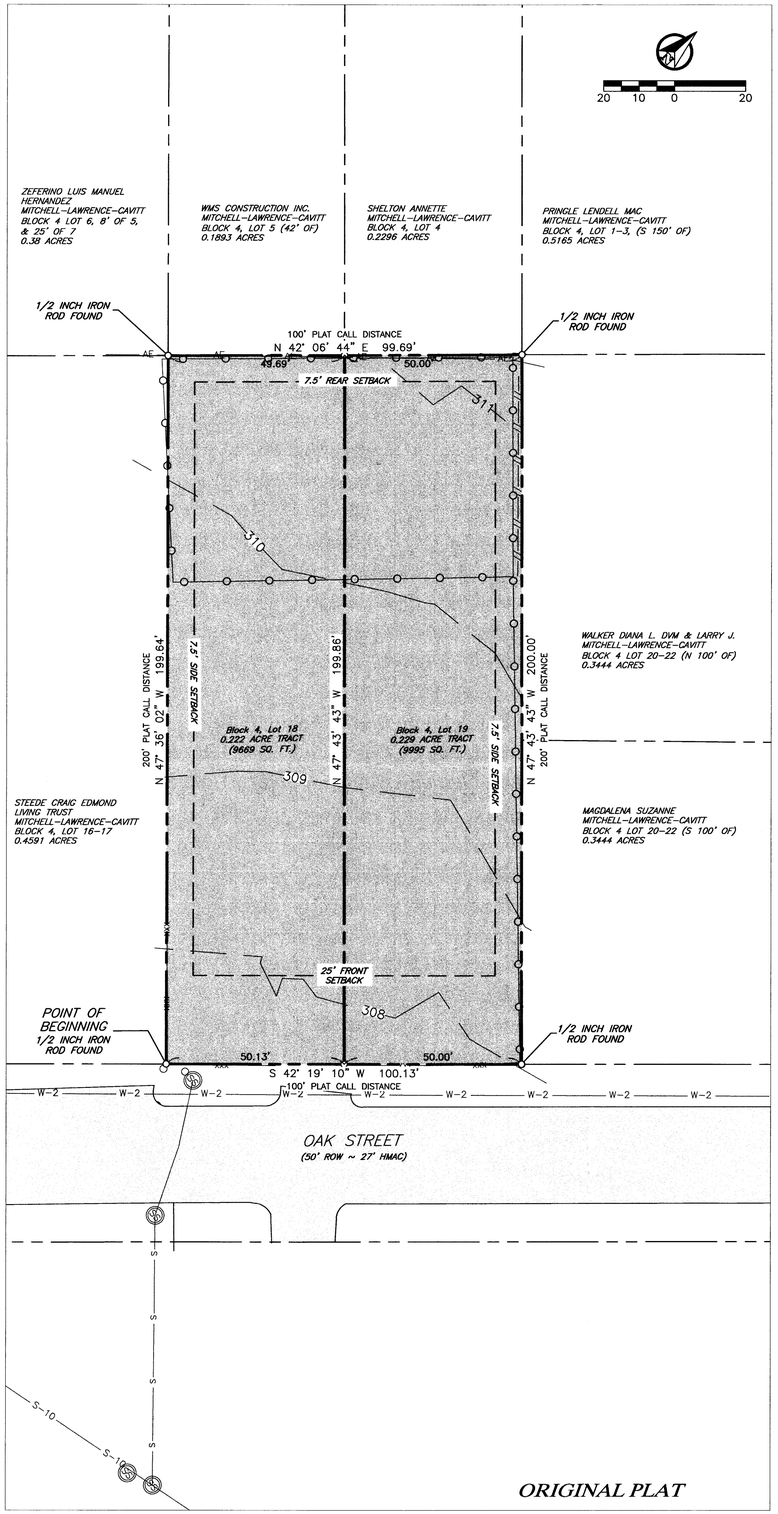
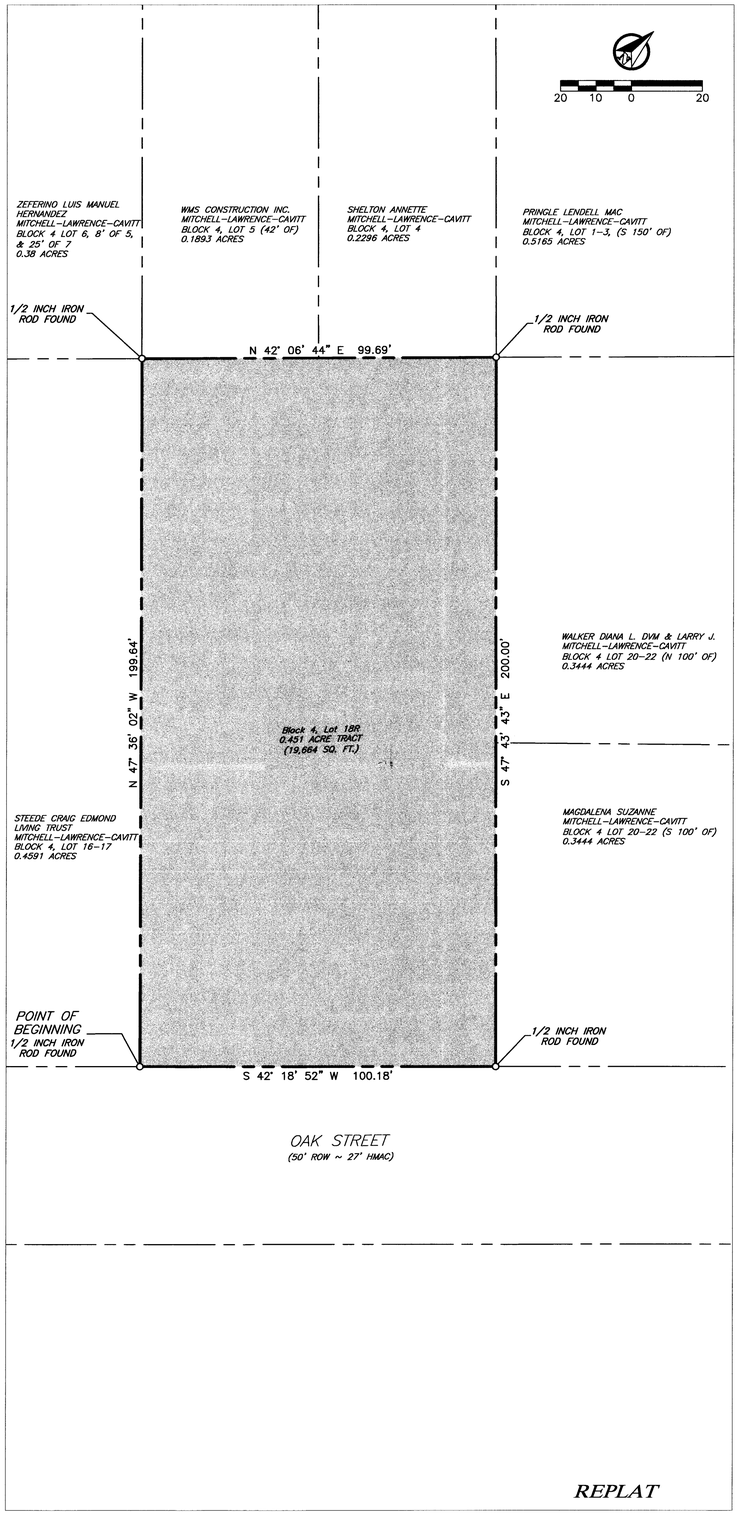




CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____; _____ of P & C Williams Family Limited Partnership, owner of the 0.451 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 86, Page 590, and designated herein as Block 4, Lot 18-19 Mitchell-Lawrence-Cavitt, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
P & C Williams Family Limited Partnership, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, P & C Williams Family Limited Partnership, 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, _____ County, _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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 property markers and monuments were placed under my supervision on the ground.

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

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 _____, 20___.

_____
City Planner
Bryan, Texas

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 _____, 20_____.

_____
City Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 Official Records of Brazos County in Volume _____ Page _____.

_____
County Clerk, Brazos County, Texas

METES AND BOUNDS DESCRIPTION
OF A
0.458 ACRE TRACT
MITCHELL-LAWRENCE-CAVITT
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 18 AND 19, BLOCK 4, MITCHELL-LAWRENCE-CAVITT, ACCORDING TO THE PLAT RECORDED IN VOLUME 86, PAGE 590 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 FOUND ON THE NORTHWEST LINE OF OAK STREET (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 18 AND THE EAST CORNER OF LOT 17, BLOCK 4;

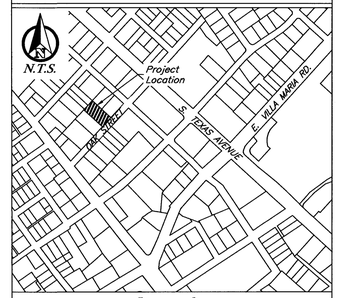
THENCE: N 47° 36' 02" W ALONG THE COMMON LINE OF SAID LOT 18 AND SAID LOT 17 FOR A DISTANCE OF 199.64 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 18 AND THE SOUTH CORNER OF LOT 5, BLOCK 4;

THENCE: N 42° 06' 44" E ALONG THE COMMON LINE OF SAID LOT 18 AND SAID LOT 5 FOR A DISTANCE OF 99.69 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SID LOT 19 AND THE WEST CORNER OF LOT 20, BLOCK 4;

THENCE: S 47° 43' 43" E ALONG THE COMMON LINE OF SAID LOT 19 AND SAID LOT 20 FOR A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF OAK STREET MARKING THE EAST CORNER OF SAID LOT 19;

THENCE: S 42° 19' 10" W ALONG THE NORTHWEST LINE OF OAK STREET FOR A DISTANCE OF 100.13 FEET TO THE POINT OF BEGINNING CONTAINING 0.458 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

Vicinity Map



Legend

Line Types

- Proposed Conditions
- Existing Conditions
- Easement
- AE — AE — Aerial Electrical
- Contour
- xxx — xxx — Cable Fence
- Chain Link Fence
- Wood Fence
- Property Line

Power Pole

General Notes:

1. Bearing system shown hereon is based on Grid North as established from G.P.S. observation.
2. This property is zoned MU-2, Mixed Used.
3. This survey plat was prepared to reflect the title commitment issued by Brazos County Abstract Company, GF No. BC1402469, effective date: 07-24-2014.
4. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
5. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215F, effective April 2, 2014.
6. Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for the MU-2 Zoning District.

FINAL PLAT

Mitchell-Lawrence-Cavitt
Lot 18R, Block 4

Being a minor Replat of a 0.451 Acre Tract
Lot 18 & 19, Block 4
Mitchell -Lawrence-Cavitt
Bryan, Brazos County, Texas
August 2015

Owner:
P & C William Family
Limited Partnership
413 Oak Street
Bryan, TX 77801

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

J4E Project # 15-033 | Williams Rental Plat.dwg | 8/20/15 | J4 Engineering