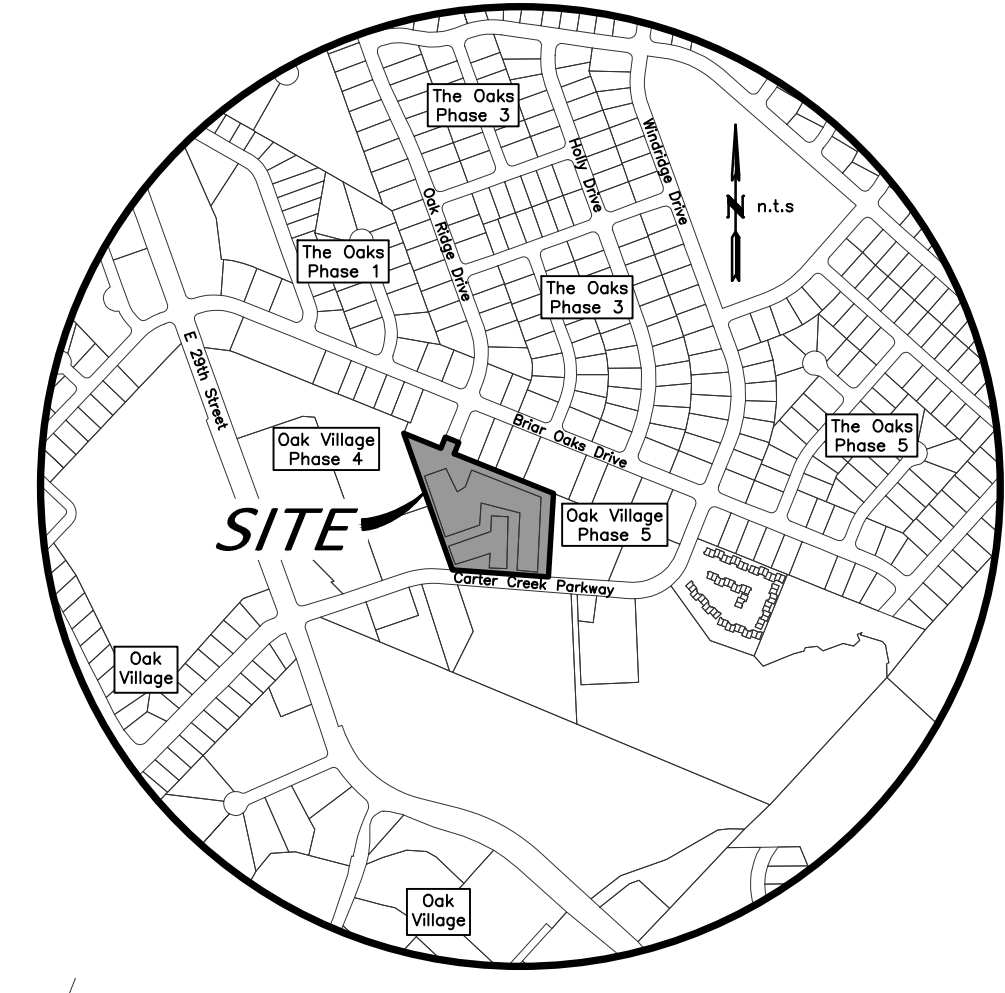


PRIVATE ACCESS ESMT LINE TABLE

LINE	BEARING	DISTANCE
L14	N 70°28'55" E	30.84'
C4	89°42'40"	5.00'
L15	N 16°57'45" E	42.11'
L16	S 77°53'36" E	9.25'
L17	S 77°53'36" E	5.34'
L18	N 16°57'45" E	29.49'
L19	N 70°28'55" E	30.84'

PRIVATE ACCESS EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C3	89°59'38"	25.00'	39.27'	25.00'	S 64°31'16" E	35.35'
C4	89°42'40"	5.00'	7.83'	4.97'	S 64°22'46" E	7.05'
C5	53°48'08"	5.00'	4.70'	2.54'	N 43°51'49" E	4.52'
C6	85°08'39"	20.00'	29.72'	18.37'	N 59°32'05" E	27.06'
C7	89°59'38"	5.00'	7.85'	5.00'	S 64°31'16" E	7.07'
C8	89°42'40"	25.00'	39.14'	24.87'	S 64°22'46" E	35.27'
C9	53°48'08"	25.00'	23.48'	12.68'	N 43°51'49" E	22.62'
C10	85°08'39"	5.00'	7.43'	4.59'	N 59°32'05" E	6.77'



VICINITY MAP

Scale: 1"=50'

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: The bearings system is based on True North per GPS observations. The actual measured distances to the monuments shown hereon are consistent with the plat recorded in Volume 583, Page 185 of the Brazos County Deed Records.
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F effective April 2, 2014, this property is not located in a Special Flood Hazard Area.
- The subject property is currently zoned Planned Development - Housing District (PD-H) passed and approved by the Bryan City Council on July 22, 1997 with Ordinance No. 1070.
- Building setback line to be in accordance with the City of Bryan Code of Ordinances, Section 62-168 of the Land and Site Development Ordinance. Additional building setback lines may be required by deed restrictions.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 1/2" Iron Rod Found
 - - 1/2" Iron Rod Found for Reference
- Abbreviations:
 - D.E. - Drainage Easement
 - E.E. - Electrical Easement
 - P.O.B. - Point of Beginning
 - P.S.E. - Public Sewer Easement
 - P.U.E. - Public Utility Easement
 - U.E. - Utility Easement
 - C.E. - Contour Elevation
- All existing structures located within the bounds of Lots 18R shall be removed prior to the filing of this plat. The existing parking lot is to remain.
- 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
- Contact City of Bryan (979-209-5900) for utility notification.
- 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.

PUBLIC SEWER ESMT. LINE TABLE

LINE	BEARING	DISTANCE
L20	N 56°46'00" W	100.86'
L21	S 17°01'39" E	15.00'
L22	S 56°46'00" E	110.56'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 22°03'47" E	50.00'
L2	S 67°56'13" E	60.01'
L3	N 22°03'47" W	50.00'
L4	S 19°31'05" E	33.42'
L5	S 67°56'50" E	8.25'
L6	N 22°03'12" E	31.38'
L7	N 5°00'00" W	13.00'
L8	S 17°32'23" W	37.09'
L9	N 79°41'01" W	13.28'
L10	N 12°06'24" W	34.59'
L11	S 0°04'29" E	23.80'
L12	S 2°42'58" W	23.10'
L13	S 19°31'10" E	25.05'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	14°48'56"	60.00'	15.51'	7.80'	N 12°24'28" W	15.47'
C2	22°32'23"	50.00'	19.67'	9.96'	N 6°16'11" E	19.54'

REPLAT

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the RICHARD CARTER LEAGUE, Abstract No. 8, in Bryan, Brazos County, Texas and being all of Lots 18 through 30, OAK VILLAGE SUBDIVISION according to the Final Plat recorded in Volume 583, Page 185 of the Brazos County Deed Records (B.C.D.R.) and being all of Lot 31R, OAK VILLAGE SUBDIVISION according to the Replat recorded in Volume 17696, Page 167 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 point marking the northwest corner of this herein described tract, said iron rod also marking the west corner of Lot 18, Block 15, THE OAK VILLAGE SUBDIVISION, PHASE V according to the Replat recorded in Volume 498, Page 856 (B.C.D.R.) and the northeast corner of the called 12.232 acre Brazos Valley Affordable Housing Authority tract recorded in Volume 7786, Page 142 (O.R.B.C.); said tract known as being all of Lots A, B, C and D, OAK VILLAGE SUBDIVISION according to the Replat recorded in Volume 1873, Page 227 (O.R.B.C.), from whence a found 1/2-inch iron rod in the base of a brick column bears S 52°22'32" E at a distance of 21.07 feet for reference;

THENCE: along the common line of this tract and said Lot 18, Block 15 for the following two (2) calls:

- S 67°56'13" E for a distance of 167.95 feet to a point for corner, from whence a found 1/2-inch iron rod in the base of a brick column bears S 16°30'51" W at a distance of 5.19 feet for reference, and
- N 22°03'47" E for a distance of 50.00 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the northeast corner of said Lot 18, Block 15, the southeast corner of Lot 1, Block 15, THE OAK VILLAGE SUBDIVISION, PHASE V (499/185) and the southwest corner of Lot 1, Block 15, THE OAK VILLAGE SUBDIVISION, PHASE V (499/185) and the southwest corner of Lot 1, Block 15, THE OAK VILLAGE SUBDIVISION, PHASE V (499/185) according to the Final Plat recorded in Volume 266, Page 219 (B.C.D.R.);

THENCE: along the common line of this tract and said Lot 1A, Block 15 and Lot 2A, Block 15 of said THE OAK VILLAGE SUBDIVISION, PHASE V (499/185) for the following two (2) calls:

- S 22°03'47" W for a distance of 50.00 feet to a found 1/2-inch iron rod marking an interior all corner of this tract, and
- S 67°56'13" E for a distance of 135.67 feet to a 1/2-inch iron rod set for the northeast corner of this tract;

THENCE: S 19°31'05" E into and through said OAK VILLAGE SUBDIVISION (583/185) for a distance of 33.42 feet to a point for corner, said point also being in the north line of Lot 31R, OAK VILLAGE SUBDIVISION, PHASE 6 according to the Replat recorded in Volume 17696, Page 167 (O.R.B.C.);

THENCE: S 67°56'50" E along the common line of this tract and said Lot 31R for a distance of 8.25 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking the northeast corner of said Lot 31R and the northeast corner of Lot 34R of said OAK VILLAGE SUBDIVISION, PHASE 6 (17696/167);

THENCE: along the common line of this tract, said Lot 34R and into and through said OAK VILLAGE SUBDIVISION (583/185) for the following eleven (11) calls:

- S 22°03'12" W for a distance of 31.38 feet to a found 1/2-inch iron rod,
- 15.51 feet in a clockwise direction along the arc of a curve having a central angle of 14°48'56", a radius of 60.00 feet, a tangent of 7.80 feet and a long chord bearing S 12°24'28" E at a distance of 15.47 feet to a found 1/2-inch iron rod,
- S 0°00'00" E for a distance of 13.00 feet to a found 1/2-inch iron rod for the Point of Curvature of a curve to the right,
- 19.67 feet along the arc of said curve having a central angle of 22°32'23", a radius of 50.00 feet, a tangent of 9.96 feet and a long chord bearing S 6°16'11" W at a distance of 19.54 feet to a found 1/2-inch iron rod,
- S 17°32'23" W for a distance of 37.09 feet to a point,
- N 79°41'01" W for a distance of 13.28 feet to a point,
- S 12°06'24" W for a distance of 34.59 feet to a point,
- S 0°04'29" E for a distance of 23.80 feet to a point,
- S 02°42'58" W for a distance of 23.10 feet to a point,
- S 19°31'10" E for a distance of 25.05 feet to a point, and
- S 17°01'39" E for a distance of 15.00 feet to a found 1/2-inch iron rod set for the south corner of this tract, said iron rod also being in the northeast line of Lot 1, THE OAK VILLAGE SUBDIVISION, PHASE III according to the Final Plat recorded in Volume 418, Page 553 (B.C.D.R.);

THENCE: N 19°31'05" W along the common line of this tract, said Lot 1 and the called 2.232 acre Brazos Valley Affordable Housing Authority tract for a distance of 470.58 feet to the POINT OF BEGINNING, and containing 2.021 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 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 Hopcus, R.P.L.S. No. 6047

ORIGINAL PLAT

LOTS 18-34, OAK VILLAGE SUBDIVISION, PHASE SIX
AS RECORDED IN VOLUME 583, PAGE 185

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Brazos Valley Affordable Housing Corporation, owner and developer of LOT 18R, OAK VILLAGE SUBDIVISION, as shown on this plat, being all of the 2.021 acre tract of land as conveyed to me in the Official Records of Brazos County in Volume 9487, Page 193 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

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Stretch Family Trust, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 7127, Page 107 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

STATE OF CALIFORNIA
COUNTY OF ORANGE

On _____ before me, Stretch Family Trust personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public, Orange County, 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

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

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 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

FINAL PLAT

**LOT 18R
OAK VILLAGE
SUBDIVISION
PHASE SIX**

BEING A REPLAT OF LOT 31R, RECORDED IN VOLUME 17696, PAGE 167, THE REMAINDER OF LOTS 18-30, AND ADJOINING COMMON AREA, PRIVATE ALLEY AND PRIVATE DRIVES, RECORDED IN VOLUME 583, PAGE 185

2.021 ACRES
RICHARD CARTER LEAGUE, A-B
BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER, 2021
SCALE: 1" = 50'

Owners: Brazos Valley Affordable Housing Corp., 4001 E. 29th Street, Suite 180, Bryan, Texas 77805
Stretch Family Trust, 5582 Shimizu River Circle, Fountain Valley, CA 92708-7243

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

