

ORIGINAL PLAT

LOT 6, BLOCK 1, LOT 1, BLOCK 2 & Part of Lot 2, Block 2
LONE OAK ACRES SUBDIVISION RECORDED IN VOLUME 318, PAGE 573

- Legend**
- Existing Sewer Line
 - Existing Water Line
 - GAS — GAS — Gas Line
 - Electrical Line (Overhead)
 - Telephone
- Bearings are based on the Replat recorded in Volume 318, Page 573
• Contour data based on the City of Bryan Aerial Data.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'05"	25.00'	39.27'	25.00'	S 1°45'53" E	35.36'
C2	90°00'00"	25.00'	39.27'	25.00'	S 88°14'07" W	35.36'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, _____ owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume _____ Page _____ 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.

Owner _____

Before me, the undersigned authority, on this day appeared _____ 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 _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
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Owner _____

Before me, the undersigned authority, on this day appeared _____ 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 _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATION BY 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 the _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____ Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF THE 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 _____ day of _____, 20____.

City Planner, Bryan, Texas

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 _____ day of _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 _____ day of _____, 20____, and same was duly approved on the _____ day of _____, 20____, by said Commission.

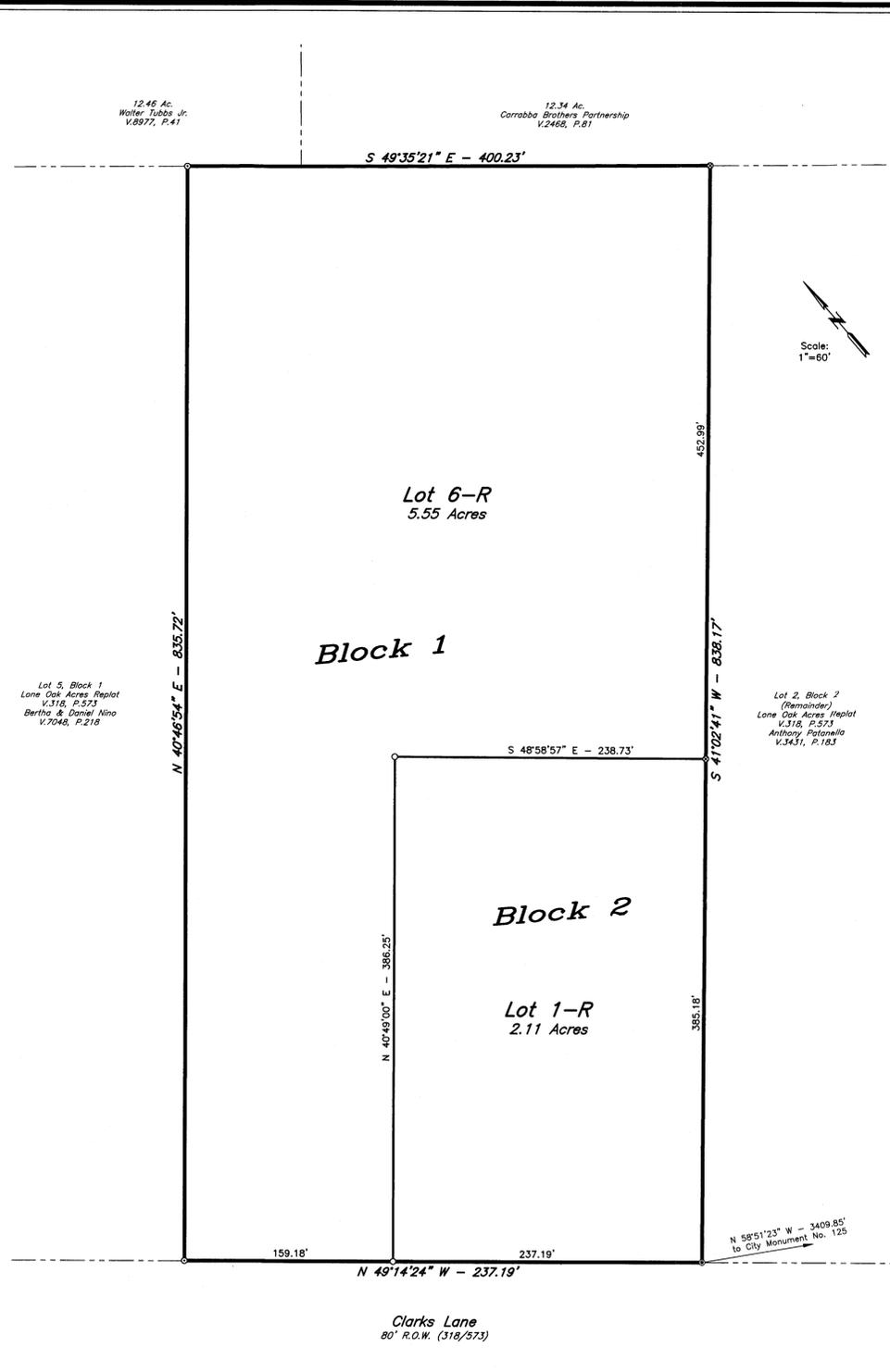
Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

Kevin R. McClure, R.P.L.S. No. 5650



REPLAT

LOT 6-R, BLOCK 1
LOT 1-R, BLOCK 2
7.653 ACRES
S.F. AUSTIN NO. 10 LEAGUE, A-63
BRYAN, BRAZOS COUNTY, TEXAS

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: Bearings shown on this plat are based on Texas State Plane, Central Zone, NAD-83 datum in accordance with the City of Bryan GPS Control Monuments No. 7 (2001) & No. 125 (2008).
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
 - The building setback requirements are established by the City of Bryan Code of Ordinances.
 - Monumentation: Unless otherwise indicated, all lot corners are marked with 1/2" Iron Rods.
 - ⊙ - 3/8" Iron Rod Found
 - ⊙ - 1/2" Iron Rod Found
 - ⊙ - 5/8" Iron Rod Found
 - - 1/2" Iron Rod Set
 - Abbreviations:
 - P.U.E. - Public Utility Easement

REPLAT

**LONE OAK ACRES
SUBDIVISION**

LOT 6-R, BLOCK 1
LOT 1-R, BLOCK 2
7.653 ACRES
S.F. AUSTIN NO. 10 LEAGUE, A-63
BRYAN, BRAZOS COUNTY, TEXAS

Development Services
MARCH, 2014
MAR 12 2014
SCALE: 1" = 60'

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

MB