

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Brincalade Ltd, owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 8707, Page 240, 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.

As a Plat

Document Number: 01071536
Amount: 63.00
Receipt Number: 297869
By: Winstonia Davenport

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.
Sep 09, 2010
HONORABLE KAREN ROJEEEN, COUNTY CLERK
BRAZOS COUNTY

Filed for Record in:
BRAZOS COUNTY
Doc Bk Vol Pa
01071536 GR 9817 195

Date: Sep 09, 2010 at 09:12:34

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BRAZOS COUNTY

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 21st day of August, 2010.
Signed this the 21st day of August, 2010.

Louise Barker
Notary Public, Brazos County, Texas

Louise Barker
Notary Public, State of Texas
My Commission Expires
MAY 2, 2012

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Michael Beckendorf, 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 & Zoning Commission of the City of Bryan on the 16th day of August, 2010, and same was duly approved on the 23rd day of August, 2010.

Michael Beckendorf
Chairman

CERTIFICATION OF CITY PLANNER

I, 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 23rd day of September, 2010.

Rene Kussel
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER

I, 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 September, 2010.

W Paul Kruger
City Engineer, City of Bryan

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 21st day of August, 2010, in the Official Public Records of Brazos County, Texas, in Volume 9817, Page 195.

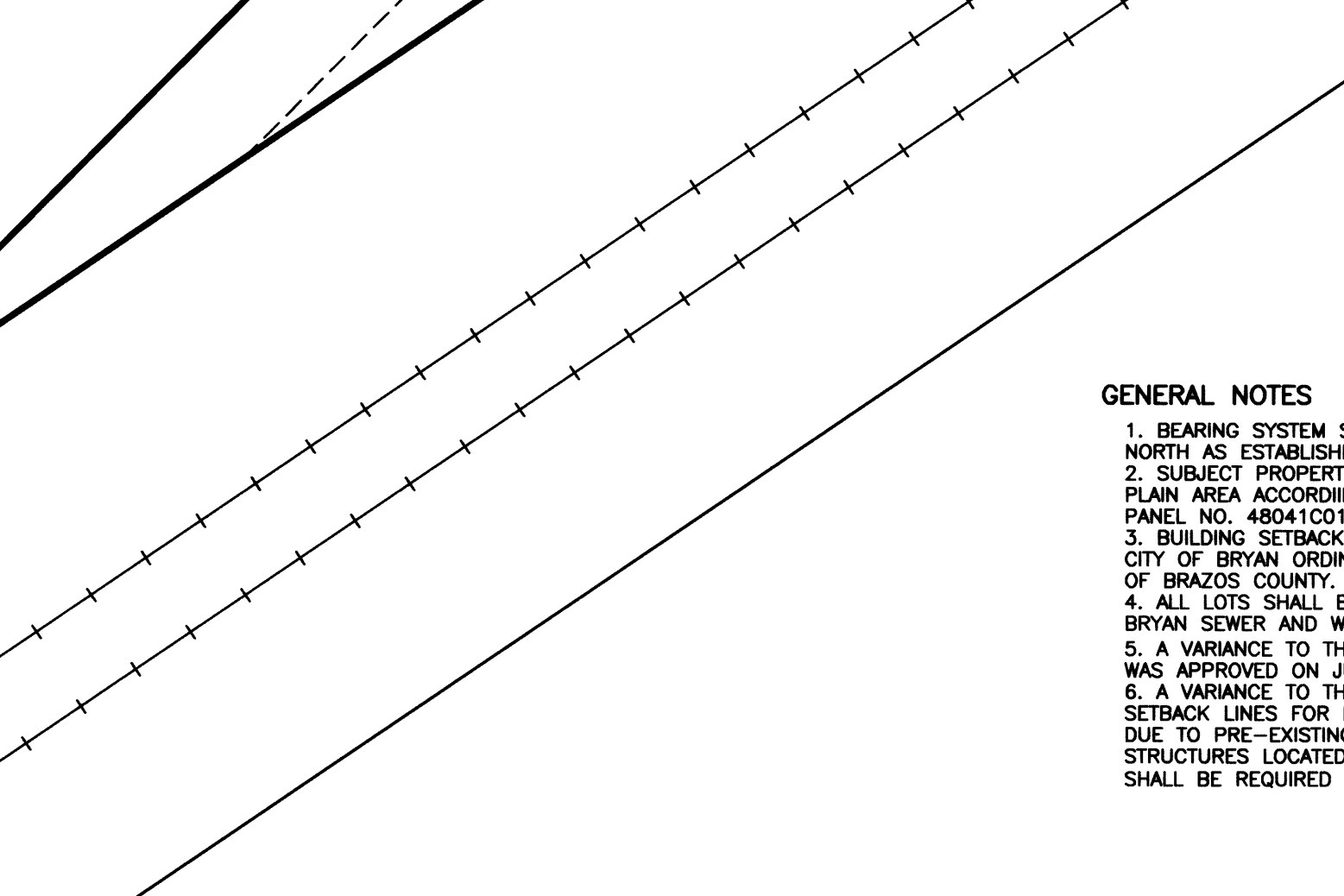
Karen McQueen
County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Brad Kerr
R.P.L.S. No. 4502



METES AND BOUNDS DESCRIPTION

OF A
1.07 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRAZOS COUNTY, TEXAS

Said tract being more particularly described by metes and bounds as follows:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. 28TH STREET MARKING THE MOST NORTHERLY CORNER OF SAID 1.07 ACRE TRACT AND THE WEST CORNER OF A CALLED 0.263 ACRE TRACT AS DESCRIBED BY A DEED TO ED SANDERS AND WIFE, ICHEMY SANDERS RECORDED IN VOLUME 8211, PAGE 16 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 40° 38' 40" E ALONG THE COMMON LINE OF SAID 1.07 ACRE TRACT AND SAID 0.263 ACRE TRACT FOR A DISTANCE OF 115.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.263 ACRE TRACT;

THENCE: N 44° 20' 53" E CONTINUING ALONG THE COMMON LINE OF SAID 1.07 ACRE TRACT AND SAID 0.263 ACRE TRACT FOR A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE WESTERLY LINE OF A CALLED 1/4 ACRE TRACT AS DESCRIBED BY A DEED TO ED SANDERS AND WIFE, ICHEMY SANDERS RECORDED IN VOLUME 110, PAGE 476 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 40° 38' 40" E ALONG THE COMMON LINE OF SAID 1.07 ACRE TRACT AND SAID 1/4 ACRE TRACT FOR A DISTANCE OF 36.31 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF AN EXISTING RAILROAD RIGHT-OF-WAY;

THENCE: S 55° 55' 30" W ALONG THE NORTHWEST LINE OF SAID RAILROAD RIGHT-OF-WAY FOR A DISTANCE OF 778.11 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF W. 28TH STREET MARKING THE WEST CORNER OF SAID 1.07 ACRE TRACT;

THENCE: N 44° 48' 20" E ALONG THE SOUTHEAST LINE OF W. 28TH STREET FOR A DISTANCE OF 875.51 FEET TO THE POINT OF BEGINNING CONTAINING 1.07 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MAY 2010. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0137 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS AND THOSE OF BRAZOS COUNTY.
4. ALL LOTS SHALL BE SERVICED BY THE EXISTING CITY OF BRYAN SEWER AND WATER LINES.
5. A VARIANCE TO THE SUBDIVISION REGULATIONS OF BRAZOS COUNTY WAS APPROVED ON JUNE 15, 2010, FOR PUBLIC UTILITY EASEMENTS REQUIRED.
6. A VARIANCE TO THE SUBDIVISION REGULATIONS FOR BUILDING SETBACK LINES FOR LOT 3 WAS APPROVED JUNE 15, 2010 DUE TO PRE-EXISTING CONDITIONS OF THE RESIDENTIAL STRUCTURES LOCATED ON THE PROPERTY. ALL FUTURE DEVELOPMENT SHALL BE REQUIRED TO MEET ALL SETBACK REQUIREMENTS.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



FINAL PLAT
OF
WEST 28TH ADDITION
1.07 ACRES
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: MAY 2010
PLAT DATE: 06-16-10
REVISED: 06-22-10
JOB NUMBER: 10-180
CAD NAME: 10-180F
CR5 FILE: 10-180

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

PREPARED FOR:
BRINCALADE, LTD.
3600 SH-6 SOUTH, SUITE 103
COLLEGE STATION, TEXAS 77845
PHONE (979) 485-8537