

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°00'00" W	100.00'
L2	N 48°11'22" W	61.61'

ORIGINAL PLAT
 LOT 2B, SHADY OAKS SUBDIVISION
 RECORDED IN VOLUME 7394, PAGE 295

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Patrick Dixon, owner and developer of LOT 2B-1 and LOT 2B-2, 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 7394, Page 295 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.

Patrick Dixon
 Patrick Dixon

APPROVAL OF THE CITY ENGINEER
 I, *W. B. ...*, 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 15 day of April, 2020.

W. B. ...
 City Engineer, 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 purpose stated.
 Given under my hand and seal on this 23 day of January, 2019.

Beth Heath
 Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER
 I, *Maria 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 15 day of April, 2020.

Maria Zimmerman
 City Planner, Bryan, Texas

Filed for Record
 Official Public Record, Of:
 Brazos County Clerk
 On: 9/23/2020 3:32:34 PM
 In the PLAT Records

Doc Number: 2020-1406608
 Volume-Page: 16384-17
 Number of Pages: 1
 Amount: 73.00
 Order#: 20200923000126
 By: MD

do hereby certify
 that this plat was
 duly filed for
 record on the 20
 day of September,
 2020 at 11
 o'clock AM of the
 year 2020.
 County Clerk, Brazos County, Texas

Karen M. Jones
 By *Michelle Jones*
 Deputy Clerk

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, *Bobby G. ...*, Chairman 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 23 day of November, 2019, and same was duly approved on the 15 day of April, 2020, by said Commission.

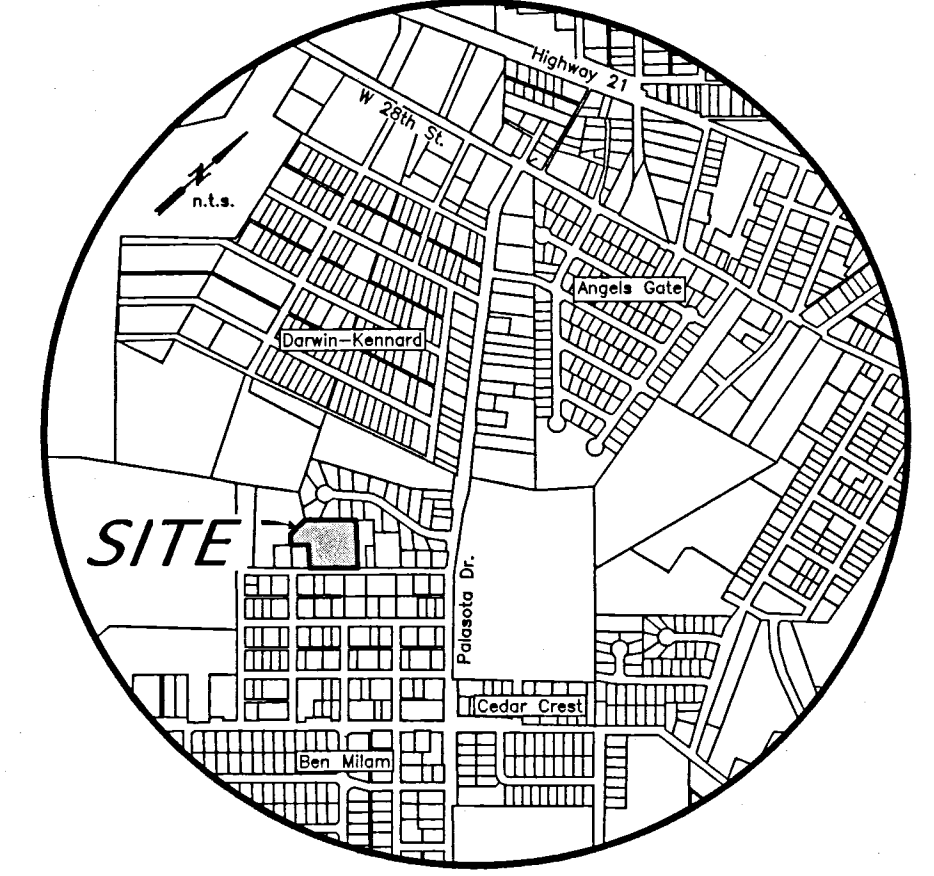
Bobby G. ...
 Chairman, Planning and Zoning Commission

FIELD NOTES
 Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE, Abstract No. 9, in Bryan, Brazos County, Texas and being part of Lot 2B, SHADY OAKS SUBDIVISION according to the Replat recorded in Volume 7394, Page 295 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 5/8-inch iron rod found marking the common east corner of this herein described tract and said Lot 2B, said iron rod also being the south corner of Lot 2C of said SHADY OAKS Subdivision and being in the northwest right-of-way line of Cottonwood Street (based on a 50-foot width);
- THENCE:** S 45° 00' 00" W along the northwest right-of-way line of said Cottonwood Street for a distance of 280.45 feet to a found 5/8-inch iron rod marking this most southeasterly corner and the east corner of Lot 2A of said SHADY OAKS Subdivision;
- THENCE:** along the common line of said Lot 2B and Lot 2A of said SHADY OAKS Subdivision 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 an interior eile corner of said Lot 2B and 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 this most southwesterly corner and the west corner of said Lot 2A, said iron rod also being the north corner of a called 0.3175 acre Josefine Page tract, recorded in Volume 4856, Page 253 (O.R.B.C.) and the east corner of the called 2.18 acre Jamie and Hortencia Rodriguez tract recorded in Volume 2343, Page 240 (O.R.B.C.);
- THENCE:** along the common line of said Lot 2B and the called 2.18 acre Rodriguez tract for the following two (2) calls:
- 1) N 48° 11' 22" W into for a distance of 61.61 feet to a found 1/2-inch iron rod marking an angle point, and
 - 2) N 00° 08' 25" E into for a distance of 118.81 feet to a found 5/8-inch iron rod marking the west corner of this herein described tract and the most northeasterly corner of the called 2.18 acre Rodriguez tract, said iron rod also being the south corner of Lot 9, Block A, of BRIDGEWATER MEADOWS Subdivision according to the Final Plat recorded in Volume 10576, Page 219 (O.R.B.C.);
- THENCE:** N 45° 32' 55" E along the common line of said Lot 2B, Lot 9, Lots 6, 7 and 6, Block A of said BRIDGEWATER MEADOWS Subdivision for a distance of 297.10 feet to a found 5/8-inch iron rod marking this north corner and the west corner of said Lot 2C;
- THENCE:** S 47° 04' 40" E along the common line of said Lots 2B and 2C for a distance of 275.87 feet to the POINT OF BEGINNING and containing 2.049 acres of land, more or less.

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Gregory Hoppus, Registered Professional Land Surveyor No. 6047, 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 will describe a closed geometric form.

Gregory Hoppus 1/23/19
 Gregory Hoppus, 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 7394, Page 295, 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 July 7, 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. 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
 6. 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-1 & 2B-2
SHADY OAKS SUBDIVISION
 BEING A REPLAT OF LOT 2B
 RECORDED IN VOLUME 7394, PAGE 295
 2.049 ACRES
 STEPHEN F. AUSTIN LEAGUE, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 NOVEMBER, 2018
 SCALE: 1" = 30'

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

Surveyor:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcrest Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

Texas Firm Registration No. 10103300

MB