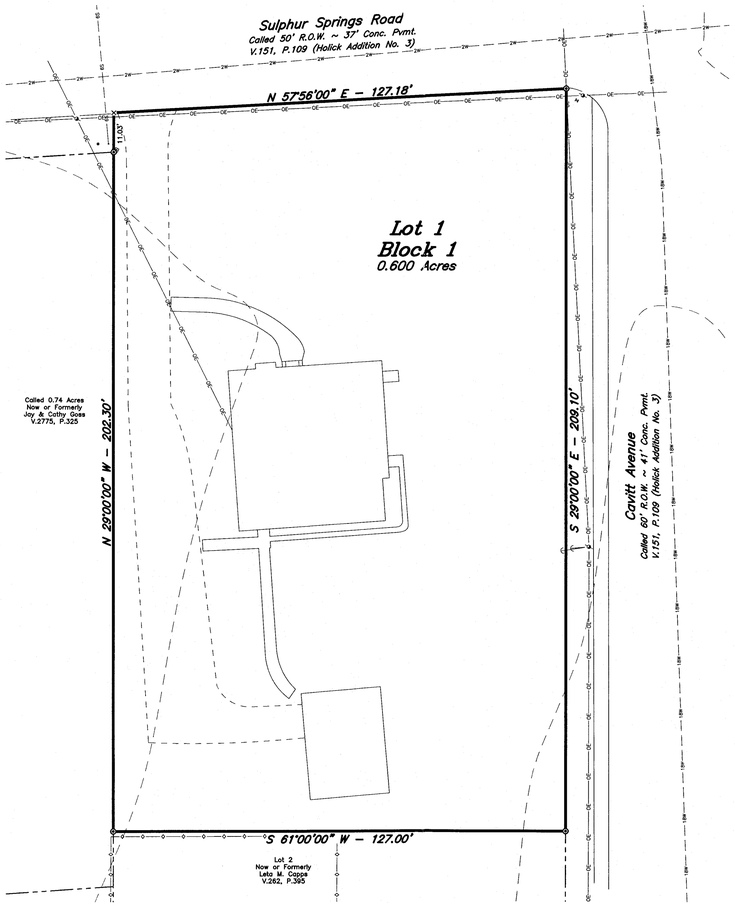
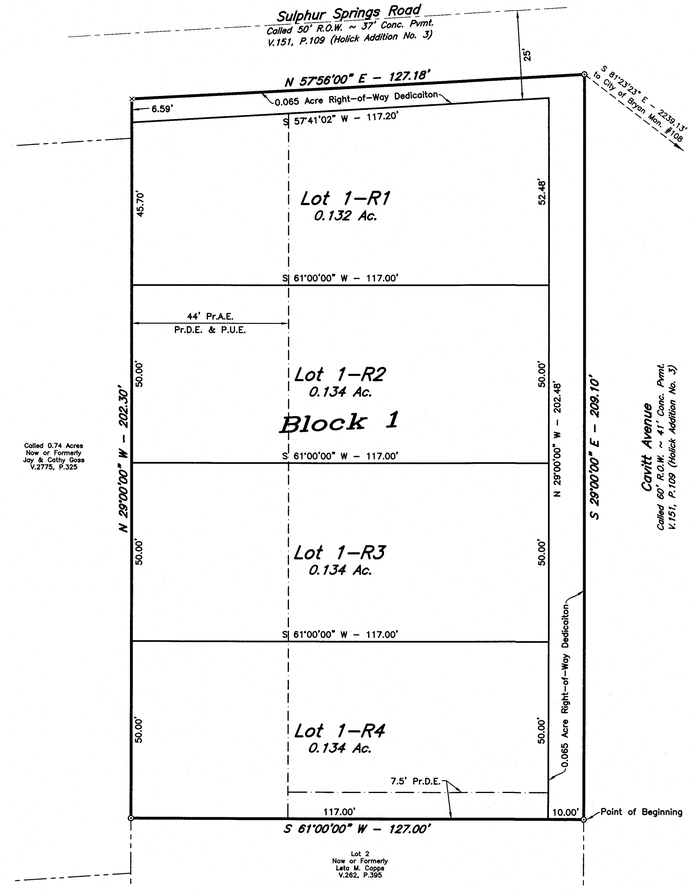


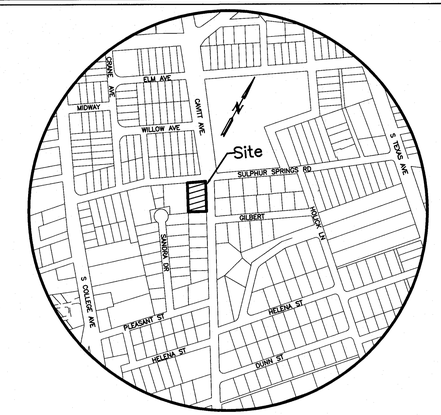
ORIGINAL PLAT

LOT ONE (1), BLOCK ONE (1)
SEALE ADDITION, RECORDED IN
VOLUME 152, PAGE 125

Scale:
1"=20'



REPLAT



Vicinity Map

SCALE: N.T.S.

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.E. SCOTT SURVEY, Abstract No. 50, in the City of Bryan, Brazos County, Texas and being all of Lot 1, Block 1 according to the final plat of SEALE ADDITION subdivision recorded in Volume 152, Page 125, of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2–inch iron rod marking the east corner of Lot 1, Block 1 of said SEALE ADDITION, the north corner of Lot 2, Block 1 of said SEALE ADDITION and being in the southwest right–of–way line of Cavitt Avenue (based on a called 60–foot width);

THENCE: S 61° 00' 00" W along the common line of said Lots 1 and 2, Block 1 for a distance of 127.00 feet to a found 1/2–inch iron rod marking the common most westerly corner of said lots, said iron rod also being in the northeast line of the called 0.74 acre Joy and Cathy Goss tract recorded in Volume 2775, Page 325 of the Official Records of Brazos County, Texas (O.R.B.C.);

THENCE: N 29° 00' 00" W along the common line of said Lot 1, Block 1 and the called 0.74 acre Goss tract for a distance of 202.30 feet to a found chiseled "X" mark in the curb line marking the west corner of said Lot 1, Block 1, said "X" mark also being in the southeast margin of Sulphur Springs Road;

THENCE: N 57° 56' 00" E along the southeast margin of said Sulphur Springs Road for a distance of 127.18 feet to a found 1/2–inch iron rod marking the north corner of said Lot 1, Block 1, said iron rod also being in the southwest right–of–way line of said Cavitt Avenue;

THENCE: S 29° 00' 00" E along the southwest right–of–way line of said Cavitt Avenue for a distance of 209.10 feet to the POINT OF BEGINNING and containing 0.600 acres of land, more or less.

Development Services
APR 06 2016
RECEIVED

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 152, Page 125, Deed Records of Brazos County, Texas.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. This property is currently zoned RD–5. Building setback lines to be in accordance with the City of Bryan Code of Ordinance..
4. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

   ⊙ – 1/2" Iron Rod Found
   ⊗ – Chiseled "X" Found

5. Abbreviations:

   Pr.A.E. – Private Access Easement
   Pr.D.E. – Private Drainage Easement
   P.U.E. – Public Utility Easement

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, _____ owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume , Page 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 executed the same for the purpose stated.

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

_____
Notary Public, Brazos County, 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 Oficial Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

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

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 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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on December 28, 2015 and that property markers and monuments were placed under my supervision on the ground.

_____
Kevin R. McClure, R.P.L.S. No. 5650

FINAL PLAT

LOTS 1–R1 THRU 1–R4, BLOCK 1

SEALE ADDITION

BEING A REPLAT OF LOT 1, BLOCK 1
OF THE SEALE ADDITION (V.152, P.125)

0.600 ACRES

J.E. SCOTT SURVEY, A–50
BRAZOS COUNTY, TEXAS

JANUARY, 2016
SCALE: 1" = 20'

OWNER:
Paul Torres, c/o Patrick Farnesworth
2801 Earl Rudder Fwy S.
College Station, Texas 77845
(979) 255–6465

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

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