

ORIGINAL PLAT
 LOT 2B-1 SHADY OAKS SUBDIVISION
 RECORDED IN VOLUME 16384, PAGE 17

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Patrick Dixon, owner and developer of LOT 2B-1A & LOT 2B-1B, SHADY OAKS SUBDIVISION, as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 16384, Page 17 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 purpose identified.

Patrick Dixon
 Patrick Dixon

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 12 day of December, 2022.

W. P. Kasper ZK
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER
 I, *Maria Brannaman*, 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 December, 2022.

Maria Brannaman KW
 City Planner, Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Patrick Dixon, 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 purposes stated.
 Given under my hand and seal on this 12 day of December, 2022.

Betty Heath
 Betty Heath
 Notary Public, Brazos County, Texas

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 11/17/2023 9:39:59 AM
 In the PLAT Records

Doc Number: 2023-1493199
 Volume - Page: 18428-185
 Number of Pages: 1
 Amount: 73.00
 Order#: 20230117000041
 by: MG

I, do hereby certify that this plat was filed for record on this 20 day of November, 2023.

Karen McQuinn
 Karen McQuinn
 County Clerk, Brazos County, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 9, Abstract No. 82, in Bryan, Brazos County, Texas and being part of Lot 2B-1, SHADY OAKS SUBDIVISION according to the Replat recorded in Volume 16384, Page 17 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common east corner of this herein described tract and said Lot 2B-1, said iron rod also marking the south corner of Lot 2B-2 of said SHADY OAKS SUBDIVISION (16384/17) and being in the northwest right-of-way line of Cottonwood Street (based on a 50-foot width), from whence a found 5/8-inch iron rod marking the east corner of said Lot 2B-2 bears N 45°00'00" E at a distance of 50.00 feet for reference;

THENCE: S 45°00'00" W along the northwest right-of-way line of said Cottonwood Street for a distance of 230.45 feet to a found 5/8-inch iron rod marking the common most southeasterly corner of this tract and said Lot 2B-1, said iron rod also marking the east corner of Lot 2A, SHADY OAKS SUBDIVISION according to the Replat recorded in Volume 16384, Page 17 (O.R.B.C.);

THENCE: along the common line of this tract, said Lot 2B-1 and said Lot 2A for the following two (2) calls:

- 1) N 48°11'22" W for a distance of 133.42 feet to a found 5/8-inch iron rod marking the common interior all corner of this tract and said Lot 2B-1, said iron rod also marking the north corner of said Lot 2A, and
- 2) S 45°00'00" W for a distance of 100.00 feet to a found 1/2-inch iron rod marking the common most southeasterly corner of this tract and said Lot 2B-1, said iron rod also marking the west corner of said Lot 2A, the north corner of the called 0.312 acre Manuel Escorza and Cristina Posadas tract recorded in Volume 15639, Page 90 (O.R.B.C.) and the west corner of the called 2.18 acre Hortencia Rodriguez tract recorded in Volume 16992, Page 185 (O.R.B.C.);

THENCE: along the common line of this tract, said Lot 2B-1 and the called 2.18 acre Rodriguez tract for the following two (2) calls:

- 1) N 48°11'22" W for a distance of 61.61 feet to a found 1/2-inch iron rod marking a common angle point of this tract and said Lot 2B-1, and
- 2) N 00°08'25" E for a distance of 118.81 feet to a found 5/8-inch iron rod marking the common west corner of this herein described tract and said Lot 2B-1, said iron rod also marking the most northeasterly corner of the called 2.18 acre Rodriguez tract and the south corner of Lot 9, Block A, BRIDGEWATER MEADOWS SUBDIVISION according to the Final Plat recorded in Volume 10578, Page 219 (O.R.B.C.);

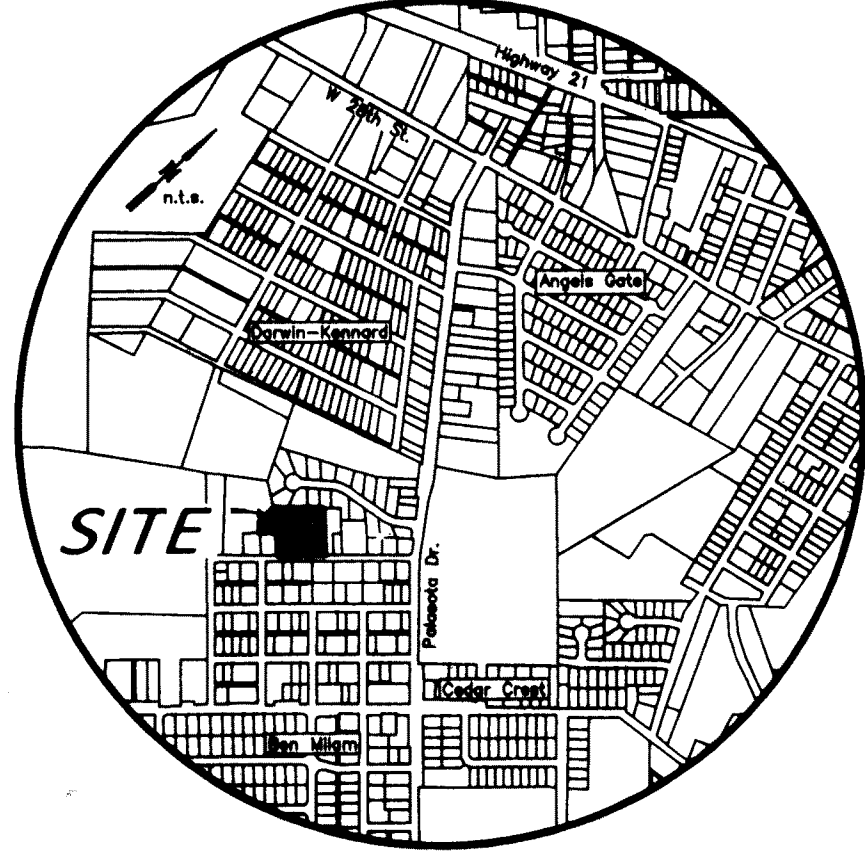
THENCE: N 45°32'55" E along the common line of this tract, said Lot 2B-1 and the southeast line of said Block A, BRIDGEWATER MEADOWS SUBDIVISION for a distance of 247.08 feet to a found 1/2-inch iron rod marking the common north corner of this tract and said Lot 2B-1, said iron rod also marking the west corner of said Lot 2B-2, from whence a found 5/8-inch iron rod marking the north corner of said Lot 2B-2 bears N 45°32'55" E at a distance of 50.02 feet for reference;

THENCE: S 47°04'40" E along the common line of this tract, said Lot 2B-1 and said Lot 2B-2 for a distance of 278.35 feet to the POINT OF BEGINNING and containing 1.732 acres of land.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, in the State of Texas, hereby certify that this plat is true and correct and was prepared from a professional 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.

Gregory Hopcus 12/13/22
 Gregory Hopcus, R.P.L.S. No. 6047



VICINITY MAP

- GENERAL NOTES:**
1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 16384, Page 17, Official Records of Brazos County, Texas.
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0195E effective May 16, 2012 and FEMA LOMR #12-08-1920P, effective May 9, 2014, this property is not located in a Special Flood Hazard Area.
 3. This property is currently zoned Mixed Use - Residential District (MU-1).
 4. All minimum setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 5. Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
 6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - - 1/2" Iron Rod Found
 - - 1/2" Iron Rod Set
 - ⊙ - 5/8" Iron Rod Found
 7. Abbreviations:
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - D.E. - Drainage Easement
 - V.L.H. - Vehicle Lay of Hose

FINAL PLAT
 LOTS 2B-1A & 2B-1B
 SHADY OAKS SUBDIVISION
 BEING A REPLAT OF LOT 2B-1
 RECORDED IN VOLUME 16384, PAGE 17
 1.732 ACRES
 STEPHEN F. AUSTIN LEAGUE No. 9, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 NOVEMBER, 2022
 SCALE: 1" = 30'

DRAWN: Patrick Dixon
 1704 Cottonwood Street
 Bryan, TX 77803
 (979) 220-5065

SURVEYOR: Gregory Hopcus
 Texas Firm Registration No. 10102-13
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

