

Doc: Bk Vol Pg  
01008929 BR 8783 184

Filed for Record in:  
BRAZOS COUNTY

On: Aug 29, 2008 at 09:43:7A

As a  
Plat

Document Number: 01008929

Amount: 58.00

Receipt Number: 349204

By:  
Kim Green

**ORIGINAL PLAT**

LEGEND

OPBRC	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
D.R.B.C.	DEED RECORDS OF BRAZOS COUNTY
PG	PAGE
VOL	VOLUME

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 29 2008

HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

TERRA FIRMA PROPERTIES, LLC  
William Alan King, President

(We), the owner(s) and developer(s) of the land shown on this plat, being the tract of land conveyed to me (us, it) in the Official Public Records of Brazos County, Texas in Volume 652, Page 338, and whose name(s) is (are) 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/Representative  
*William Alan King, President*

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared William Alan King, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.

Given under my hand and seal of office this 20 day of AUGUST, 2008.

*William S. Brooks*  
Notary Public, Brazos County, Texas

**CERTIFICATION BY THE COUNTY CLERK**

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk in and for Brazos County do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 29th day of August, 2008, in the Official Public Records of Brazos County, Texas in Volume 8783, Page 184.

*Karen McQueen*  
County Clerk, Brazos County, Texas  
*Kim Green*  
Deputy Clerk

**APPROVAL OF THE CITY PLANNER**

(STATE OF TEXAS)  
(COUNTY OF BRAZOS)

I, Kevin Russell, the undersigned, City Planner and/or designated Secretary of the Planning and Conning 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, 2008.

*Kevin Russell*  
City Planner, Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

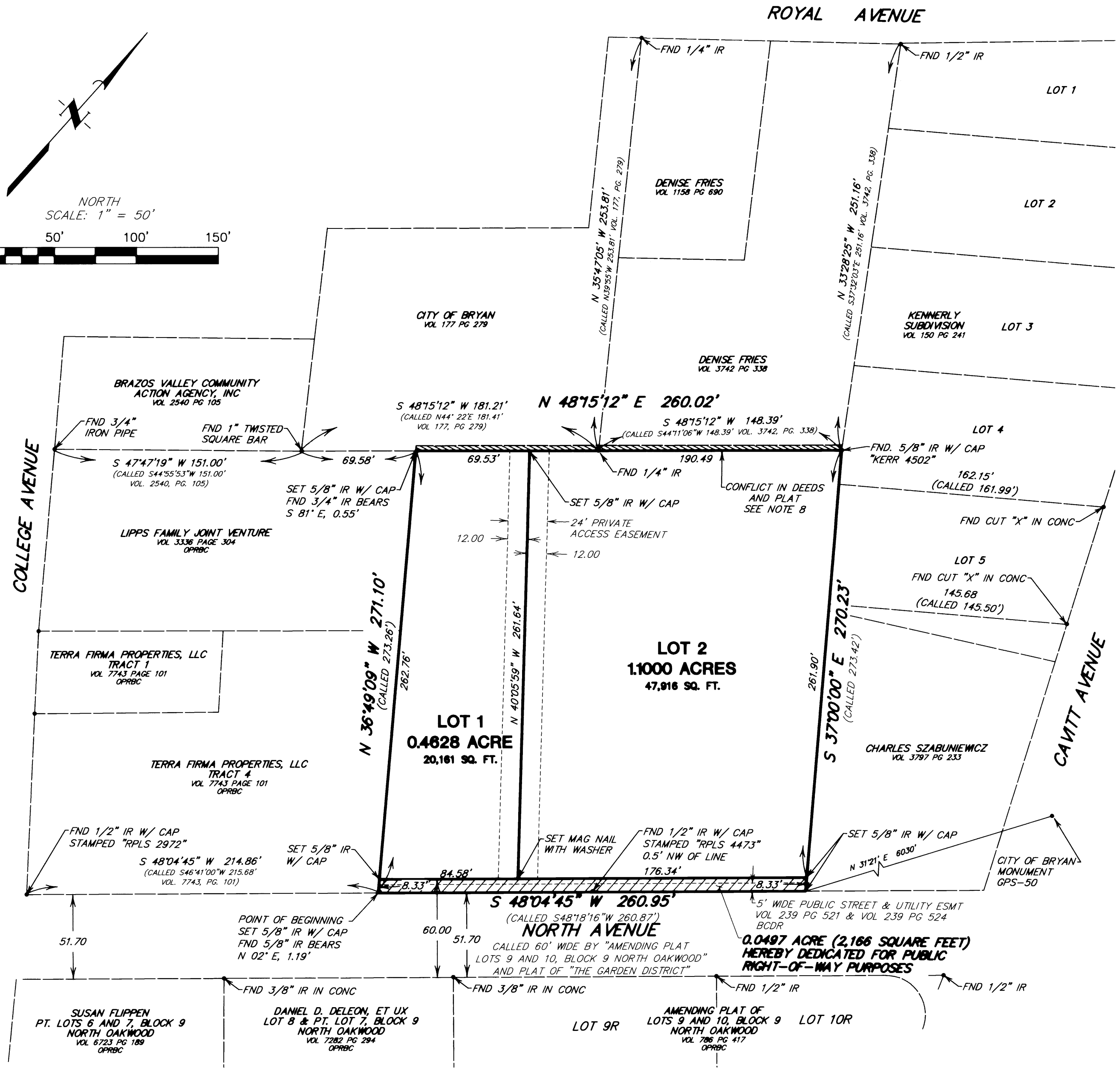
I, W. Paul Kasper, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 28th day of August, 2008.

*W. Paul Kasper*  
City Engineer, Bryan, Texas

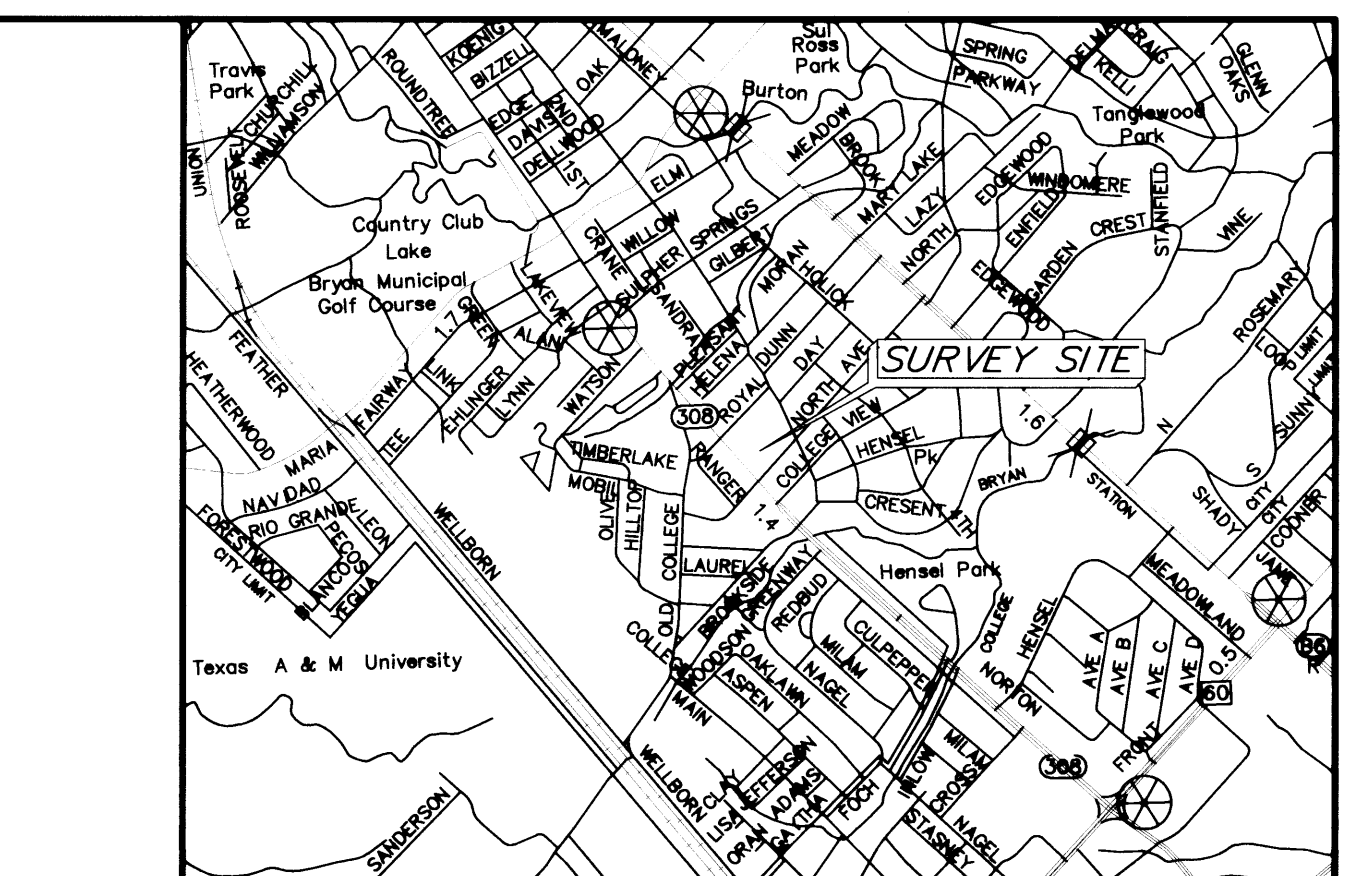
**CERTIFICATION OF THE SURVEYOR**

I, Larry P. DeLange, Registered Professional Land Surveyor No. 4578 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.

*Larry P. DeLange*  
Larry P. DeLange, Registered Professional Land Surveyor No. 4578



**REPLAT**



**VICINITY MAP**

General Notes:

- Bearings shown hereon are based on a call of North 48° 15' 12" East along the north line of the plat of "The Garden District", recorded under volume 780, page 747 of the Official Records of Brazos County.
- According to Map No. 4800820008B of the Federal Emergency Management Agency's Flood Insurance Rate Maps for The City of Bryan in Brazos County, Texas, dated May 19, 1981, the subject tract is situated within: Unshaded Zone "X", defined as areas determined to be outside the 500-year flood plain.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The property is currently zoned SC-B, South College - Business. The property is subject to all conditions and restrictions of the City of Bryan's zoning ordinances, in Chapter 62, Article IV thereof, including, but not limited to, building set-back lines.
- The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- Underground gas lines shown hereon were scaled from a map provided by Atmos Energy.
- Water lines and sanitary sewer lines and their respective sizes shown hereon are from maps provided by the City of Bryan and were not field located.
- All set iron rods are 5/8-inch rods with a cap stamped "Jones & Carter, Inc.", unless otherwise noted.
- The plat of "The Garden District", as originally filed in Volume 780, Page 747 of the Official Records of Brazos County, has some apparent errors in the distances of the easterly and westerly boundary lines. None of the property corners, as depicted on the plat, exist. Deeds for the northerly adjoinder tracts, owned now or formerly by Denise Fries and the City of Bryan were researched and the corner monuments were found as shown. Those monuments agree with the deeds as filed. Occupation of the properties is also in general agreement with the property corners.

The right-of-way of North Avenue was described on the plat as "60' R.O.W. USUAL". The southerly right-of-way is clearly monumented and those corners form a good straight line as depicted on the Replat hereon. The property corners along the northerly right-of-way line do not support a 60-foot right-of-way. By the northerly monuments, the property line is 51.7 feet wide. In order to correct the deficiency, additional area is being dedicated by this Replat to achieve a 60-foot wide right-of-way.

In conclusion, the overall distance between North Avenue and Royal Avenue has most probably been deficient in depth all along, but it has not been discovered until this time.

County of Brazos \$  
State of Texas \$

A 1.6126-acre tract of land, being a re-survey of all of "The Garden District", a plat recorded in Volume 780, Page 747, of the Official Public Records of Brazos County (O.P.R.B.C.), out of the J. E. Scott League, Abstract 50, Bryan, Brazos County, Texas, being more particularly described by metes and bounds as follows (bearings based on the northwesterly line of said plat of "The Garden District" called N 48° 15' 12" E):

BEGINNING at a 5/8-inch iron rod with cap stamped "Jones & Carter, Inc." set for the southwesterly corner of said plat in the northwesterly right-of-way line of North Avenue, said North Avenue called to be a "60' R.O.W. USUAL", right-of-way being 51.7 feet wide as monumented and occupied, said corner also being the southwesterly corner of a called 0.67-acre tract (TRACT FOUR) described in a deed to Terra Firma Properties, LLC, recorded in Volume 7743, Page 101, O.P.R.B.C., a 5/8-inch iron rod with cap stamped "RPLS 2972" found for the southwesterly corner of said called 0.67-acre tract at the intersection of the northwesterly right-of-way line of South College Avenue with the northwesterly right-of-way line of North Avenue bears S 48° 04' 45" W, 214.86 feet (called S 48° 04' 45" W, 215.68 feet in Volume 7743, Page 101).

THENCE, N 36° 49' 09" W, 271.10 feet (called 273.26 feet), to a 5/8-inch iron rod with cap stamped "Jones & Carter, Inc." set for the northerly corner of the herein described tract in the southerly line of a called 0.617-acre tract described in a deed to the City of Bryan, recorded in Volume 177, Page 279, of the Brazos County Deed Records (B.C.D.R.);

THENCE, N 48° 15' 12" E, at 30.88 feet pass a 1/4-inch iron rod found for the southerly corner of said City of Bryan tract common with the southwesterly corner of a called 0.642-acre tract described in Volume 3742, Page 338, O.P.R.B.C., and continue in all a distance of 280.02 feet, to a 5/8-inch iron rod with cap stamped "Kerr 4502" found for the northeast corner of the herein described tract and the southeast corner of said Fries tract in the southwesterly line of Lot 4, "Kennedy Subdivision", recorded in Volume 150, Page 241, B.C.D.R.;

THENCE, S 37° 00' 00" E, 270.23 feet (called 273.42 feet), along the southwesterly line of said "Kennedy Subdivision" and the southwesterly line of a tract of land described in a deed to Charles Szabuniewicz recorded in Volume 3797, Page 233, O.P.R.B.C., to a 5/8-inch iron rod with cap stamped "Jones & Carter, Inc." set for the southwesterly corner of the herein described tract in the northwesterly right-of-way line of said North Avenue;

THENCE, S 48° 04' 45" W, 260.95 feet (called S 48° 15' 16" W, 260.87 feet), to the POINT OF BEGINNING, containing a computed area of 1.6126 acres (70,243 square feet) of land, as shown on a survey plat prepared by Jones & Carter, Inc., the original being on file in their office in College Station, Texas, project no. C0053-001-00.

**THE GARDEN DISTRICT REPLAT**

BEING A REPLAT OF  
**THE GARDEN DISTRICT**  
RECORDED IN VOL. 780 PAGE 747  
OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY  
**1.6126 ACRES**  
OUT OF THE  
**J. E. SCOTT LEAGUE, A-50**  
BRYAN, BRAZOS COUNTY, TEXAS  
AUGUST 2008  
1 BLOCK 2 LOTS

REASON FOR REPLAT: RECONFIGURE LOT 1 AND LOT 2

Owner:  
Terra Firma Properties, LLC  
Wm. Alan King, ASLA  
3707 South College Ave.  
Bryan, TX 77801

**JC JONES & CARTER, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
700 University Drive East, Suite 110-C  
College Station, Texas 77840-1848  
(979)731-8000 www.jonescarter.com