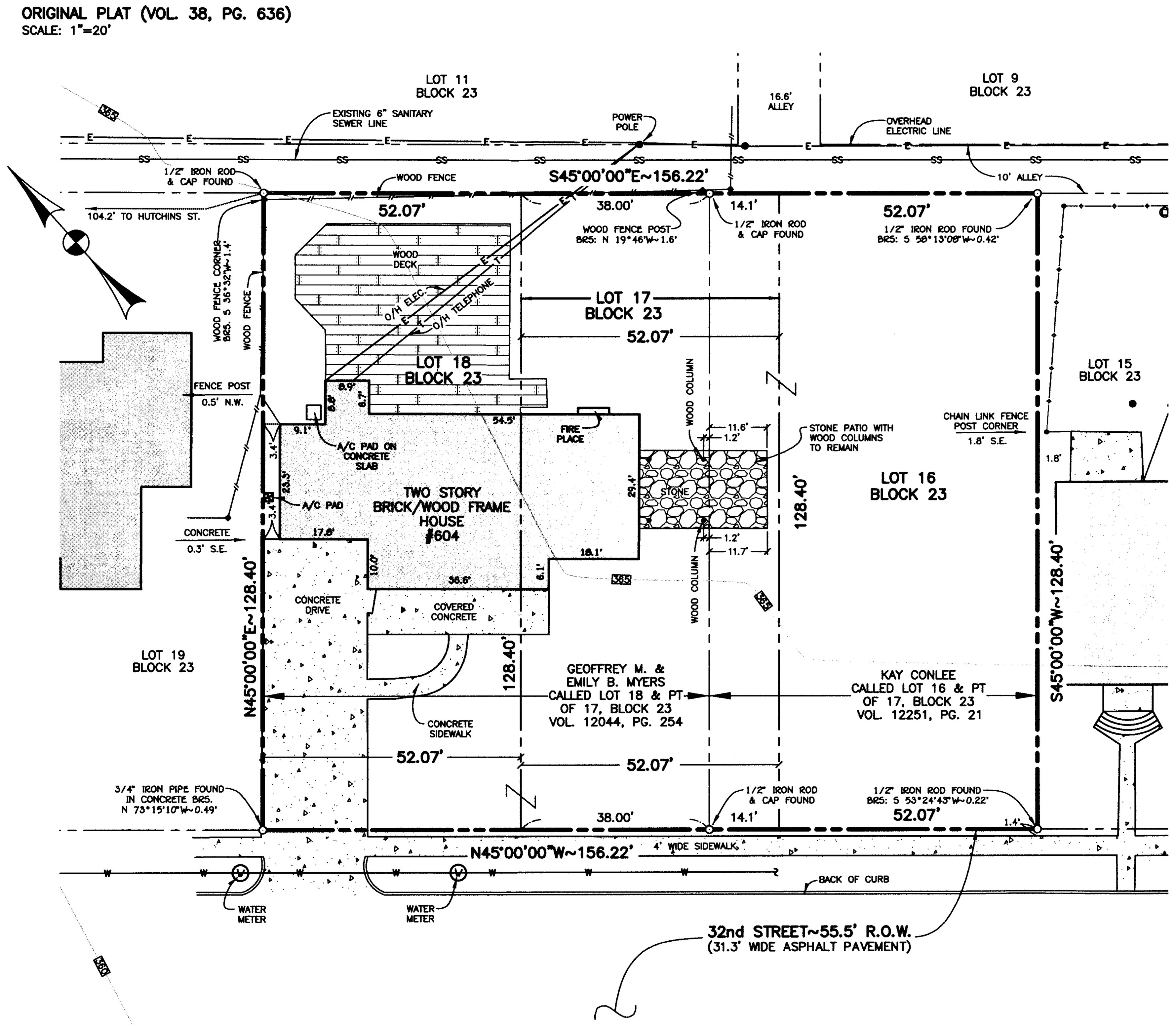
ORIGINAL PLAT (VOL. 38, PG. 636)
SCALE: 1"=20'



0.461 Acre Tract
All of Lots 16, 17 & 18, Block 23
Cavitt's Bryan Heights Addition
Volume 38, Page 636
Zeno Phillips Survey, A-45
Bryan, Brazos County, Texas

Field notes of a 0.461 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being all of Lots 16, 17 and 18, Block 23, according to the plat of Cavitt's Bryan Heights Addition recorded in Volume 38, Page 636, of the Deed Records of Brazos County, Texas, and being all of that certain tract (Lot 18 and part of Lot 17, Block 23), described in the deed to Geoffrey M. and Emily B. Myers, as recorded in Volume 12044, Page 254, of the Official Records of Brazos County, Texas, and all of that certain tract (Lot 16 and Part of Lot 17, Block 23), described in the deed to Kay Conlee as recorded in Volume 12251, Page 21, of the Official Records of Brazos County, Texas, and said 0.461 acre tract being more particularly described as follows:

BEGINNING at the ½" iron rod found marking the north corner of the beforementioned Lot 18, Block 23, Cavitt's Bryan Heights Addition in the southwest line of the 10' alley in Block 23, same being the east corner of Lot 19, Block 23;

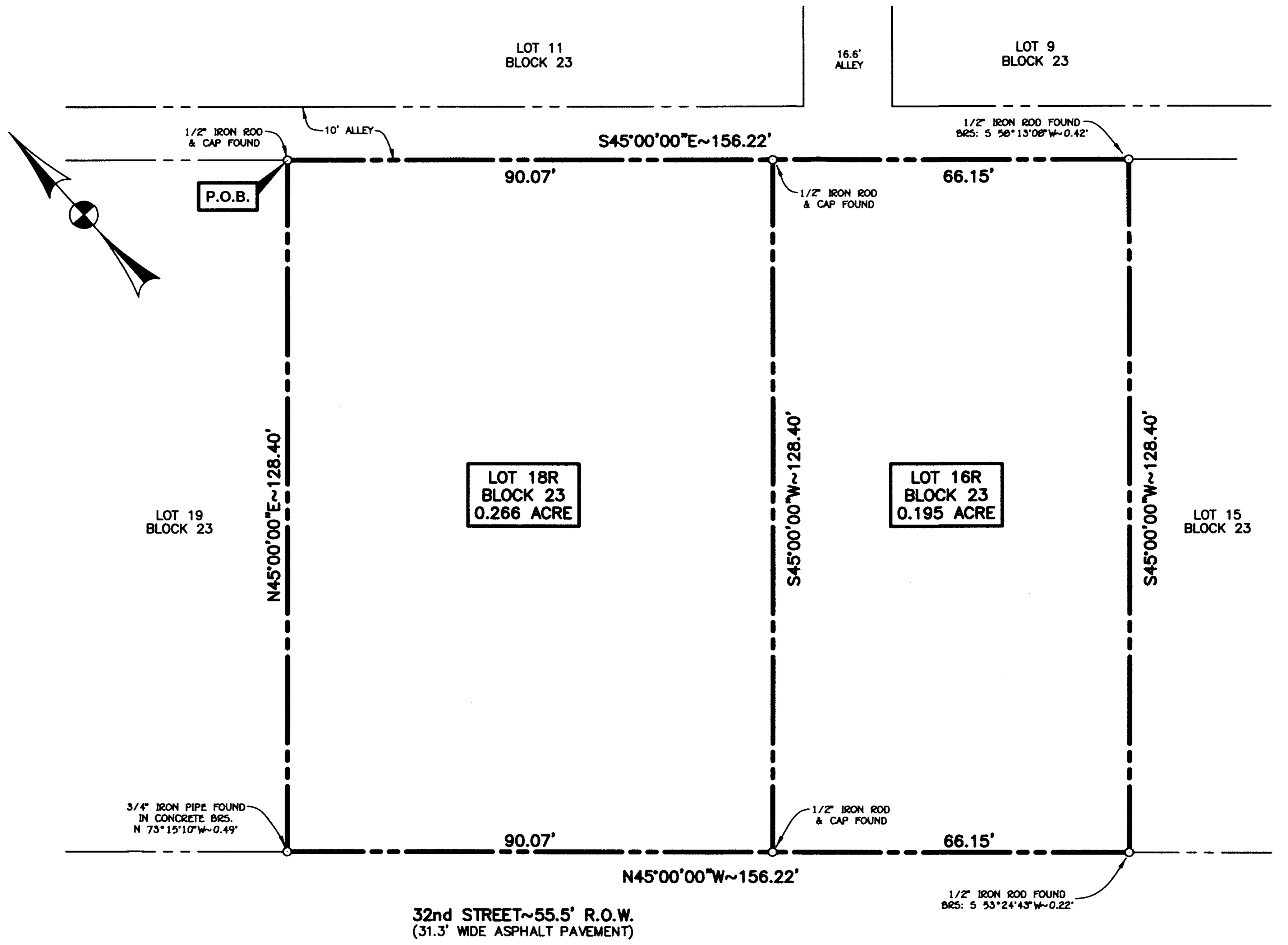
THENCE S 45° 00' 00" E along the northeast line of Lots 18, 17 and 16, same being the southwest line of said alley, partially adjacent to a wooden fence, for a distance of 156.22 feet to the east corner of Lot 16, Block 23, same being the north corner of Lot 15, from which a ½" iron rod found bears S 58° 13' 08" W - 0.42 feet;

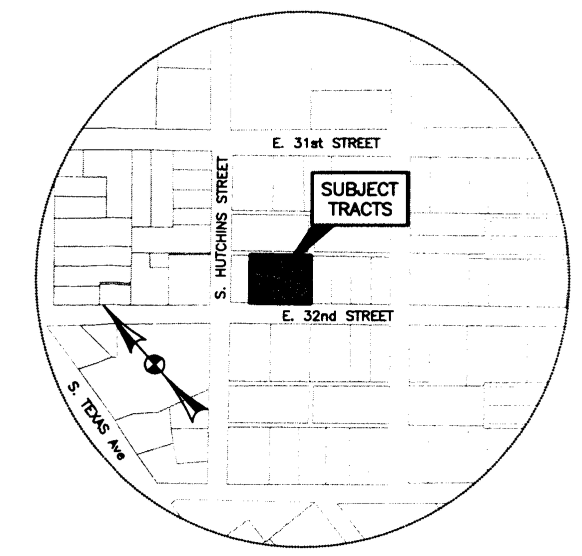
THENCE S 45° 00' 00" W along the common line between the beforementioned Lots 16 and 15, Block 23, for a distance of 128.40 feet to the south corner of Lot 16 in the northeast right-of-way line of 32nd Street, from which a ½" iron rod found bears S 53° 24' 43" W - 0.22 feet;

THENCE N 45° 00' 00" W along the northeast right-of-way line of 32nd Street (55.5' wide right-of-way), for a distance of 156.22 feet to the west corner of Lot 18, same being the south corner of Lot 19, from which a ¾" iron pipe found in concrete bears N 73° 15' 10" W - 0.49 feet;

THENCE N 45° 00' 00" E along the common line between the beforementioned Lots 18 and 19, Block 23, adjacent to a concrete driveway and partially adjacent to a wood fence, for a distance of 128.40 feet to the **PLACE OF BEGINNING,** containing 0.461 acre of land, more or less.

REPLAT
SCALE: 1"=20'





VICINITY MAP
(NOT TO SCALE)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Geoffrey M. Myers & Emily B. Myers, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us, in the Official Records of Brazos County in Volume 12044, Page 254, 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.

____
Geoffrey M. Myers

____
Emily B. Myers

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Geoffrey M. Myers, 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 _______ day of _______________, 2015.

____
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Emily B. Myers, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose stated.

Given under my hand and seal of office this _______ day of _______________, 2015.

____
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kay Conlee, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me, in the Official Records of Brazos County in Volume 12251, Page 21, 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.

____
Kay Conlee

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Kay Conlee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose stated.

Given under my hand and seal of office this _______ day of _______________, 2015.

____
Notary Public, Brazos County, Texas

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 & Zoning Commission of the City of Bryan on the ______ day of ______________, 2015 and same was duly approved on the ______ day of ______________, 2015 by said Commission.

____
Chair, Planning & Zoning Commission
City of Bryan, 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 ______________, 2015, in the Official Records of Brazos County, Texas, in Volume ________, Page ________.

____
Karen McQueen, County Clerk,
Brazos County, 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 _____________, 2015.

____
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 ______________, 2015.

____
City Planner, City of Bryan, Texas.

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, S. M. Kling, Registered Public Surveyor, No. 2003, 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.

____
S. M. Kling, R.P.L.S. No. 2003
August, 2015.

STATE OF TEXAS REGISTERED S.M. KLING 2003 PROFESSIONAL LAND SURVEYOR

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST RIGHT OF WAY LINE OF 32nd STREET WITH A SCALED BEARING OF N45°W ACCORDING TO THE PLAT RECORDED IN VOL. 38, PG. 636 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. CURRENT TITLE APPEARS TO BE VESTED IN GEOFFREY M. MYERS AND EMILY B. MYERS BY VIRTUE OF DEED RECORDED IN VOL. 12044, PG. 254.

3. CURRENT TITLE APPEARS TO BE VESTED IN KAY CONLEE BY VIRTUE OF DEED RECORDED IN VOL. 12251, PG. 21.

4. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0215F, MAP NO. 48041C0215F. EFFECTIVE DATE: APRIL 2, 2014.

5. RD-5 ZONING DISTRICT – MINIMUM BUILDING SETBACK

FRONT: 25'
SIDE: 7.5'
REAR: 7.5'

6. ATMOS ENERGY CORPORATION MAP SHOWS NO GAS LINES ON OR ADJACENT TO THE SUBJECT PROPERTY.

7. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.

REPLAT
OF
LOTS 16, 17 & 18, BLOCK 23 CAVITT'S BRYAN HEIGHTS ADDITION
VOL. 38, PG. 636

BEING A
FINAL PLAT
OF
LOTS 16R & 18R, BLOCK 23 CAVITT'S BRYAN HEIGHTS ADDITION

0.461 ACRE

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

OWNED AND DEVELOPED BY:

Geoffrey M. Myers & Emily B. Myers
604 E. 32nd Street
Bryan, TX 77803
PH: (979)574-5315

Kay Conlee
1340 Baker Avenue
Bryan, TX 77803
PH: (979)229-0928

SCALE: 1"=20' AUGUST, 2015

CEC PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX + PH.979/846-6212

Development Services
OCT 07 2015
RECEIVED

H:\Land Projects R2\041\Zeno Phillips A-45\Cavitt's Bryan Heights Addition NAD83\dwg\Exhibits\Block 23\Lots 16-18\Replat.dwg 10/7/2015 3:12:14 PM CDT