

ORIGINAL PLAT

AMENDING PLAT



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS CENTRAL STATE PLAIN GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009647856814 (CALCULATED USING GEOID12A).
2. ALL DIMENSIONS SHOWN FOR PROPERTY LINES ARE PLAT CALL AND MEASURED AS ROTATED TO GRID NORTH AS STATED ABOVE.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 4804100215F DATED APRIL 2, 2014.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
5. PROPERTY IS ZONED R0-5, RESIDENTIAL DISTRICT 5000.
6. CONTOURS SHOWN HEREON ARE PER DIGITAL OVERLAY FROM CITY OF BRYAN MAPPING.
7. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS BASED ON CITY OF BRYAN MAPPING AND VISIBLE INDICATIONS.

METES AND BOUNDS DESCRIPTION

1.897 ACRE TRACT
 CAVITT'S SOUTHWEST ADDITION
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 2-R AND 3-R, BLOCK 6, CAVITT'S SOUTHWEST ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 12565, PAGE 252 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND IN CONCRETE ON THE SOUTHWEST CORNER OF SAID LOT 2-R AND THE NORTHEAST CORNER OF LOT 1A-R, BLOCK 6 (PLAT 12565/252);

THENCE: S 49° 08' 14" E ALONG THE SOUTHWEST LINE OF EAST 31ST STREET FOR A DISTANCE OF 287.61 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE: S 49° 17' 40" E CONTINUING ALONG THE SOUTHWEST LINE OF EAST 31ST STREET, AT 84.15 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 2-R, CONTINUE ON FOR A TOTAL DISTANCE OF 98.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 3-R AND THE NORTH CORNER OF A CALLED 0.821 ACRE TRACT AS DESCRIBED BY A DEED TO JOEL WADE SADLER AND WIFE, JENNIFER WYATT SADLER RECORDED IN VOLUME 1444, PAGE 293 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 40° 31' 25" W ALONG THE COMMON LINE OF SAID LOT 3-R AND SAID 0.821 ACRE TRACT FOR A DISTANCE OF 351.22 FEET TO THE NORTHEAST LINE OF CARTER CREEK PARKWAY (60' R.O.W.) FOR THE SOUTH CORNER OF SAID LOT 3-R AND THE WEST CORNER OF LOT 1, BLOCK 1, PRESNAL SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1693, PAGE 317 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 48° 31' 57" W ALONG THE NORTHEAST LINE OF CARTER CREEK PARKWAY FOR A DISTANCE OF 98.37 FEET TO THE COMMON CORNER OF SAID LOT 3-R AND SAID LOT 1A-R;

THENCE: ALONG THE COMMON LINE OF SAID LOT 3-R, LOT 2-R AND SAID LOT 1A-R FOR THE FOLLOWING CALLS:

N 05° 09' 24" W FOR A DISTANCE OF 56.97 FEET;

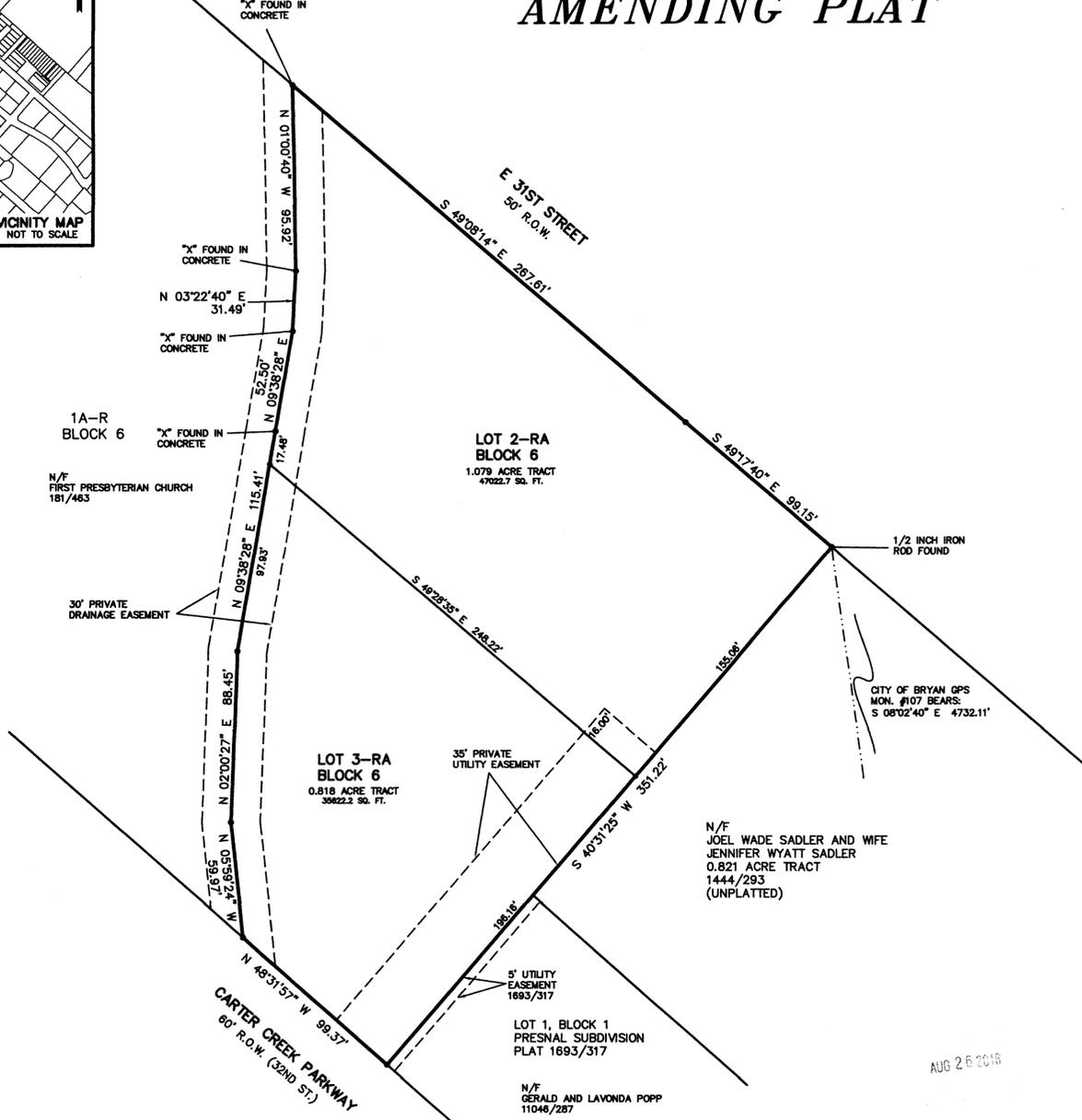
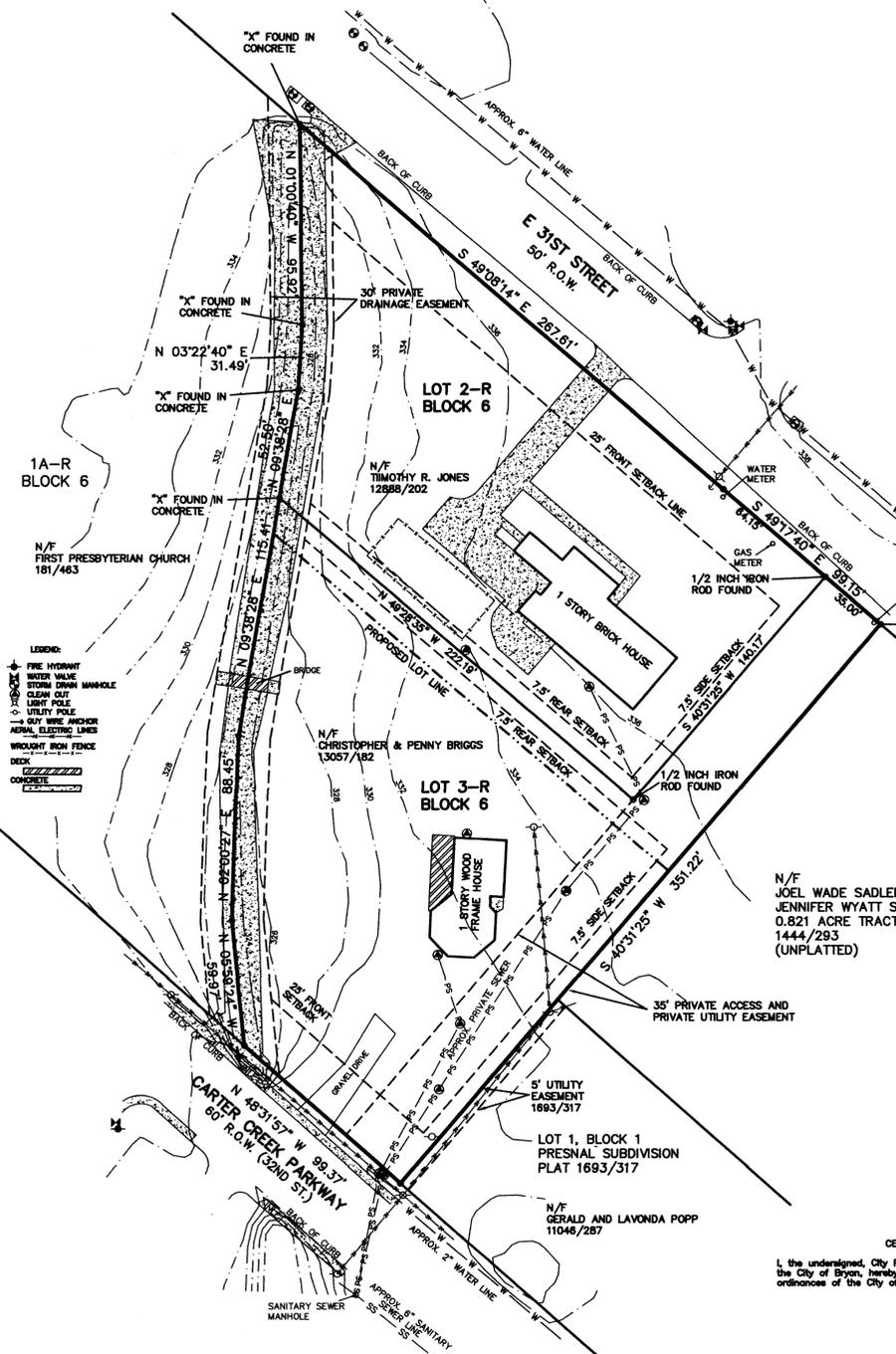
N 02° 00' 27" E FOR A DISTANCE OF 88.45 FEET;

N 09° 38' 28" E FOR A DISTANCE OF 115.41 FEET TO AN "X" FOUND IN CONCRETE MARKING THE COMMON CORNER OF SAID LOT 3-R AND SAID LOT 2-R;

N 09° 38' 28" E FOR A DISTANCE OF 52.50 FEET TO AN "X" FOUND IN CONCRETE;

N 03° 22' 40" E FOR A DISTANCE OF 31.49 FEET TO A "X" FOUND IN CONCRETE;

N 01° 00' 40" W FOR A DISTANCE OF 95.92 FEET TO THE POINT OF BEGINNING CONTAINING 1.897 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND AUGUST 2016, BEARING SYSTEM SHOWN HEREON IS BASED ON STATE PLAIN GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, TIMOTHY R. JONES, 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 12668, Page 202, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, paths, water courses, drains, easements and public places shown hereon for the purposes identified.

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

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, CHRISTOPHER & PENNY BRIGGS, 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 13057, Page 182, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, paths, water courses, drains, easements and public places shown hereon for the purposes identified.

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

Notary Public, Brazos County, 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 on the _____ day of _____, 20____, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____

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 _____, 20____

City Engineer, City of Bryan

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 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.

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

FINAL PLAT

OF
 LOTS 2-RA & 3-RA, BLOCK 6
 CAVITT'S SOUTHWEST ADDITION
 1.897 ACRES, Z. PHILLIPS LEAGUE, A-45
 BEING A
AMENDING PLAT

OF
 LOTS 2-R & 3-R, BLOCK 6
 CAVITT'S SOUTHWEST ADDITION
 VOLUME 12565, PAGE 252
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
 SURVEYOR: KERR SURVEYING, LLC
 SURVEY DATE: 07-19-16 409 N. TEXAS AVENUE
 PLAT DATE: 08-25-16 BRYAN, TEXAS 77803
 REVISED: PHONE (979) 268-3195

OWNER:
 CHRIS BRIGGS
 PO BOX 3683
 BRYAN, TEXAS 77802
 PHONE (979) 422-4843

OWNER:
 TIMOTHY R. JONES
 1211 E. 31ST STREET
 BRYAN, TEXAS 77802
 PHONE (979) 571-0000

CAD NAME: 16-573