.

[Signature]
City Planner, Bryan, Texas

**STATE OF TEXAS
COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared [Signature], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Gives under my hand and seal on this 21 day of December, 2021.

[Signature]
Notary Public, Brazos County, Texas

JEFFERY L. ROBERTSON
Notary Public, State of Texas
My Commission Expires: 08/01/2023

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the RICHARD CARTER LEAGUE, Abstract No. 8, in Bryan, Brazos County, Texas and being all of Lots 31, 32, 33 and 34, OAK VILLAGE SUBDIVISION, PHASE SIX according to the plat recorded in Volume 583, Page 185 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the northeast corner of said Lot 34, said iron rod also marking the northwest corner of Lot 35 of said OAK VILLAGE SUBDIVISION, PHASE SIX;

THENCE: S 22°03'12" W along the common line of said Lots 34 and 35, at 80.00 feet pass the southwest corner of said Lot 35, continue for a total distance of 90.00 feet to a found 1/2-inch iron rod, said iron rod also marking the southeast corner of said Lot 34;

THENCE: N 67°56'50" W along the south line of said Lots 34, 33, 32 and 31 for a distance of 116.00 feet for corner marking the southeast corner of said Lot 31;

THENCE: N 22°03'12" E, at 10.00 feet pass the southeast corner of Lot 30 of said OAK VILLAGE SUBDIVISION, PHASE SIX, continue along the common line of said Lots 30 and 31 for a total distance of 90.00 feet to a found 1/2-inch iron rod marking the northeast corner of said Lot 31 and the northeast corner of said Lot 30;

THENCE: S 67°56'50" E along the north line of said Lots 31, 32, 33 and 34 for a distance of 116.00 feet to the POINT OF BEGINNING and containing 0.240 acres of land.

FINAL PLAT

LOTS 31R & 34R
OAK VILLAGE
SUBDIVISION
PHASE SIX
BEING A REPLAT OF LOTS 31-34, OAK VILLAGE, PHASE SIX
AS RECORDED IN VOLUME 583, PAGE 185
0.240 ACRES
RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER, 2021
SCALE: 1" = 20'

Owner: Brazos Valley Affordable Housing Corp.
4001 E. 29th Street, Suite 180
Bryan, Texas 77805

Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3638

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