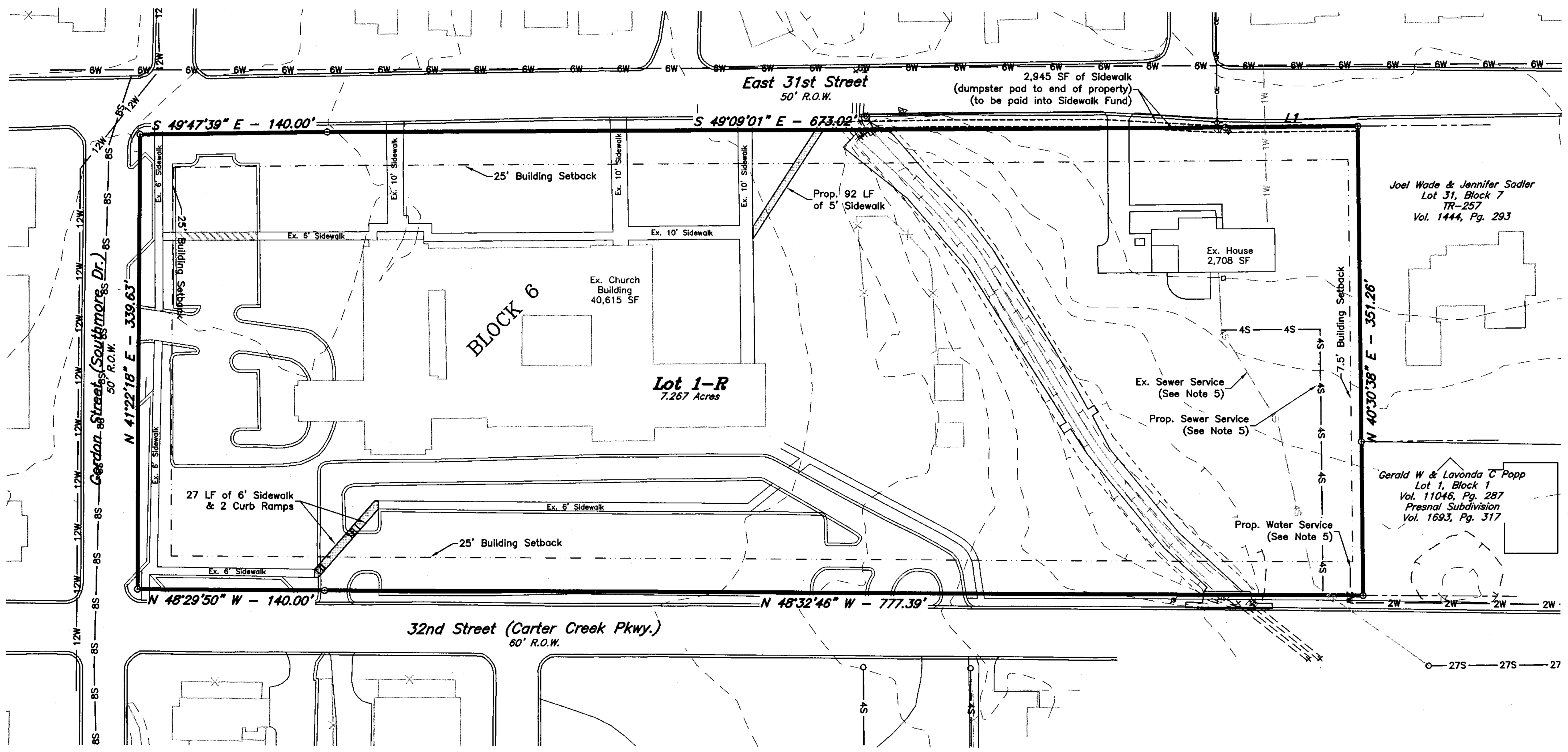
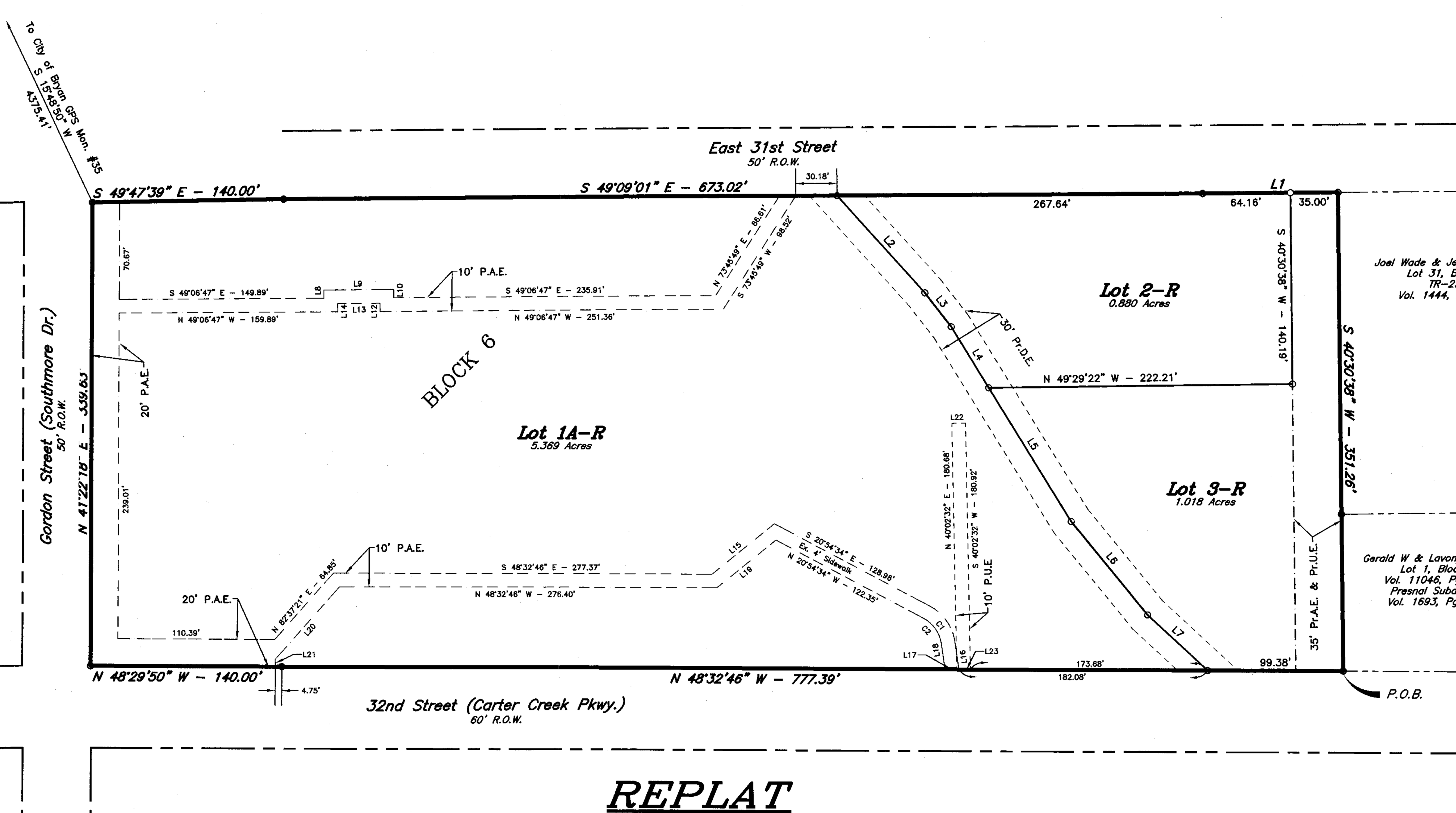


ORIGINAL PLAT

VACATING AND FINAL PLAT OF LOT 1R BLOCK 6,
CAVITT'S SOUTHMOORE ADDITION
RECORDED IN VOLUME 7190, PAGE 49

Scale:
1"=60'



REPLAT

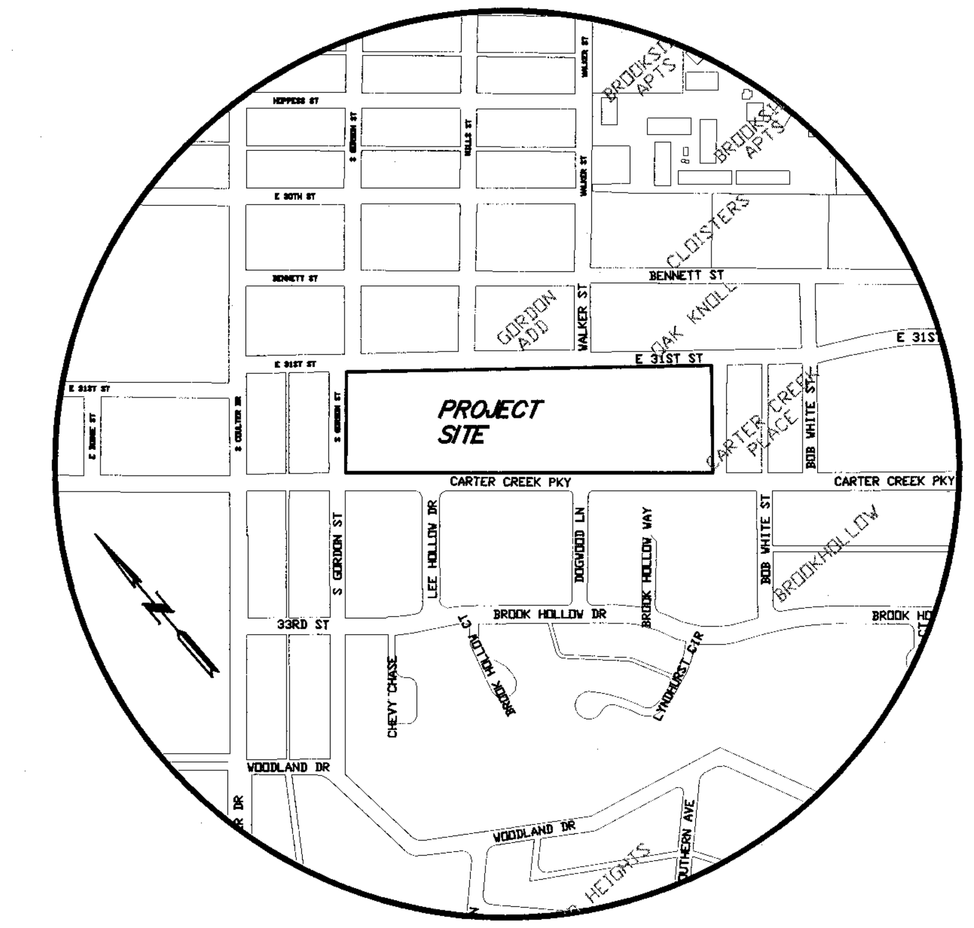
GENERAL SURVEYOR NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 7190, Page 49, Official Records of Brazos County, Texas.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. The building setback requirements are established by the City of Bryan Code of Ordinances.
4. Current Zoning: RD–5
5. Sewer service for Lot 2–R to be relocated, at the developer's expense, within the 35' Pr.U.E. upon development of Lot 3–R. Water service for Lot 3–R to be extended along Carter Creek Pkwy, at the developer's expense, upon development of Lot 3–R.

Legend and Abbreviations

—OE—OE—OE—OE— Overhead Electrical Line

- ⊙ 1/2" Iron Rod Found
- ○ 1/2" Iron Rod Set
- B.S.L. – Building Setback Line
- P.U.E. – Public Utility Easement
- P.A.E – Public Access Easement
- Pr.D.E.– Private Drainage Easement
- Pr.U.E.– Private Utility Easement
- Pr.A.E.– Private Access Easement



Vicinity Map
n.t.s.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 49°18'27" E	99.16'
L2	S 1°01'27" E	95.93'
L3	S 3°21'53" W	31.49'
L4	S 9°37'41" W	52.51'
L5	S 9°37'41" W	115.42'
L6	S 1°59'40" W	88.46'
L7	S 6°00'11" E	59.98'
L8	N 40°53'13" E	5.99'
L9	S 49°06'47" E	51.10'
L10	S 40°53'13" W	5.99'
L11	S 49°09'01" E	11.91'
L12	S 40°53'13" W	5.99'
L13	S 49°06'47" E	31.10'
L14	N 40°53'13" E	5.99'
L15	N 87°52'14" W	58.82'
L16	N 32°58'57" E	20.65'
L17	N 48°32'46" W	10.11'
L18	N 32°58'57" E	19.16'
L19	N 87°52'14" W	55.77'
L20	S 82°37'21" W	70.99'
L21	S 40°55'54" W	5.38'
L22	S 49°57'28" E	10.00'
L23	N 48°32'46" W	10.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	53°53'31"	35.00'	32.92'	17.79'	N 6°02'11" E	31.72'
C2	53°53'31"	25.00'	23.51'	12.71'	N 6°02'11" E	22.66'

STATE OF TEXAS §
COUNTY OF BRAZOS §

Whereas The First Presbyterian Church of Bryan is the owner of all that certain lot, tract, or parcel of land situated in the Zeno Phillips Survey, A-45, Brazos County, Texas, being 7.266 acres, more or less, and being comprised of all of Lots 1 through 6 in Block 6 of Cavitt's Southmore Addition, as shown on a plat recorded in Volume 104, Page 73, and an unplatted tract adjoining Block 6, as described in a Deed executed April 18, 1957, from Esther Cavitt Sims, et al to The First Presbyterian Church of Bryan, and recorded in Volume 181, Page 463, of the Brazos County, Texas Real Property Records, to which reference is hereby made to for any and all purposes. Said tract described by metes and bounds as follows, to wit:

BEGINNING at a ½" iron rod set for the western corner of Lot 6 in the intersection of the southeasterly right of way of Gordon Street (Southmore Drive - 50' r.o.w.) with the northeasterly right of way of 32nd Street (Carter Creek Parkway - variable width r.o.w., being 55.5' wide at this location);

THENCE NORTH 41°22'18" EAST 339.63 feet, (Record distance is 345.43 feet) along the northwesterly line of Block 6 and the southeasterly r.o.w. of Gordon Street, to a ½" iron rod set for corner. Same being in the intersection of said southeasterly r.o.w. with the southwesterly r.o.w. of East 31st Street (Adams Street - 50' r.o.w.);

THENCE SOUTH 49°47'39" EAST, along the southwesterly r.o.w. of East 31st Street and the northeasterly line of said Block 6, passing at 135 feet the southeast corner of Lot 1 in said Block 6, and continuing a total distance of 140.00 feet to a ½" iron rod set for the eastern corner of said Block 6 and the northerly corner of the referenced unplatted tract;

THENCE SOUTH 49°09'01" EAST 673.02 feet, continuing along the northeasterly line of said unplatted tract, to a ½" iron rod set for a bend in same. Said point is perpendicular to and fifty feet southwest of the corner of Block 1 in Oak Knoll Subdivision, of record in Volume 142, Page 233;

THENCE SOUTH 49°18'27" EAST 99.16 feet, (Record distance is 100.0') continuing along the northeasterly line of said unplatted tract and with the southwesterly r.o.w. of East 31st Street, to a ½" iron rod set for corner. Same being the the northerly corner of the now or formerly Joel Sadler, et ux called 0.821 acre tract, of record in Volume 1444, Page 293;

THENCE SOUTH 40°30'38" WEST along the common line of the referenced unplatted tract and said 0.821 acre tract, passing at 236.18 feet a ½" iron rod found the western corner of said 0.821 acre tract and the northerly corner of the Presnal Subdivision, of record in Volume 1693, Page 317 (conveyed in a deed to William E. Burchill, et ux by deed of record in Volume 5003, Page 153), continuing with the common line of said unplatted tract and said Burchill tract, a total distance of 351.26 feet to a ½" iron rod found for the western corner of said Presnal Subdivision in the northeasterly r.o.w. of 32nd Street (called to be 60' r.o.w. in this area). Said point being the easterly corner of a called 0.998 acre tract conveyed to the City of Bryan by instrument recorded in Volume 269, Page 628.

THENCE NORTH 48°32'46" WEST 777.39 feet, along the northeasterly r.o.w. limits of 32nd street, to a ½" iron rod set for the southern corner of the referenced Block 6;

THENCE NORTH 48°29'50" WEST, continuing along the northeasterly r.o.w. of 32nd street and the southerly line of the aforementioned Cavitt's Southmore Addition, passing at 5.00 feet the southern corner of the aforesaid Lot 6, continuing a total distance of 140.00 feet to the Point of Beginning and containing 7.266 acre, more or less.

CERTIFICATE OF 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 ________, 201__.

____
City Planner, Bryan, Tx

CERTIFICATE OF 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 ________, 201__.

____
City Engineer, Bryan, Tx

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, The First Presbyterian Church of Bryan, acting through Ruby James, Clerk of the Session, owners and developers of the land as conveyed to us in the Deeds Records of Brazos County in Volume_____, Page_____, and whose names are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes identified.

____
Ruby James, Clerk of the Session
First Presbyterian Church of Bryan

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ruby James known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

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

____
Notary Public, Brazos County, Texas

A CERTIFICATE OF THE COUNTY CLERK

I, ______________________, County Clerk of Brazos County, Texas, do hereby certify that this plat together with its certificates of authentication was filed for record in my office ______ day of ______________, 20____, in the Official Records of Brazos County in Volume ______, Page _____.

____
County Clerk
Brazos County, Texas

CERTIFICATE 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

A CERTIFICATE OF SURVEYOR

I, ______________________, Registered Professional Land Surveyor No._______, in the State of Texas, hereby certify that this plat is true and correct, 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.

____
Surveyor

REPLAT

CAVITT'S SOUTHMORE ADDITION

LOTS 1A–R, 2R, AND 3R, BLOCK 6
7.266 ACRES

ZENO PHILLIPS SURVEY, A–45
BRYAN, BRAZOS COUNTY, TEXAS

JANURARY, 2015
SCALE: 1"= 60'

Owner:
First Presbyterian Church
1100 Carter Creek Parkway
Bryan, Texas 77802

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

10000273–rp.dwg

Randy