

# REPLAT

CERTIFICATE OF APPROVAL  
 This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 14<sup>th</sup> day of DECEMBER, 2002.  
 Signed this the 14<sup>th</sup> day of DECEMBER, 2002.  
*Randy J. Jones*  
 County Judge, Brazos County, Texas

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 14, 2002, in the Official Public Records of Brazos County, Texas, in Volume 862, Page 14.

*Karen McQueen*  
 County Clerk  
 Brazos County, Texas  
 By: *Jaime Kelley - deputy*

CERTIFICATE OF SURVEYOR  
 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.  
*Brad Kerr*  
 R.P.L.S. No. 4502

Doc 00000541  
 BK OR 5057 Pg 106  
 Filed for Record in:  
 BRAZOS COUNTY  
 On: Jan 14, 2003 at 02:05P  
 As a  
 Plat  
 Document Number: 00000541  
 Amount: 53.00  
 Receipt Number: 209720  
 By:  
 Jaime Kelley

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 named records of BRAZOS COUNTY as stamped herein by me.  
 Jan 14, 2003

HONORABLE WEN MOZDER, COUNTY CLERK  
 BRAZOS COUNTY

1/2 INCH IRON ROD FOUND BEARS:  
 S 89°10'18" E - 1470.43'  
 S 86°46'48" E - 404.96'

METES AND BOUNDS DESCRIPTION OF A 16.35 ACRE TRACT LYING AND BEING SITUATED IN THE A. McLAUGHLIN SURVEY, ABSTRACT NO. 157, AND THE WESLEY BERRYMAN SURVEY, ABSTRACT NO. 79, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1, 2, 3, 4 AND 5, BLOCK 2, RUSTIC OAKS SUBDIVISION, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 897, PAGE 639 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A 24 INCH TREE FOUND ON THE SOUTH LINE OF GRASSBUR ROAD (80' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 5 AND A NORTHEASTERLY CORNER OF A CALLED 99.5 ACRE TRACT DESCRIBED AS TWO TRACTS BY A DEED TO L.S. - R.M.S. TRUST RECORDED IN VOLUME 1825, PAGE 72 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;  
 THENCE: S 89°10'18" E ALONG THE SOUTH LINE OF GRASSBUR ROAD FOR A DISTANCE OF 1470.43 FEET TO A 5/8 INCH IRON ROD SET MARKING AN ANGLE POINT IN SAID LINE;  
 THENCE: S 86°46'48" E CONTINUING ALONG THE SOUTH LINE OF GRASSBUR ROAD FOR A DISTANCE OF 68.78 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;  
 THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 41°46'48" E - 35.36 FEET) TO A 5/8 INCH IRON ROD SET ON THE WEST LINE OF RUSTIC OAKS DRIVE (60' R.O.W.) MARKING THE ENDING POINT OF SAID CURVE;  
 THENCE: S 03°13'12" W ALONG THE WEST LINE OF RUSTIC OAKS DRIVE FOR A DISTANCE OF 231.52 FEET TO A 5/8 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 958.92 FEET;  
 THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°50'24" FOR AN ARC DISTANCE OF 181.42 FEET (CHORD BEARS: S 02°12'00" E - 181.15 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT 6, BLOCK 2;  
 THENCE: N 89°10'18" W ALONG THE COMMON LINE OF SAID LOT 1 AND LOT 6 FOR A DISTANCE OF 409.60 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID LOT 2, SAID POINT BEING IN OR NEAR THE CENTERLINE OF AN EXISTING CREEK;  
 THENCE: ALONG THE COMMON LINE OF SAID LOTS 2 AND 3 AND SAID LOT 6, SAME BEING THE SAME AS OR CLOSE TO THE CENTERLINE OF SAID CREEK, FOR THE FOLLOWING CALLS:  
 S 64°21'51" W FOR A DISTANCE OF 93.30 FEET TO A POINT;  
 N 86°19'23" W FOR A DISTANCE OF 104.64 FEET TO A POINT;  
 S 06°38'44" W FOR A DISTANCE OF 124.82 FEET TO A POINT;  
 S 30°19'53" E FOR A DISTANCE OF 217.00 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 7, BLOCK 2;  
 THENCE: S 65°14'03" W ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 7 FOR A DISTANCE OF 166.92 FEET TO A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID 99.5 ACRE TRACT MARKING THE COMMON CORNER OF SAID LOT 3 AND LOT 7;  
 THENCE: N 45°57'16" W ALONG THE COMMON LINE OF SAID 99.5 ACRE TRACT AND SAID LOTS 3, 4 AND 5 FOR A DISTANCE OF 1254.83 FEET TO THE POINT OF BEGINNING CONTAINING 16.35 ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND NOVEMBER, 2002. THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALL BEARING OF RUSTIC OAKS SUBDIVISION, PHASE ONE, 897/639.

GENERAL NOTES  
 1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF's) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.  
 2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.  
 3. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.  
 4. WICKSON CREEK S.U.D. WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.  
 5. BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF RUSTIC OAKS SUBDIVISION, PHASE ONE, 897/639.  
 6. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
 7. BUILDING SETBACK LINES PER DEED RESTRICTIONS 900/826.  
 8. EASEMENT TO CITY OF BRYAN, 1009/455, DOES APPLY TO THESE TRACTS.  
 9. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0155 C, EFFECTIVE DATE JULY 2, 1992.  
 10. U.E. - UTILITY EASEMENT  
 11. DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES.  
 12. CONTOURS SHOWN HEREON WERE SCALED AND INTERPOLATED FROM THE CORRESPONDING QUAD MAP FOR SUBJECT PROPERTY.

**REPLAT**  
 OF  
**LOTS 1-5, BLOCK 2**  
**RUSTIC OAKS SUBDIVISION, PHASE ONE**  
 16.35 ACRES  
 A. McLAUGHLIN SURVEY, A-157  
 WESLEY BERRYMAN SURVEY, A-79  
 VOLUME 897, PAGE 639  
 BRAZOS COUNTY, TEXAS

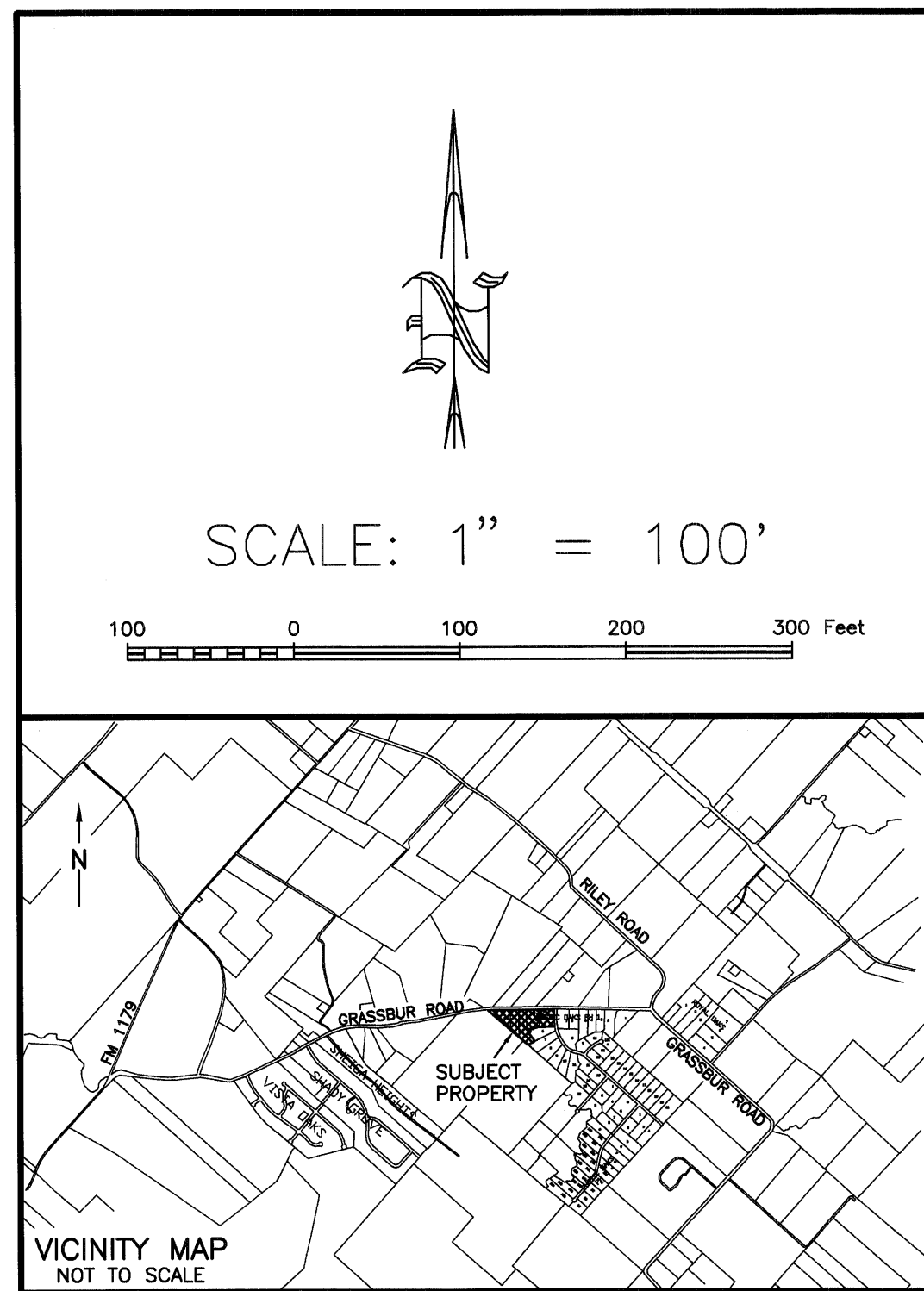
SCALE: 1 INCH = 100 FEET  
 SURVEY DATE: NOVEMBER, 2000  
 PLAT DATE: 12-02-02

JOB NUMBER: 02-1150  
 CAD NAME: 02-1150  
 CR5 FILE: RUSTIC (cont); 02-1150 (job)

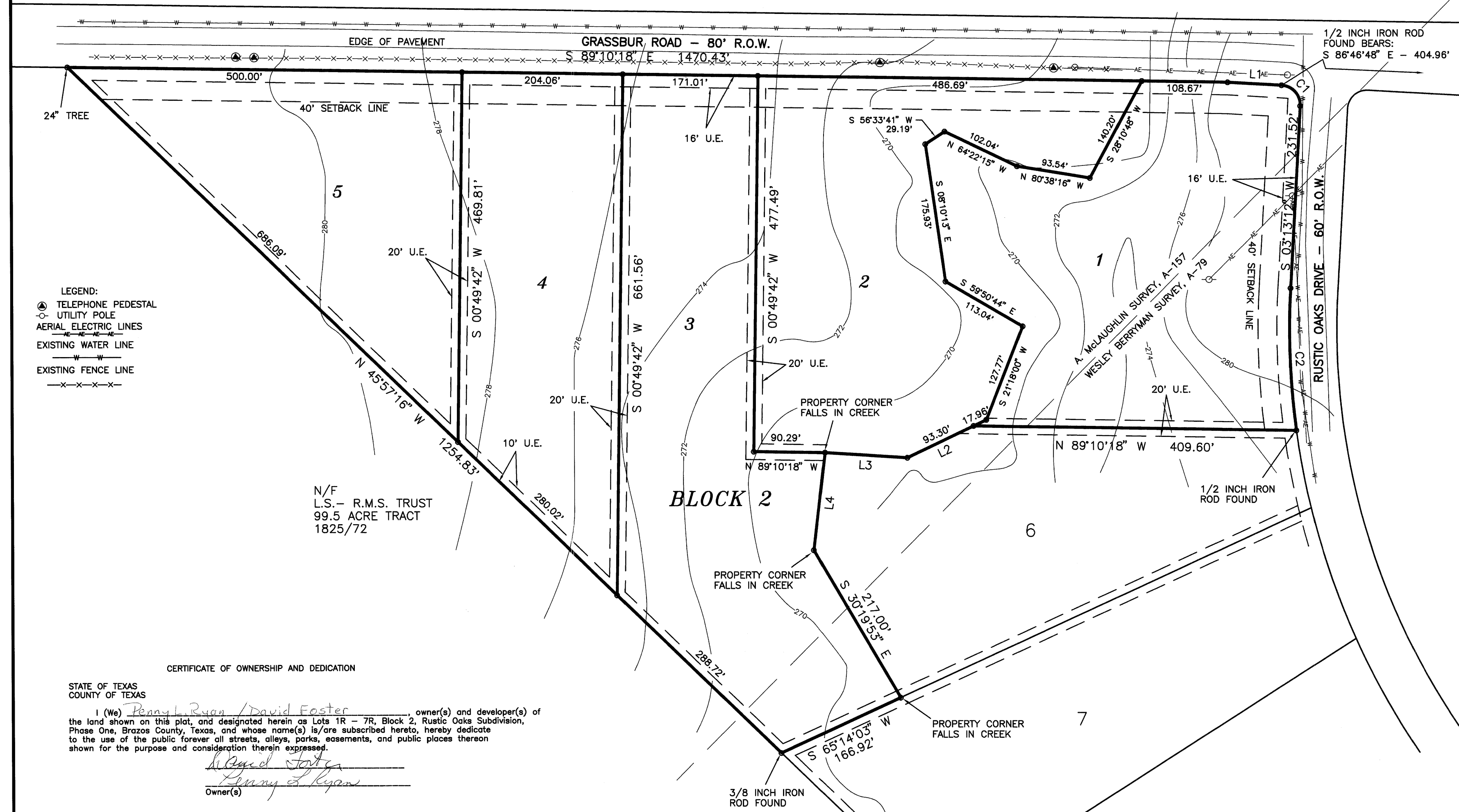
PREPARED BY: KERR SURVEYING CO.  
 505 CHURCH STREET, P.O. BOX 269  
 COLLEGE STATION, TEXAS 77841  
 PHONE (979) 268-3195

PREPARED FOR: GREYSTONE, LP  
 P. O. BOX 10154  
 COLLEGE STATION, TEXAS 77842  
 PHONE (979) 696-2038

LINE	DISTANCE	BEARING	CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
L1	68.78'	S 86°46'48" E	C1	25.00	90°00'00"	39.27	25.00	S 41°46'48" E	35.36
L2	93.30'	S 64°21'51" W	C2	958.92	10°50'24"	181.42	90.98	S 02°12'00" E	181.15
L3	104.64'	N 86°19'23" W	C3	25.00	90°00'00"	39.27	25.00	S 44°10'18" E	35.36
L4	124.82'	S 06°38'44" W	C4	25.00	50°50'00"	22.18	11.88	S 26°14'42" W	21.46
L5	113.12'	S 00°49'42" W	C5	70.00	28°14'00"	344.12	57.02	S 89°10'18" E	88.42
L6	113.12'	N 00°49'42" E	C6	25.00	50°50'00"	22.18	11.88	N 24°35'18" W	21.46
			C7	25.00	90°00'00"	39.27	25.00	N 45°49'42" E	35.36



## ORIGINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, *Robert Ryan David Foster*, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 1R - 7R, Block 2, Rustic Oaks Subdivision, Phase One, Brazos County, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.  
*Robert Ryan David Foster*  
 Owner(s)

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared *Cherry M. Burt*, 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 and consideration therein stated.  
 Given under my hand and seal on this 8<sup>th</sup> day of January, 2002.  
*Cherry M. Burt*  
 Notary Public, Brazos County, Texas

ETJ PWT