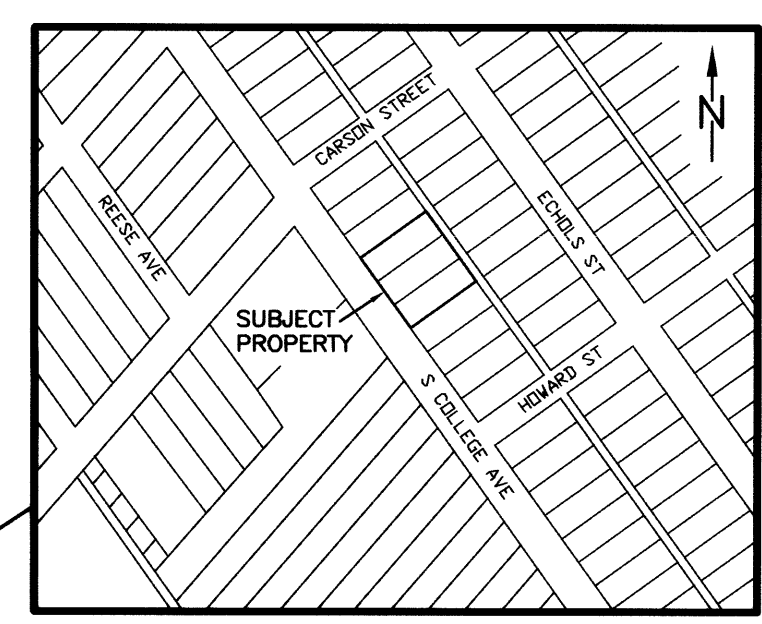
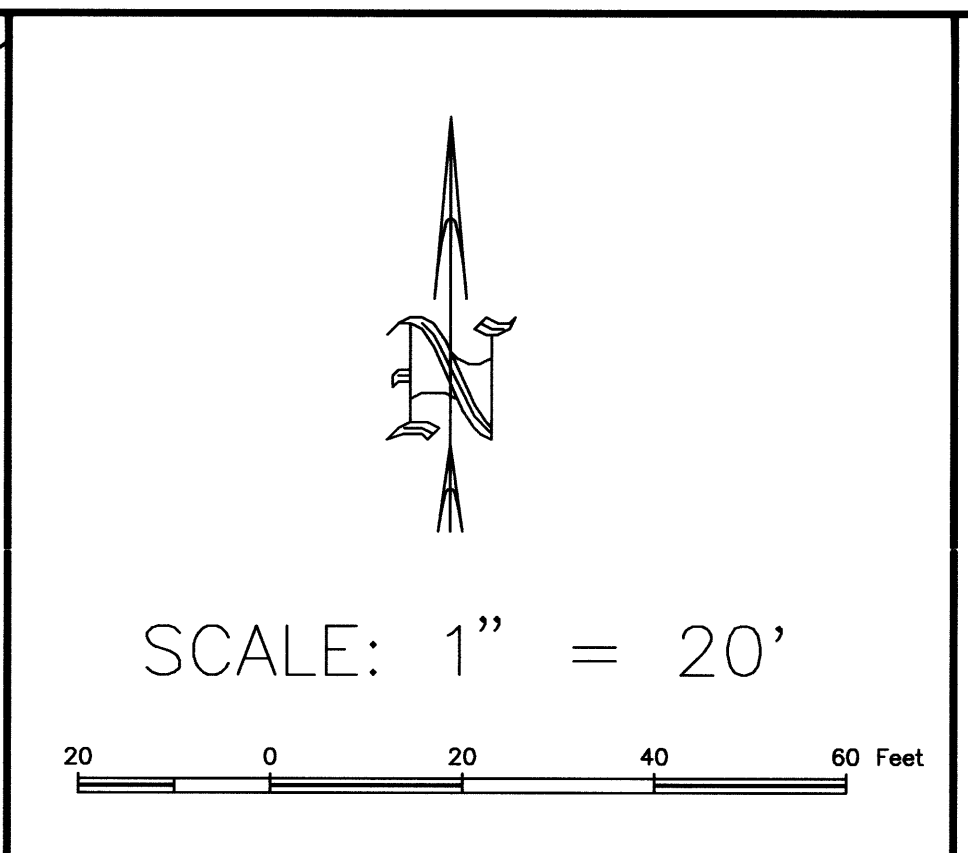
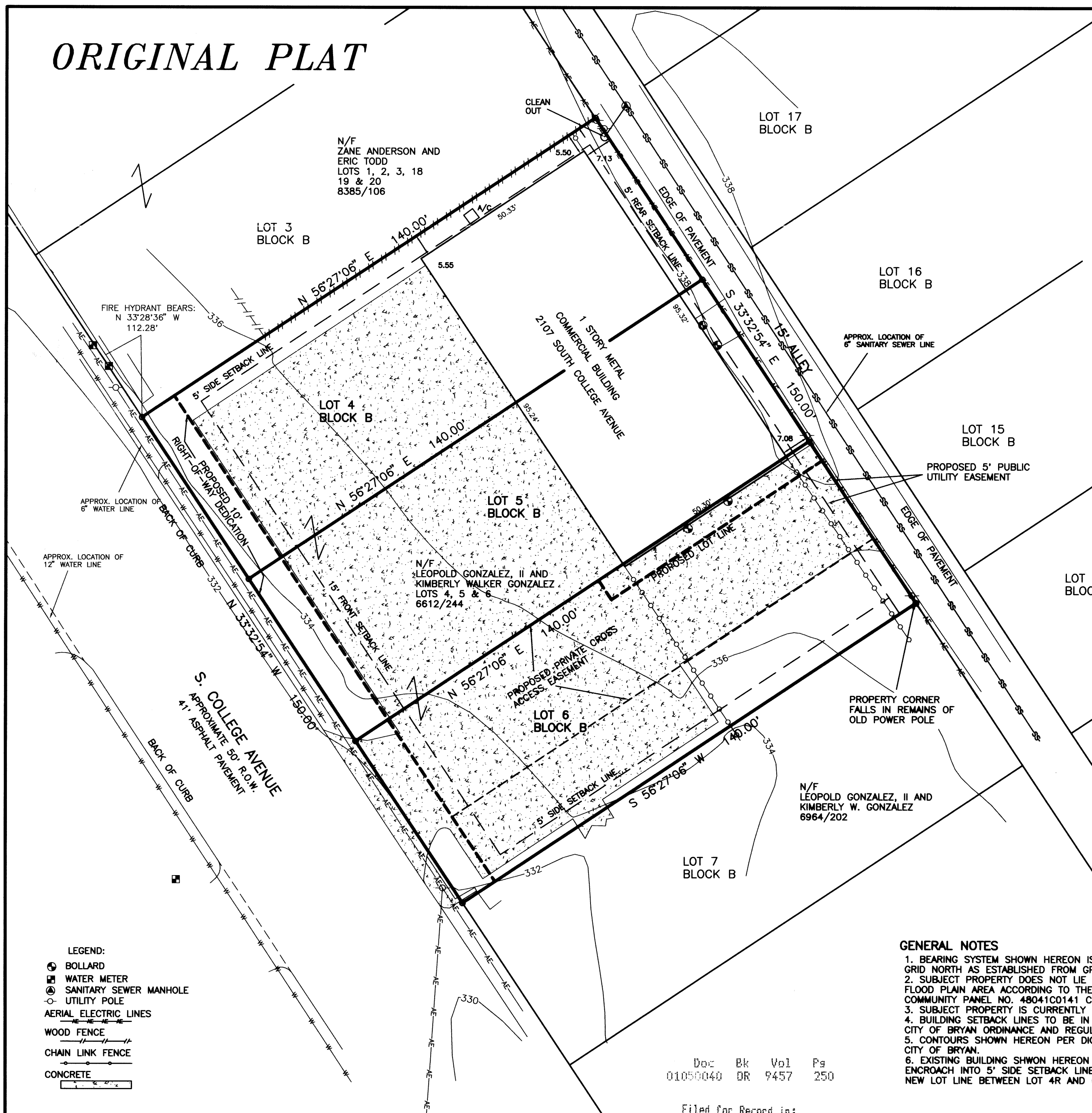
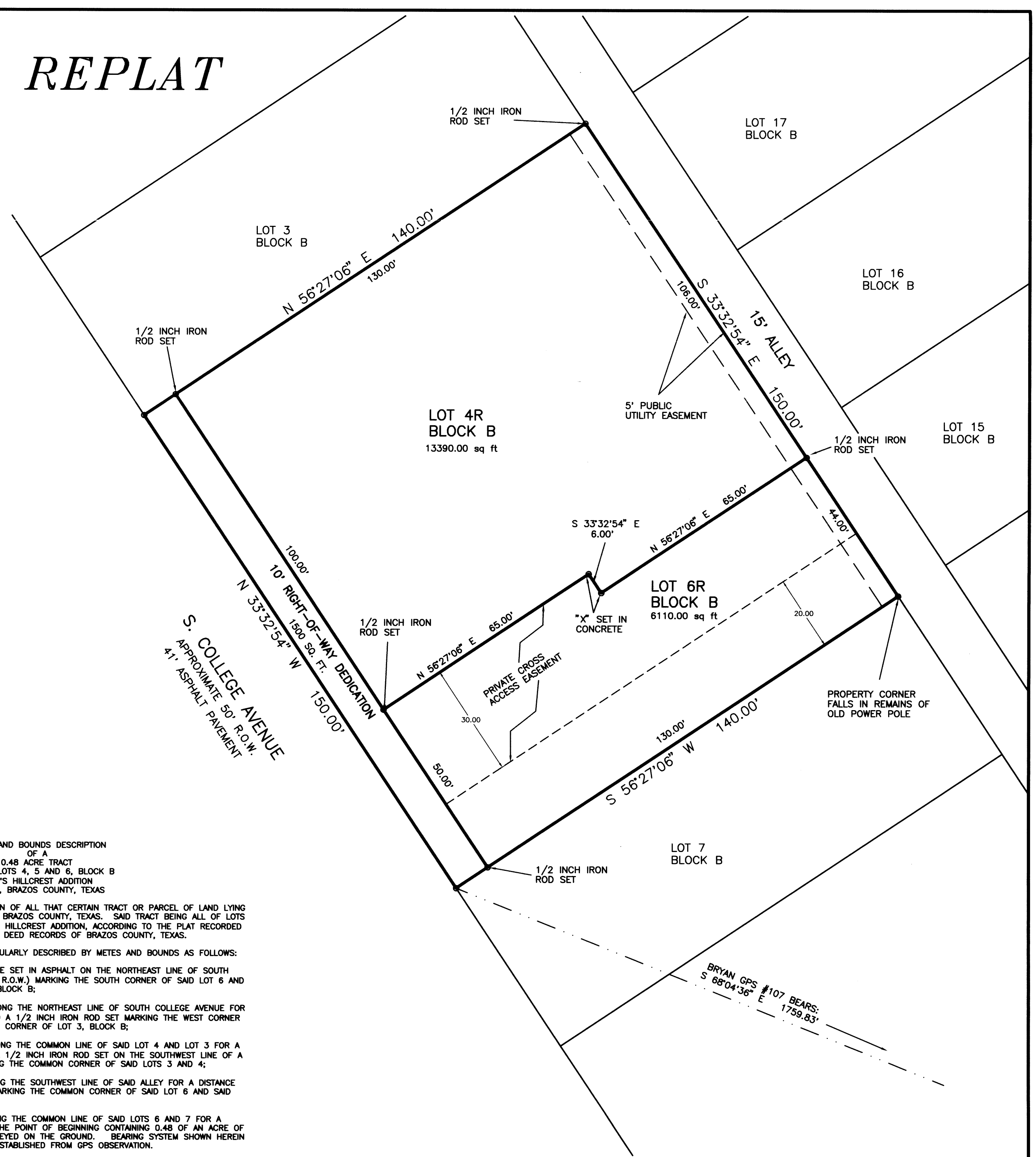


ORIGINAL PLAT



REPLAT



METES AND BOUNDS DESCRIPTION
OF A
0.48 ACRE TRACT
ALL OF LOTS 4, 5 AND 6, BLOCK B
CAVITT'S HILLCREST ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 4, 5 AND 6, BLOCK B, CAVITT'S HILLCREST ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 36, PAGE 3 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A COTTON SPINDLE SET IN ASPHALT ON THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE (APPROX. 50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 6 AND THE WEST CORNER OF LOT 7, BLOCK B;
THENCE: N 33° 32' 54" W ALONG THE NORTHEAST LINE OF SOUTH COLLEGE AVENUE FOR A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE WEST CORNER OF SAID LOT 4 AND THE SOUTH CORNER OF LOT 3, BLOCK B;
THENCE: N 56° 27' 06" E ALONG THE COMMON LINE OF SAID LOT 4 AND LOT 3 FOR A DISTANCE OF 140.00 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF A 15.00 FOOT WIDE ALLEY MARKING THE COMMON CORNER OF SAID LOTS 3 AND 4;
THENCE: S 33° 32' 54" E ALONG THE SOUTHWEST LINE OF SAID ALLEY FOR A DISTANCE OF 150.00 FEET TO A POINT MARKING THE COMMON CORNER OF SAID LOT 6 AND SAID LOT 7;
THENCE: S 56° 27' 06" W ALONG THE COMMON LINE OF SAID LOTS 6 AND 7 FOR A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.48 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C, DATED JULY 2, 1992.
3. SUBJECT PROPERTY IS CURRENTLY ZONED SC-B.
4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. CONTOURS SHOWN HEREON PER DIGITAL MAPS FROM CITY OF BRYAN.
6. EXISTING BUILDING SHOWN HEREON DOES NOT ENCRoACH INTO 5' SIDE SETBACK LINE CREATED BY NEW LOT LINE BETWEEN LOT 4R AND 6R.

Doc Bk Vol Pg
01050040 BR 9457 250

Filed for Record in:
BRAZOS COUNTY

On: Jan 06 2010 at 10:02A

As a
Plat

Document Number: 01050040

Amount: 63.00

Receipt Number - 381325

Seth Gallion

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 06, 2010

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

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 22nd day of January, 2010.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

We, Leopold Gonzalez II and Kimberly Gonzalez, owners and developers of the land shown on this plat, being the tract of land conveyed to us in the Official Public Records of Brazos County, in Volume 6612, Page 244, 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.

Leopold Gonzalez II
Kimberly Gonzalez
Owner(s)

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this 30th day of October, 2009, Leopold Gonzalez II and Kimberly Gonzalez, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 30th day of October, 2009.

Herminda G. Vivero
Notary Public, Brazos County, Texas

HERMINDA G. VIVERO
My Commission Expires December 16, 2009

CERTIFICATE OF 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 on the day of January, 2010, in the Official Public Records of Brazos County, Texas, in Volume 9457, Page 252.

Karen McQueen
County Clerk
Brazos County, Texas

By: Kim Green

CERTIFICATION OF CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 27th day of December, 2009.

Rum Russell
City Planner, City of Bryan

REPLAT
OF
LOTS 4, 5 & 6, BLOCK B
CAVITT'S HILLCREST ADDITION
VOLUME 36, PAGE 3
0.48 ACRES
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: JULY, 2009
PLAT DATE: 10-14-09
REVISED: 10-22-09
JOB NUMBER: 09-386
CAD NAME: 09-386
CR5 FILE: CAVHILL (cont); 09-386 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: LEOPOLD GONZALEZ, II
1918 S. TEXAS AVENUE
BRYAN, TEXAS 77802
PHONE (979) 779-9999