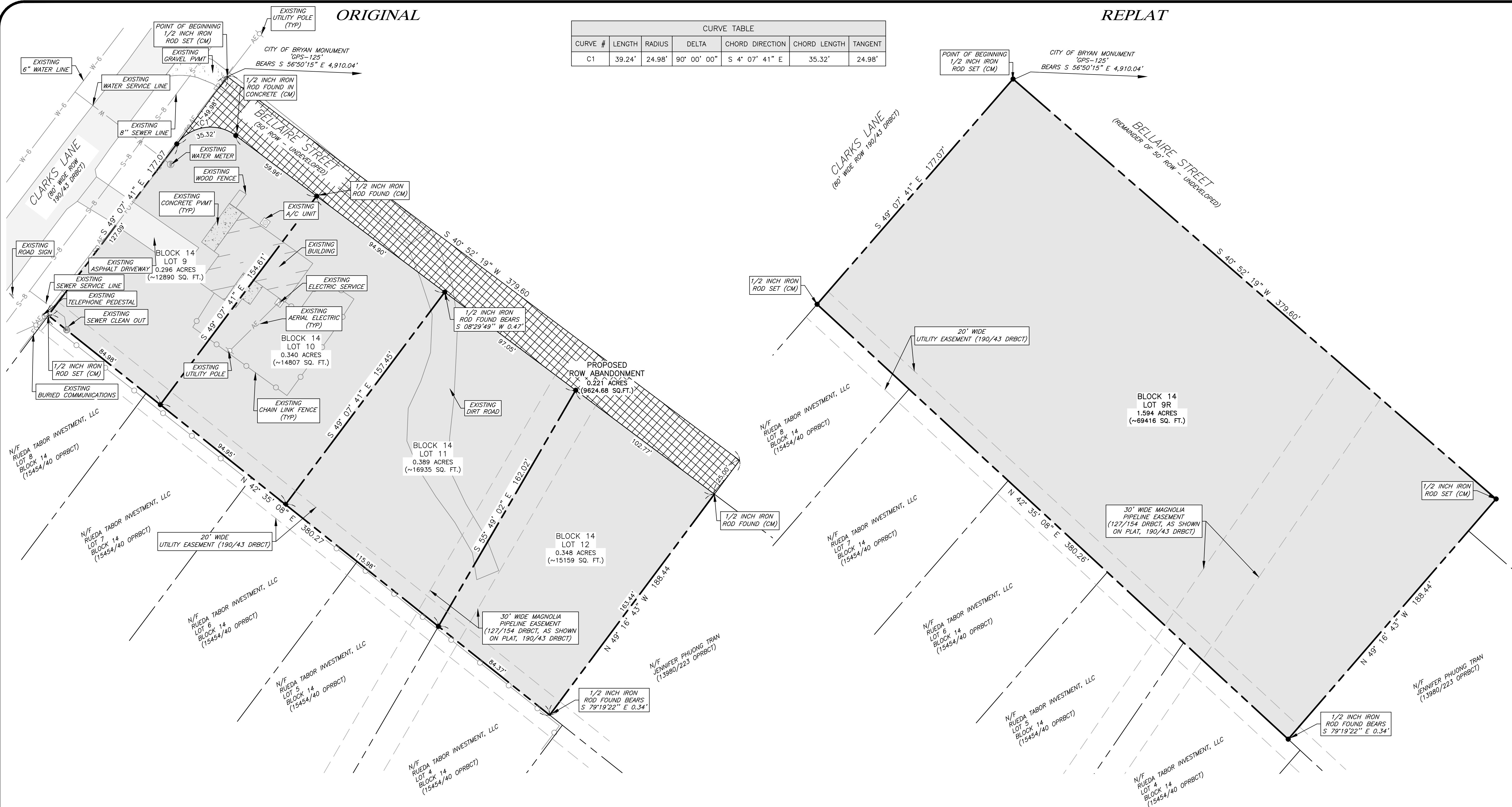
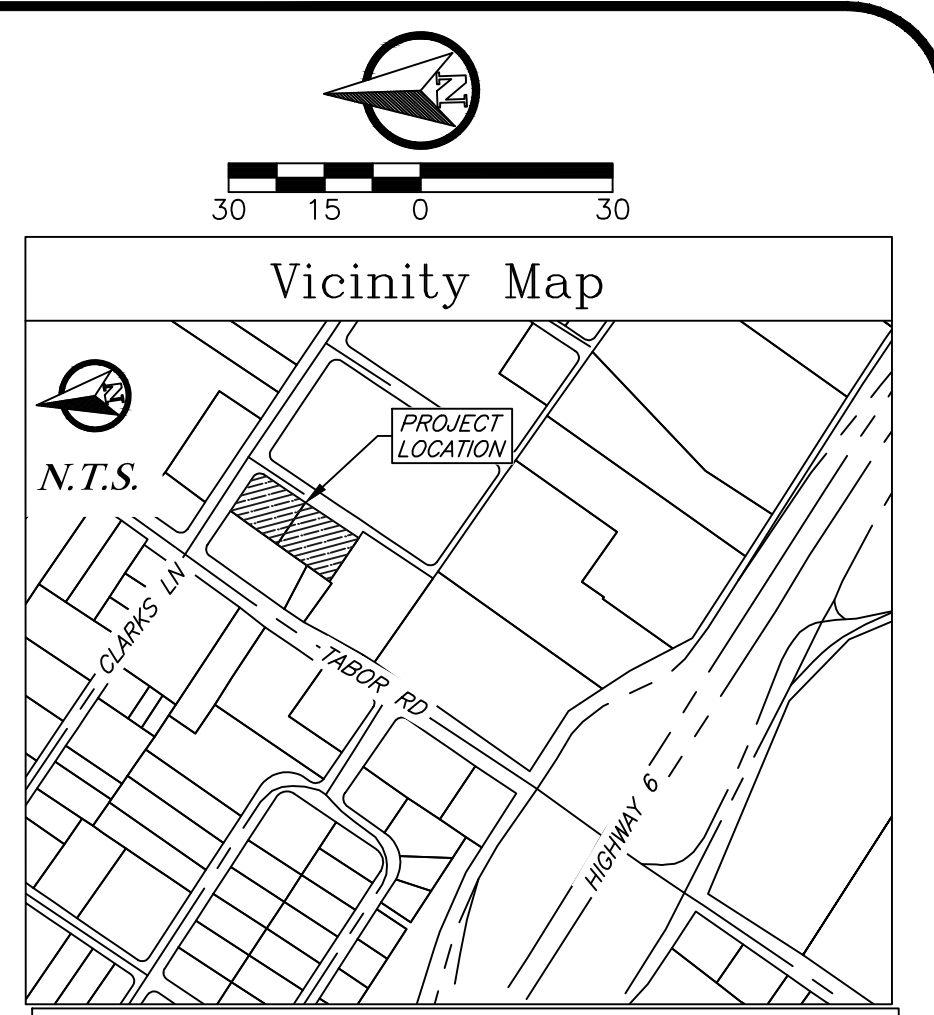


J4 Engineering  
2/7/2024  
Lone Oaks Acres - Replat



CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C.1	39.24'	24.98'	90° 00' 00"	S 4° 07' 41" E	35.32'	24.98'



- General Notes:**
- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
  - Distances shown hereon are surface distances in US survey feet and decimals unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.0001943415967 (calculated using GEOID12B).
  - This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0205F revised date: April 02, 2014.
  - 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
  - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
  - All utilities shown are approximate location.
  - This property is zoned Industrial (I).
  - 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 PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
  - Partial Right of Way Abandonment of Bellaire Street abandoned via Ordinance # \_\_\_\_\_ on the date of \_\_\_\_\_.
  - This Replat was done without the benefit of a title report.

**Annotations:**

DRBCT-	Deed Records Of Brazos County, Texas
ORBCT-	Official Records Of Brazos County, Texas
OPRBCT-	Official Public Records Of Brazos County, Texas
(-)	Record information
(CM)-	Controlling Monument used to establish property boundaries
TYP-	Typical
N/F-	Now or Formerly

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Rafael Rueda, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 190, Page 43, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Rafael Rueda, Owner

**STATE OF TEXAS COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared, Rafael Rueda 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 THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, David Powell Brister, Registered Professional Land Surveyor No. 6537, 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.

David Powell Brister, R.P.L.S. No. 6537

**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 THE CITY PLANNER**

I, \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

City Planner  
Bryan, Texas

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, 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 \_\_\_\_\_, 202\_\_, in the Official Records of Brazos County in Volume \_\_\_\_ Page \_\_\_\_.

County Clerk, Brazos County, Texas

**FIELD NOTES DESCRIPTION**

OF  
1.594 ACRES  
STEPHEN F. AUSTIN LEAGUE SURVEY, ABSTRACT 63  
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.594 ACRES IN THE STEPHEN F. AUSTIN LEAGUE SURVEY, ABSTRACT 63, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 9-12, BLOCK 14, LONE OAK ACRES AS FILED IN VOLUME 190, PAGE 43 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) AND AN UNDEVELOPED ABANDONED 0.221 ACRE PORTION OF THE NORTHWEST HALF OF BELLAIRE STREET, A CALLED 50' WIDE RIGHT-OF-WAY OF LONE OAK ACRES, FILED IN VOLUME 190, PAGE 43 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 1.594 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF CLARKS LANE (80 FOOT WIDE RIGHT-OF-WAY, 190/43 DRBCT), BEING THE EAST CORNER OF SAID ABANDONED PORTION OF UNDEVELOPED BELLAIRE STREET RIGHT-OF-WAY; FOR REFERENCE THE CITY OF BRYAN MONUMENT 'GPS - 125' BEARS S 56° 50' 15" E, A DISTANCE OF 4,910.04 FEET;

THENCE, WITH THE CENTERLINE OF SAID BELLAIRE STREET, S 40° 52' 19" W, A DISTANCE OF 379.60 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN SAID CENTERLINE, BEING THE SOUTH CORNER HEREOF;

THENCE, SEVERING SAID BELLAIRE STREET AND WITH THE COMMON LINE OF LOTS 12 AND 13, BLOCK 14 OF SAID LONE OAK ACRES, N 49° 16' 43" W, PASSING AT A DISTANCE OF 25.00 FEET A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID BELLAIRE STREET, SAME BEING THE SOUTHWEST COMMON CORNER OF SAID LOTS 12 AND 13, BLOCK 14, AND CONTINUING ON FOR A TOTAL DISTANCE OF 188.44 FEET TO A POINT IN THE SOUTHWEST CORNER OF LOT 4, BLOCK 14, BEING THE NORTHWEST COMMON CORNER OF SAID LOTS 12 AND 13 FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 79° 19' 22" E A DISTANCE OF 0.34 FEET;

THENCE, WITH THE SOUTHWEST LINE OF LOTS 4-8, BLOCK 14 AND THE NORTHWEST LINE OF SAID LOTS 9-12, BLOCK 14, N 42° 35' 08" E, A DISTANCE OF 380.26 FEET TO A 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" IN SAID SOUTHWEST RIGHT-OF-WAY OF CLARKS LANE MARKING THE NORTHEAST COMMON CORNER OF LOTS 8 AND 9, BLOCK 14 OF SAID LONE OAK ACRES;

THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID CLARKS LANE AND THE NORTHEAST LINE OF SAID LOT 9 AND THE NORTHEAST LINE OF SAID ABANDONED RIGHT-OF-WAY, S 49° 07' 41" E, PASSING AT A DISTANCE OF 127.09 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN SAID LINE, MARKING THE NORTHWESTERNMOST CORNER OF SAID ABANDONED RIGHT-OF-WAY, AND CONTINUING FOR A TOTAL DISTANCE OF 177.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.594 ACRES OF LAND, MORE OR LESS, SURVEYED ON THE GROUND NOVEMBER 2023 UNDER MY SUPERVISION.