

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:

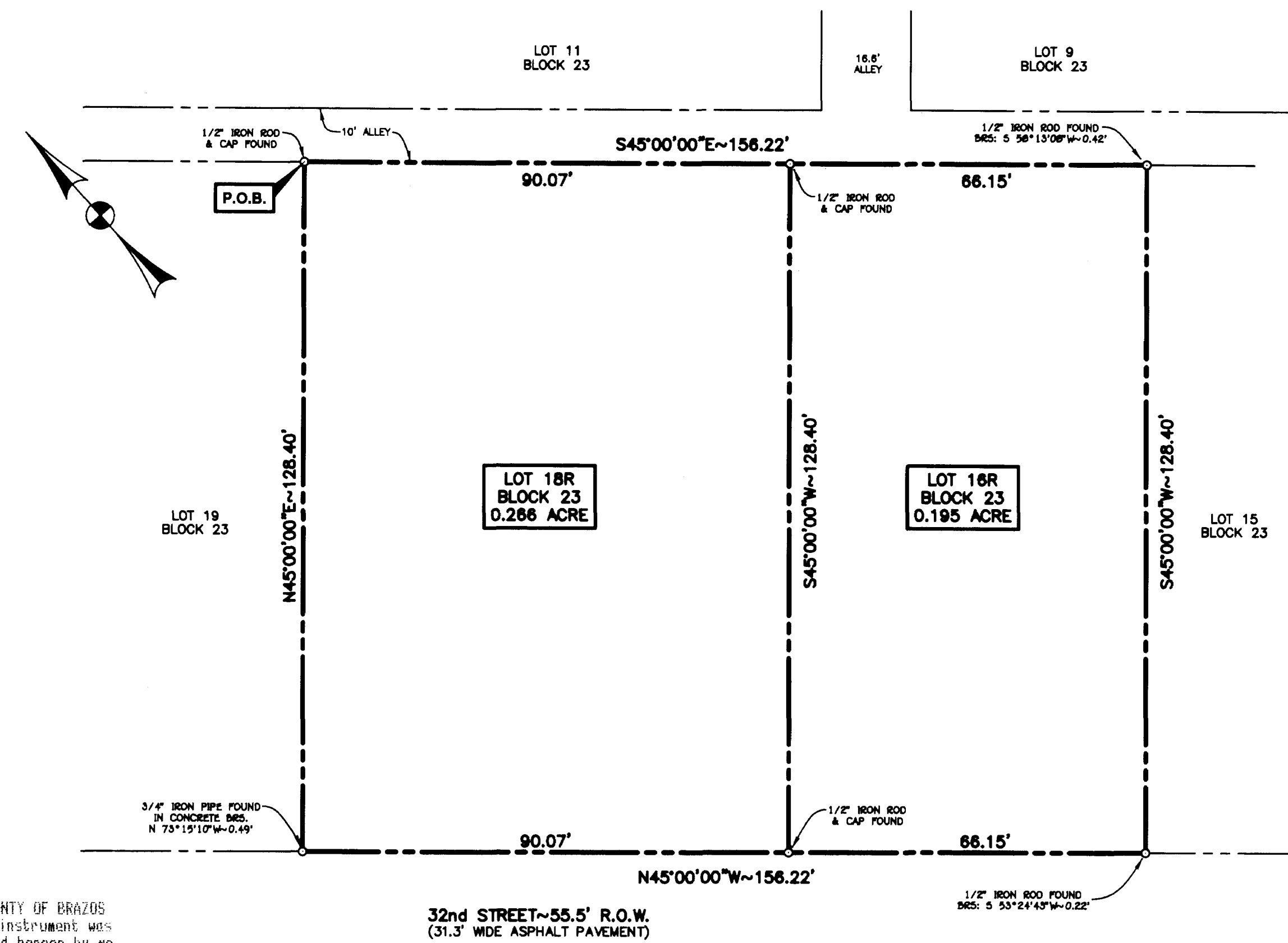
BEGINNING at the 1/2" iron rod found marking the north corner of the beforementioned Lot 18, Block 23, Cavitt's Bryan Heights Addition in the southwest line of the 10' alley in Block 23, same being the east corner of Lot 19, Block 23;

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 1/2" 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 1/2" 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 3/4" 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.



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.

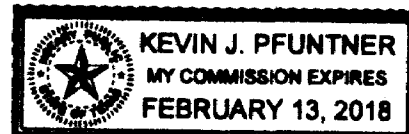
Geoffrey M. Myers
Geoffrey M. Myers
Emily B. Myers
Emily B. Myers

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 8th day of January, 2015.

Kevin J. Pfuntner
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 8th day of January, 2015.

Kevin J. Pfuntner
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.

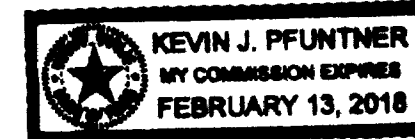
Kay Conlee
Kay Conlee

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 9th day of December, 2015.

Kevin J. Pfuntner
Notary Public, Brazos County, Texas



APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Bobbie Guenther*, 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 27th day of August, 2015 and same was duly approved on the 19th day of November, 2015 by said Commission.

Bobbie Guenther
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 29th day of January, 2015, in the Official Records of Brazos County, Texas, in Volume 13156, Page 220.

Karen McQueen
Karen McQueen, County Clerk,
Brazos County, Texas
Kim Green

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 23rd day of January, 2015.

W. Paul Kruger
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 23rd day of January, 2015.

D.J.
City Planner, City of Bryan, Texas.

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

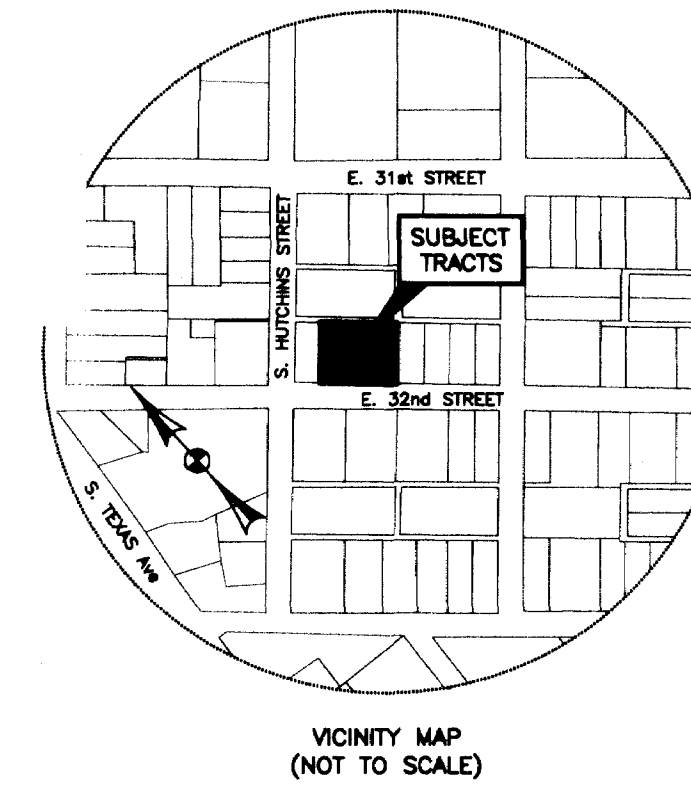
I, S. M. Kling, Registered Public Surveyor, No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

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



Filed for Record in:
BRAZOS COUNTY
Doc: 01254572
Rk: 08
Vol: 13156
Pg: 220
On: Jan 29, 2015 at 03:09P
AS a
File:
Document Number: 01254572
Amount: 73.00
Receipt Number: 566097
By: Kim Green

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:
BRAZOS COUNTY
as stamped hereon by me.
Jan 29, 2015
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY



32nd STREET-55.5' R.O.W.
(31.3' WIDE ASPHALT PAVEMENT)

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
1340 Baker Avenue
Bryan, TX 77803
PH: (979)574-5315
Kay Conlee
1340 Baker Avenue
Bryan, TX 77803
PH: (979)229-0928

SCALE: 1"=20' AUGUST, 2015

PREPARED BY:
GEC CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX + PH. 979/848-8212