

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
(We), Sabine Featherston, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(Us) in the Deed Records of Brazos County in Volume 486, Page 184, whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

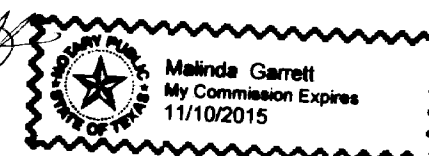
Sabine Featherston
Owner/Developer

STATE OF TEXAS
COUNTY OF BRAZOS

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

Given under my hand and seal of office this 27th day of July, 2013

Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

I, Donald 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, and that property markers and monuments were placed under my supervision on the ground, and that metes and bounds describing said subdivision will describe the same in geometric form.

Donald Garrett, Registered Professional Land Surveyor No. 2972

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and 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 27th day of August, 2013

City Planner, City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Leo Gomez, Sr., Chair 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 and Zoning Commission of the City of Bryan on the 27th day of August, 2013, and same was duly approved on the 27th day of August, 2013, by said Commission.

Doc: 111628541, Bk: Vol 486, Pg: DR 11578, 70

Chairman, Planning and Zoning Commission, City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Paul Kasper, 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 27th day of August, 2013

City Engineer, Bryan, Texas

Filed for Record in: BRAZOS COUNTY
On: Aug 28 2013 at 02:24P
As a: Plats
Document Number: 011628541
Amount: 63.00
Receipt Number: 482881
By: Ashlie Bowman

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,
Aug 28 2013

Karen McQueen, Brazos County Clerk, BRAZOS COUNTY

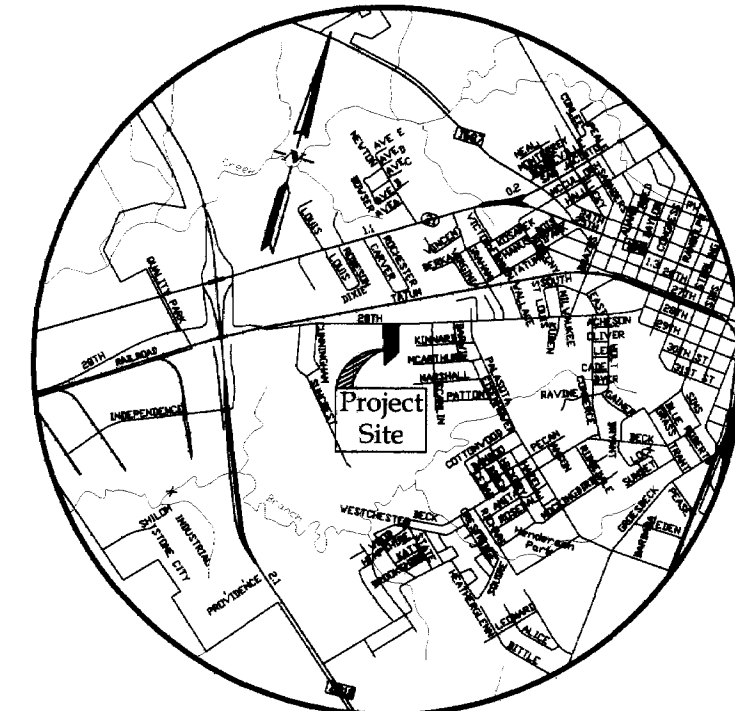
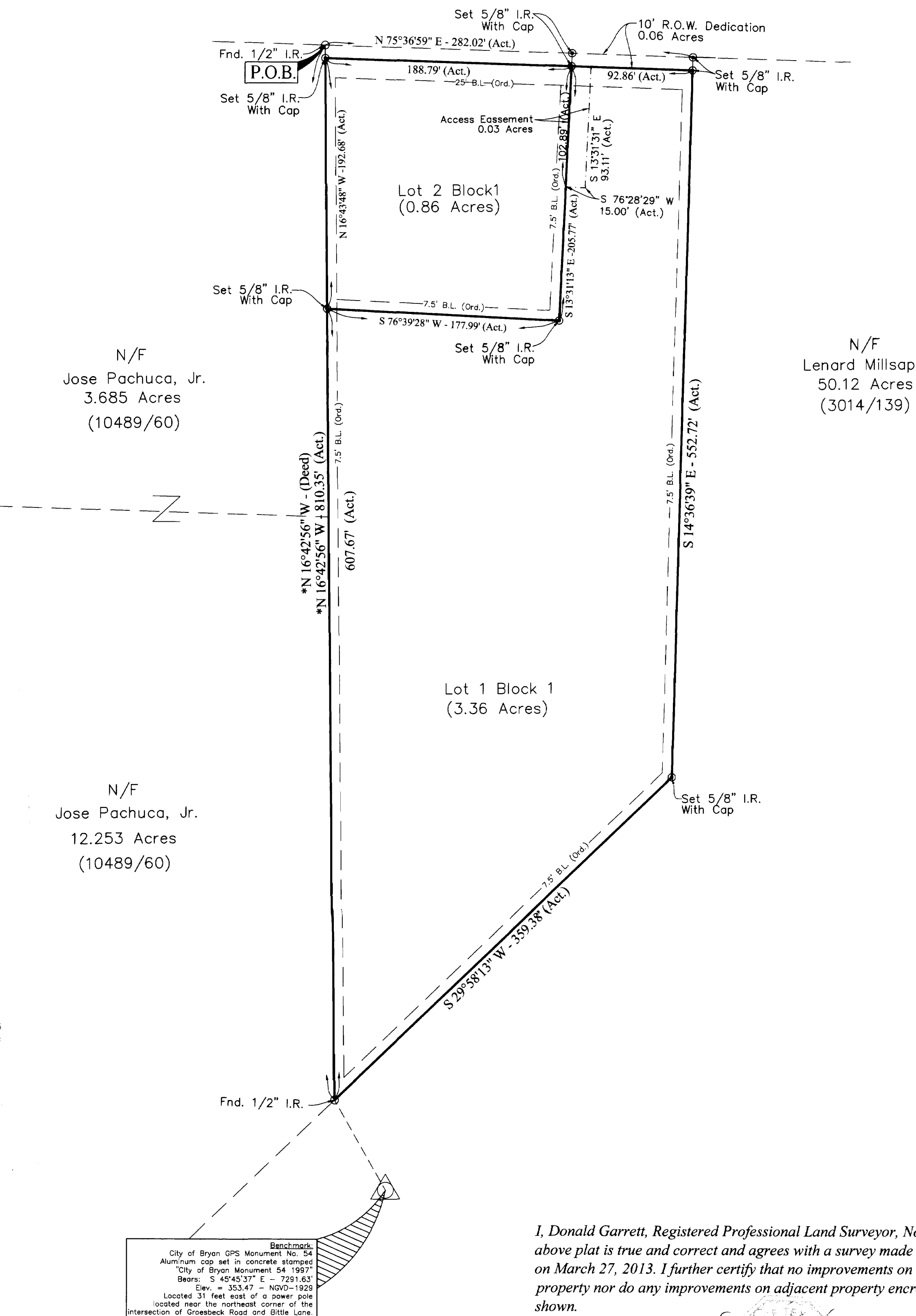
STATE OF TEXAS COUNTY CLERK COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat is in compliance with its provisions and was filed for record in my office the 27th day of August, 2013, in the Official Records of Brazos County Texas, in Volume 486, Page 184

Karen McQueen, County Clerk, Brazos County, Texas

2111 West 28th Street

60' Public Right-of-Way



Vicinity Map N.T.S.

- NOTES:
1. *Basis-of-Bearing: Deed bearing used as Basis of Bearing.
2. Fence lines may not be exactly on property lines.
3. The purpose of this plat is to create two (2) lots containing 4.22 acres total.
4. This property is zoned: RD-5.
5. This property does not lie within the 100-year flood hazard area established by the Federal Emergency Management Agency, FEMA Firm Community Panel No. 48041C0195E, Revised May 16, 2012.
Easements:
1. To: City of Bryan
By S. W. Strength, et ux, in instrument dated May 30, 1957, recorded in Volume 187, Page 413, of the Deed Records of Brazos County, Texas. - Unable to locate as described.
2. To: City of Bryan
By S. W. Strength, et ux, in instrument dated March 24, 1976, recorded in Volume 350, Page 446, of the Deed Records of Brazos County, Texas. - Unable to locate as described.

Field Notes 4.22 Acres

Being all of that tract or parcel of land, lying and being situated in the S.F. Austin League No. 9, A-62, and being a part of that tract of land conveyed to Sabine Featherston by S.W. Strength, deed recorded in Volume 486, page 184, Deed Records of Brazos County, Texas and being more particularly described as follows:

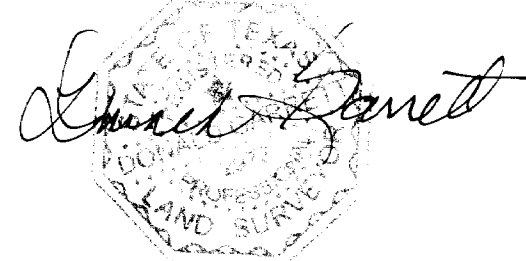
BEGINNING; at a 1/2\"/>

THENCE: N 75° 36' 59\"/>

THENCE: S 14° 36' 39\"/>

THENCE: N 16° 42' 56\"/>

I, Donald Garrett, Registered Professional Land Surveyor, No. 2972 do hereby certify that the above plat is true and correct and agrees with a survey made on the ground under my supervision on March 27, 2013. I further certify that no improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property, except as shown.



A FINAL PLAT of Opa & Oma Subdivision Lot 1 & Lot 2, Block 1 (4.22 ACRES) Stephen F. Austin League No. 9, A-62 Bryan, Brazos County, Texas MARCH 27, 2013

Prepared For: Sabine Featherston 2111 W. 28th Street Bryan, Texas, 77808 Telephone: (979) 775-0238 (979) 324-4020 Cell

