North Orientation is based on rotating the northeast line to Grid North NAD83(CORS96) Texas State Plane Central Zone.

Bearings are called for on the Original Plat. Lot sizes are called 50' x 140'.

A 1/2" Iron Rod with Cap found at all corners unless otherwise noted.

The easement to the City of Bryan in Vol. 165, Pg. 41 does affect this tract and is shown.

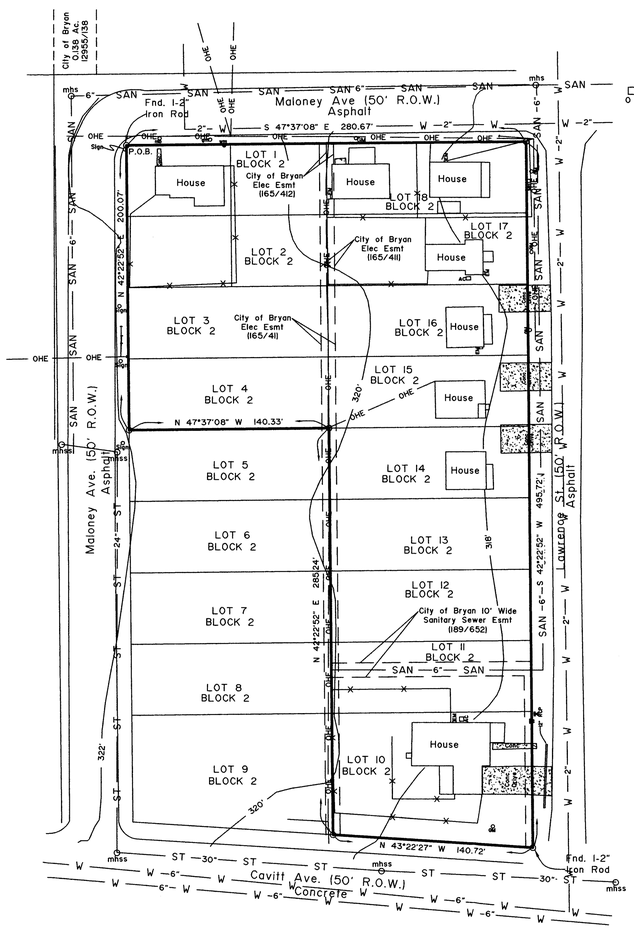
The easement to the City of Bryan in Vol. 165, Pg. 411 does affect this tract and is shown.

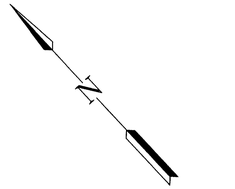
The easement to the City of Bryan in Vol. 165, Pg. 412 does affect this tract and is shown.

Strong Surveying, LLC did not engage any easement research.

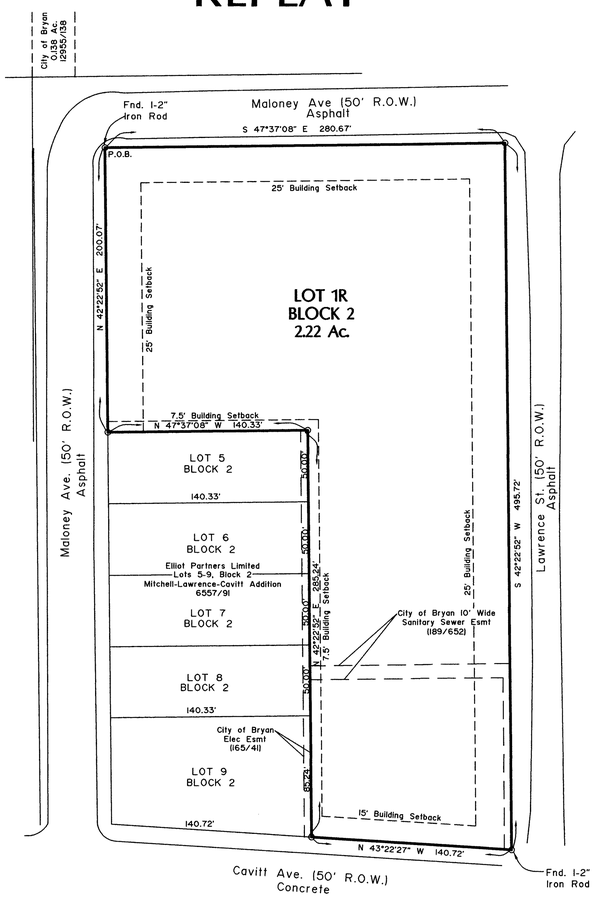
This property is not located within a 100 - year flood hazard area as depicted from FLOOD INSURACE RATE MAP NO. 48041C0215 F, DATED: APRIL 2, 2014.

ORIGINAL PLAT





REPLAT



VICINITY MAP
NOT TO SCALE

Development Services
JAN 20 2016
RECEIVED

Approval of the Planning and Zoning Commission

I,_____, chair 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.

Chair, Planning & Zoning Commission Bryan, Texas:_____

Certificate of Ownership and Dedication

STATE OF TEXAS
COUNTY OF BRAZOS
I (We), the City of Bryan, the owner(s) and developer(s) of the land shown on this plat, being part of the tract of land conveyed to us in the Official Records of Brazos County in Volume 12252, Page 23, Volume 12139, Page 296, Volume 12084, Page 41, Volume 12308, Page 243, Volume 12139, Page 293, Volume 12478, Page 135, Volume 12020, Page 279 and Volume 12139, Page 289 and whose name is 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.

_____
Authorized City of Bryan Signature:

Certification of the Surveyor

STATE OF TEXAS
COUNTY OF BRAZOS
I, H. Curtis Strong, Registered Professional Surveyor No. 4961 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.

_____
Registered Professional Land Surveyor:

STATE OF TEXAS REGISTERED HORACE CURTIS STRONG 4961 PROFESSIONAL LAND SURVEYOR

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_____, 2016.

City Planner, Bryan, Texas:_____

Approval of the City Engineer

I, Paul Kaspar, 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 , 2016.

City Engineer, Bryan, Texas _____

Certification of Notary

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day and personally 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 of office this 6th day of May, 2016.

Notary Public, Brazos County, Texas: _____

(NOTARY SEAL)

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 _____, 2016 in the Official Records of Brazos County in Volume _____, Page_____

County Clerk Brazos County, Texas: _____

(SEAL)

FIELD NOTES
2.22 ACRES

All that certain lot, tract or parcel of land being 2.22 acres situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Brazos County, Texas, said tract being all of lots 1, 2, 3, 4, 10, 11, 12, 13, 14, 15, 16, 17 & 18, Block 2, Mitchell - Lawrence - Cavitt Addition to the City of Bryan recorded in Volume 86, Page 590, Deed Records of Brazos County, Texas, said 2.22 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod with Cap found for the most northerly corner, said corner being the most northerly corner of Lot 1, Block 2, Mitchell -Lawrence - Cavitt Addition, said corner also being located in the intersection of the southwest and southeast right-of-way line of Maloney Avenue;

THENCE S 47 ° 37 ' 08 " E, along the northeast line of said Lot 1 and Lot 18, Block 2 respectively, and the southwest right-of-way line of said Maloney Avenue a distance of 280.67 feet to a 1/2" Iron rod with Cap found for the most easterly corner, said corner being the most easterly corner of Lot 18, Block 2, Mitchell - Lawrence - Cavitt Addition, said corner also being located in the northwesterly right-of-way line of Lawrence Street;

THENCE S 42 ° 22 ' 52 " W, along the southeast line of said Lots 18, 17, 16, 15, 14, 13, 12, 11 and 10, Block 2 respectively, and the northwesterly right-of-way line of Lawrence Street a distance of 495.72 feet to a 1/2" Iron Rod with Cap found for the most southerly corner, said corner being the most southerly corner Lot 10, Block 10, said corner being located in the southwest line of said Lot 2, Mitchell - Lawrence - Cavitt Addition, said corner also being located in the northeasterly right-of-way line of Cavitt Avenue;

THENCE N 43 ° 22 ' 27 " W, along the southwest line of said Lot 10 and the northeast right-of-way line of Cavitt Ave a distance of 140.72 feet to a 1/2" Iron Rod with Cap found for a westerly corner, said corner being the most westerly corner of said Lot 10, said corner also being the most southerly corner of Lot 9, Block 2, Mitchell - Lawrence - Cavitt Addition;

THENCE N 42 ° 22 ' 52 " E, along the northwesterly line of said Lots 10, 11, 12, 13 and 14 respectively and the southeasterly line of said Lots 9, 8, 7, 6 and 5 respectively a distance of 285.24 feet to a 1/2" Iron Rod with Cap found for an interior corner, said corner being the most northerly corner of Lot 14, Block 2, Mitchell - Lawrence - Cavitt Addition, said corner also being the most southerly corner of Lot 4, Block 2, Mitchell - Lawrence - Cavitt Addition;

THENCE N 47 ° 37 ' 08 " W, along the southwesterly line of said Lot 4 and the northeasterly line of Lot 5, Block 2, Mitchell - Lawrence - Cavitt Addition a distance of 140.33 feet to a 1/2" Iron Rod with Cap found for a westerly corner, said corner being the most westerly corner of said Lot 4, said corner being the most northerly corner of said Lot 5, said corner also being located in the southeast right-of-way line of Maloney Avenue;

THENCE N 42 ° 22 ' 52 " E, along the southeast line of Maloney Avenue a distance of 200.07 feet to the PLACE OF BEGINNING CONTAINING AN AREA OF 2.22 ACRES OF LAND MORE OR LESS, according to a survey performed on the ground during the month of April, 2014 under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961 and working under Firm No. 10093500. North Orientation is based on rotating the northeast line to GRID North NAD83 State Plane Central Zone (CORS96). For other information see accompanying plat.

OWNER: City of Bryan
300 South Texas Ave.
Bryan, TX 77803
Phone No. 979-209-5030
Fax No. 979-209-5035

Site Address: 418 Lawrence St. Bryan, TX 77805

REPLAT

OF
LOTS 1-4 & LOTS 10-18
BLOCK 2
2.22 ACRES
MITCHELL-LAWRENCE-CAVITT ADDITION
VOLUME 86, PAGE 590
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 50' JANUARY 4, 2016
SHEET 1 OF 1

STRONG SURVEYING
1722 Broadmoor, Suite 105
Bryan, Texas 77802
Phone: (979) 776-9836
Fax: (979) 731-0096
Firm No. 10093500 email: curtis@strongsurveying.com