



VICINITY MAP
NTS

WOODLAND DRIVE

REMAINDER BLOCK M
CAVITT'S WOODLAND HEIGHTS

CACHE COVE

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

100 YEAR FLOODPLAIN
ELEVATION 316'

LOT 6

LOT 8

LOT 7

LOT 9

BURTON CREEK

CREEK

REMAINDER BLOCK M
CAVITT'S WOODLAND HEIGHTS

1	R.O.W. Curve Data Δ= 38° 08' 24" R= 105.17' T= 36.36' L= 70.01'
2	R.O.W. Curve Data Δ= 78° 00' 00" R= 54.37' T= 44.03' L= 74.01'
3	R.O.W. Curve Data Δ= 88° 00' 00" R= 49.39' T= 47.70' L= 75.86'
4	R.O.W. Curve Data Δ= 48° 04' 55" R= 79.54' T= 35.48' L= 66.75'
5	R.O.W. Curve Data Δ= 72° 13' 19" R= 15.46' T= 11.28' L= 19.49'
6	Curve Data Δ= 72° 13' 19" R= 41.12' T= 30.00' L= 51.84'
7	Curve Data Δ= 38° 08' 24" R= 74.63' T= 25.80' L= 49.68'
8	Curve Data Δ= 78° 00' 00" R= 30.87' T= 25.00' L= 42.03'
9	Curve Data Δ= 88° 00' 00" R= 25.89' T= 25.00' L= 39.76'
10	Curve Data Δ= 48° 04' 55" R= 56.04' T= 25.00' L= 47.03'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Jim Gunn and Clyde Brothers, Owners and Developers of the land shown on this plat and designated herein as Cache Cove, Addition to the City of Bryan, Texas, and whose names are subscribed hereto, hereby dedicate to the use of the public forever, all easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

Jim Gunn
Clyde Brothers

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jim Gunn, 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 and consideration therein expressed.

GIVEN under my hand and seal of office on this the 30th day of September, 1976

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Clyde Brothers, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this the 13th day of September, 1976.

Notary Public, Brazos County, Texas

CERTIFICATE BY THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City of Bryan, Texas.

City Planner, Bryan, Texas

CERTIFICATE BY THE ENGINEER

I, Edsel J. Burkhart, Registered Professional Engineer No. 7496, in the State of Texas, hereby certify that proper engineering consideration has been given this plat.

Registered Professional Engineer No. 7496

APPROVAL OF THE PLANNING COMMISSION

I, Ed J. Williams, Chairman of the City Planning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Planning Commission of the City of Bryan on the 9th day of September, 1976 and same was duly approved on the 10th day of September, 1976 by said Commission.

Chairman, City Planning Commission
Bryan, Texas

FINAL PLAT

CERTIFICATE BY THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Donald W. Bockman, Registered Public Surveyor No. 1762, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Notary Public, Brazos County, Texas

Sworn and subscribed before me, the undersigned authority, on this the 13th day of September, 1976.

Notary Public, Brazos County, Texas

CERTIFICATE BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Frank Boriskie, County Clerk in and for the said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 11th day of October, 1976, in the Deed Records of Brazos County, Texas in Volume 360, Page 381.

County Clerk, Brazos County, Texas

CACHE COVE
2.595 ACRES
ZENO PHILLIPS LEAGUE
BRYAN, BRAZOS COUNTY, TEXAS
OWNED & DEVELOPED BY:
JIM GUNN & CLYDE BROTHERS
PREPARED BY:
SPENCER J. BUCHANAN & ASSOCIATES, INC.
CONSULTING ENGINEERS BRYAN, TEXAS
SCALE: 1"=20'
AUGUST, 1976