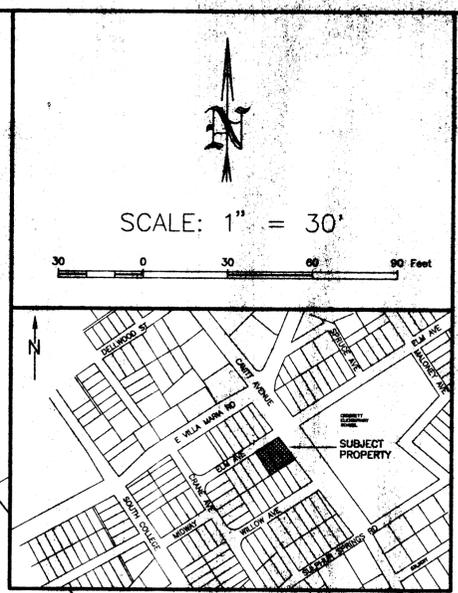
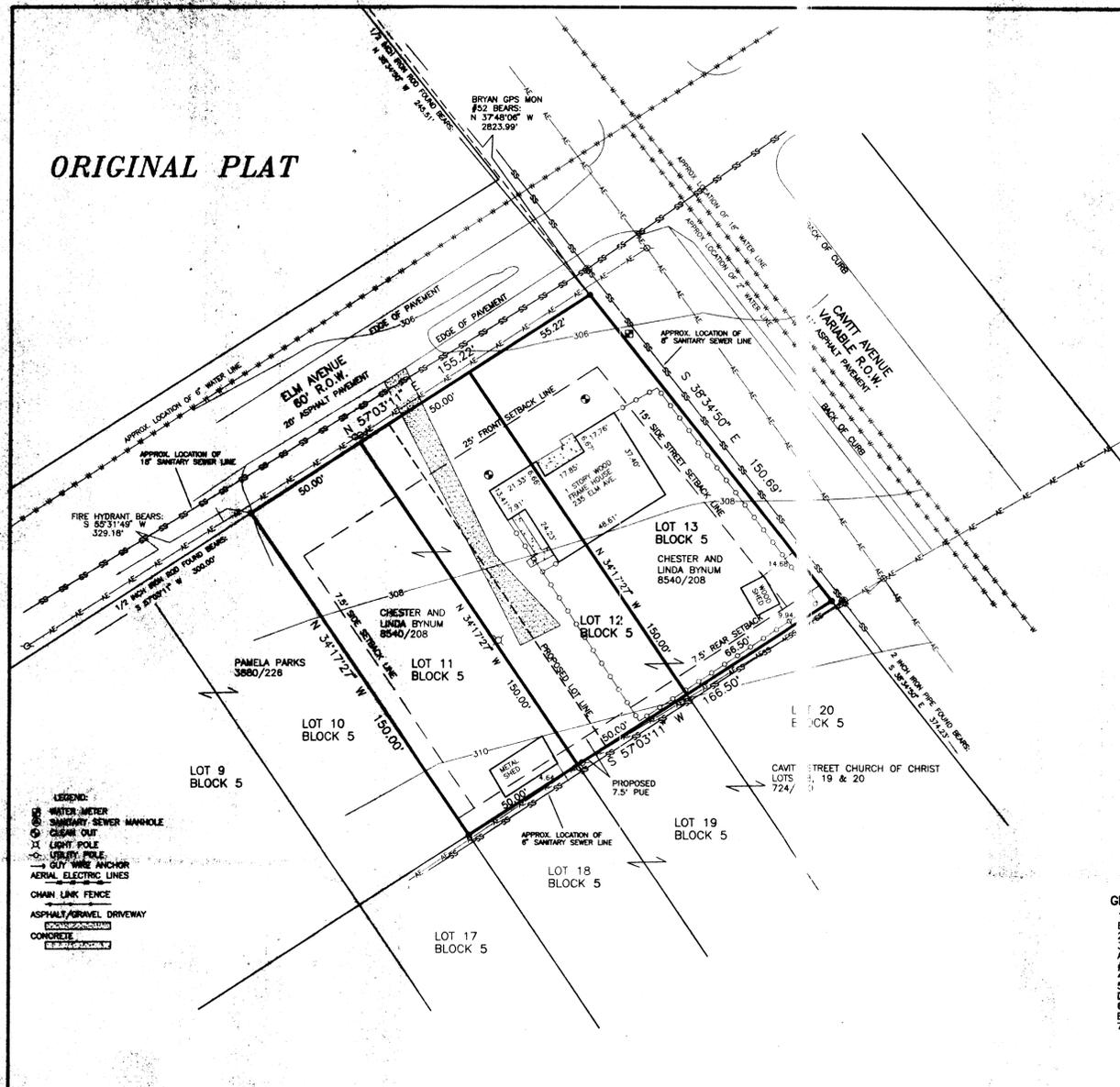
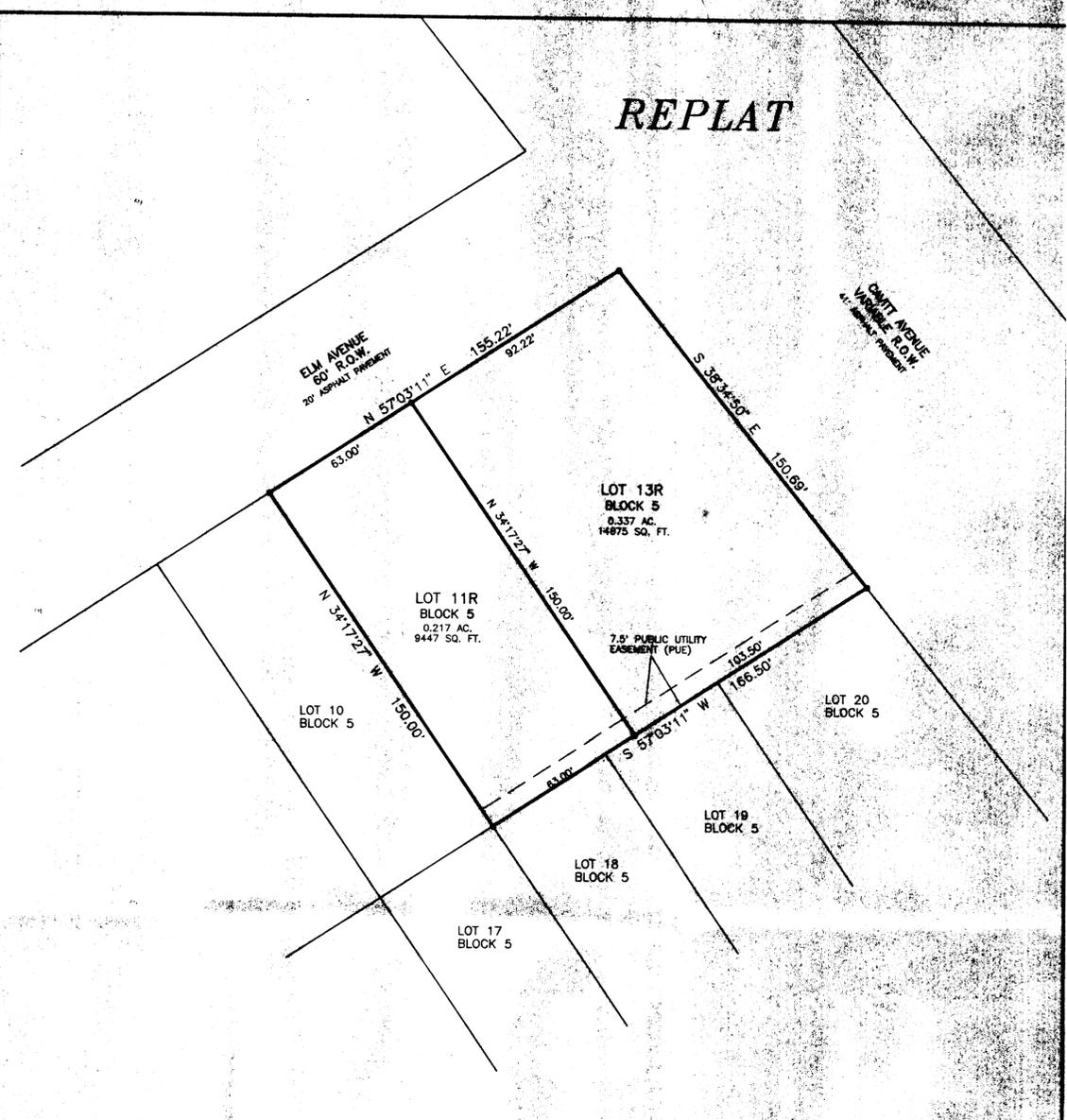


ORIGINAL PLAT



REPLAT



SCALE: 1" = 30'

- GENERAL NOTES**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL # 4884100141 C, DATED JULY 2, 1982.
 4. SUBJECT PROPERTY IS CURRENTLY ZONED "R-5".
 5. WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN DIGITAL MAPS.
 6. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
 7. CONTOURS SHOWN HEREON PER CITY OF BRYAN DIGITAL MAPS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, CHESTER AND LINDA BYNUM, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Public Records of Brazos County, in Volume 2544, Page 208, 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.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, 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 the same was duly approved on the _____ day of _____, 20____.

Owner(s)

Chairman

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner 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, 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 _____ day of _____, 20____.

City Engineer, City of Bryan

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional 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 the lines and bounds describing said subdivision will describe a closed geometric form.

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

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 of authentication was filed for record in my office on the _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION

OF A
0.554 ACRE TRACT
LOTS 11, 12 AND 13, BLOCK 5
MIDWAY PLACE
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 11, 12 AND 13, BLOCK 5, MIDWAY PLACE, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 598 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET AT THE INTERSECTION OF THE SOUTHWEST LINE OF CAVITT AVENUE (VARIABLE WIDTH ROAD) AND THE SOUTHWEST LINE OF ELM AVENUE (60' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 13, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF CAVITT AVENUE BEARS: N 38° 34' 50" E FOR A DISTANCE OF 245.51 FEET;

THENCE S 38° 34' 50" E ALONG THE SOUTHWEST LINE OF CAVITT AVENUE FOR A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID LOT 13 AND THE NORTH CORNER OF LOT 20, BLOCK 5, FOR REFERENCE A 2 INCH IRON PIPE FOUND ON THE SOUTHWEST LINE OF CAVITT AVENUE BEARS: N 38° 34' 50" E FOR A DISTANCE OF 374.23 FEET;

THENCE S 57° 03' 11" W ALONG THE COMMON LINE OF SAID LOT 13 AND SAID LOT 20 FOR A DISTANCE OF 166.50 FEET TO A 1/2 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID LOT 11 AND LOTS 10, 17 AND 18, BLOCK 5;

THENCE N 34° 17' 27" W ALONG THE COMMON LINE OF SAID LOT 11 AND SAID LOT 10 FOR A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF ELM AVENUE MARKING THE WEST CORNER OF SAID LOT 11, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ELM AVENUE BEARS: S 57° 03' 11" W FOR A DISTANCE OF 300.00 FEET;

THENCE N 27° 03' 11" E ALONG THE SOUTHWEST LINE OF ELM AVENUE FOR A DISTANCE OF 155.22 FEET TO THE POINT OF BEGINNING CONTAINING QUANTUM OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JANUARY 10, 2010. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

REPLAT
OF
LOTS 11, 12 & 13, BLOCK 5
MIDWAY PLACE RECEIVED
VOLUME 38, PAGE 598
0.554 ACRES
AUG 18 2010
BRYAN, BRAZOS COUNTY, TEXAS
Development Engineering Services
SCALE: 1 INCH = 30 FEET
SURVEY DATE: AUGUST 2010
PLAT DATE: 08-10-10
REVISED: 08-17-10
JOB NUMBER: 10-338
CAD NAME: 10-338
CR5 FILE: C-CLUB (cont) 10-338 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 268
COLETTA, BRAZOS COUNTY, TEXAS 77841
PHONE: (979) 288-3144

PREPARED FOR: CHESTER & LINDA BYNUM
302 WILLOW AVENUE
BRYAN, TEXAS 77801
PHONE: (979) 776-2277

RP10-15
DMS