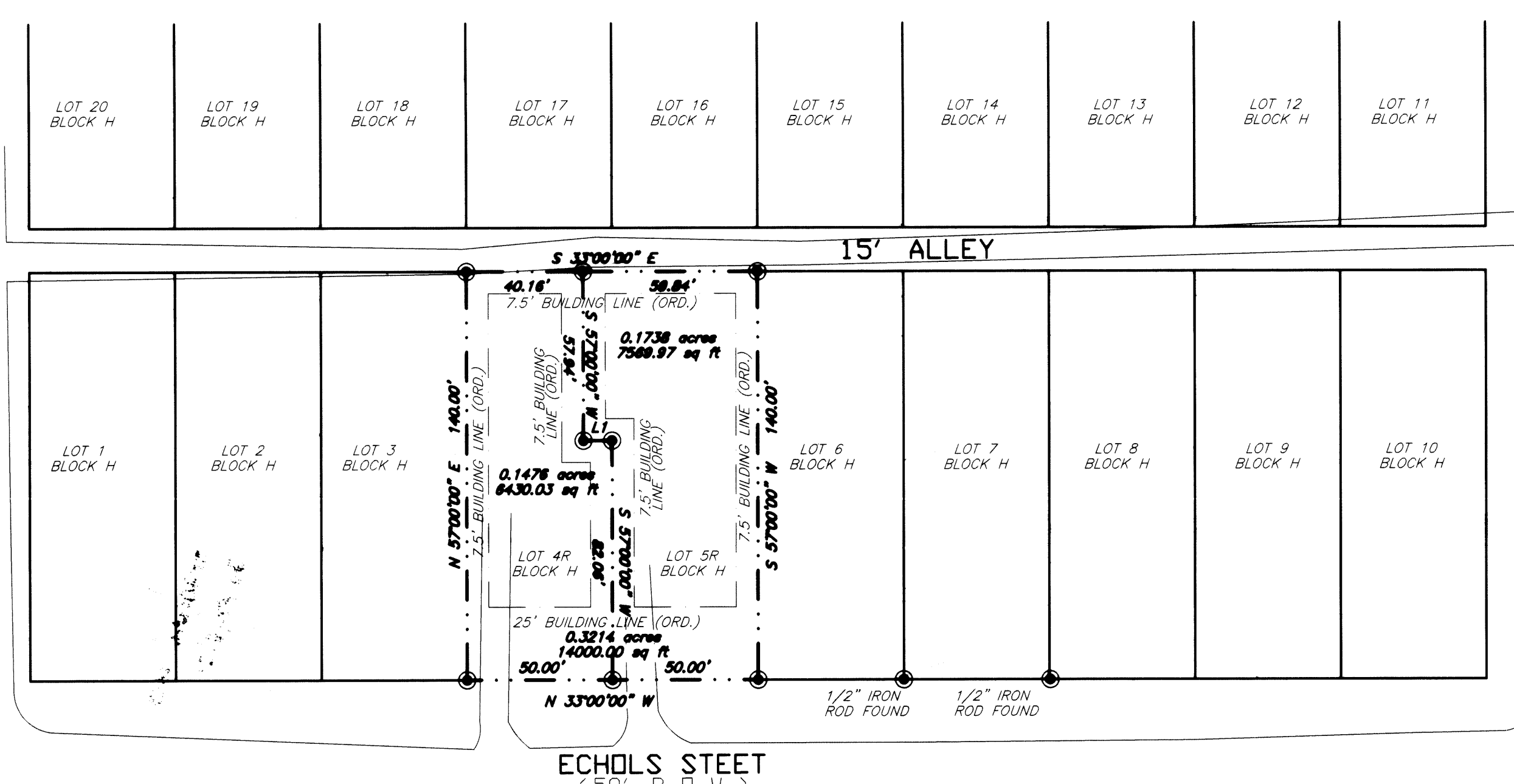
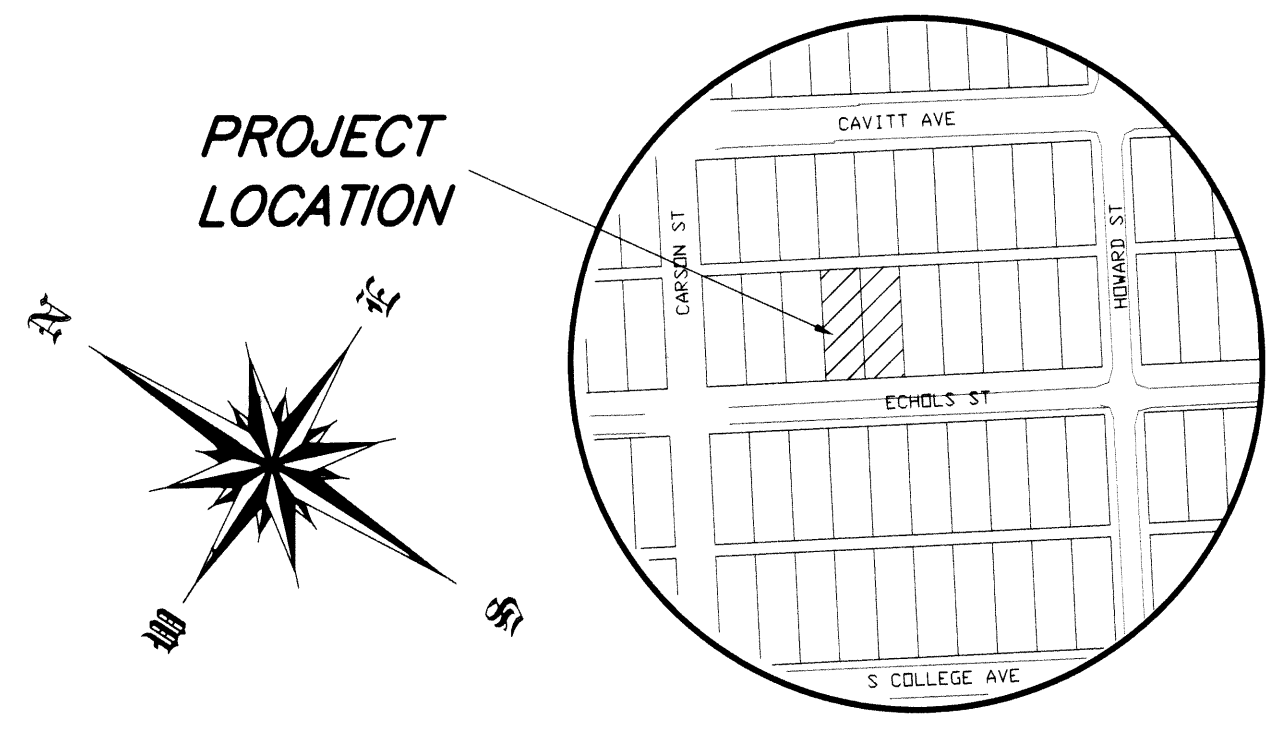


PLAT



LINE	DISTANCE	BEARING
L1	9.84'	S 33°00'00" E

RE-PLAT



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), Cindy A. Knoblock, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume _____, Page _____, 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.

Cindy A. Knoblock
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Cindy A. Knoblock, known to me to be the person(s) whose name(s) is/are 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 2 day of May, 2002.

Jeannette Pinner
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen M. Queen, the 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 17 day of June, 2002, in the Official Records of Brazos County in Volume 4674, Page 1.

Karen M. Queen
County Clerk, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

I further certify that the above property is not under the 100 years flood plain, as noted in panel 48041C0141 C of F.I.R.M.

The bearing basis of this survey is the SOUTH/WEST line of the previous survey as recorded in Volume 36, Page 3, of the Deed Records of Brazos County, said bearing being N 33°00'00" W.

Dante Carlomagno
Texas Registered Professional Land Surveyor, Number 1562

- NOTE:
- ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON PREVIOUS PLAT RECORDED IN 36/3.
 - THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0133 C MAP NO. 48041C0133 C, EFFECTIVE DATE: JULY 2, 1992.
 - THE SUBJECT PROPERTY IS ALL OF LOTS 4 & 5, OF THE CAVITT'S HILLCREST ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 36, PAGE 3.
 - ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCES.
 - THIS PROPERTY IS ZONED MU-2
 - THE HOUSES THAT EXIST ARE ENCRUCHING OVER BUILDING LINES.

METES AND BOUNDS DESCRIPTION
OF A 0.3214 ACRE TRACT OF LAND
OUT OF THE
ZENO PHILLIPS SURVEY, A-45
BRAZOS COUNTY, TEXAS

Doc 00779023 Bk OR 4674 Uo1 1 Pg 1

Being a tract of land containing 0.3214 acres, out of and part of the Zeno Phillips Survey, A-45, also being all of Lot 4 and Lot 5 of Cavitt's Hillcrest Addition to the City of Bryan, as recorded in Volume 36, Page 3 of the Deed Records of Brazos County, the 0.3214 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod set, to be the south corner of this hereon described tract of land, also being the original south corner of said Lot 5, also being the west corner of Lot 6, of said addition, from which a 1/2" iron rod found to be the south corner of said Lot 3, bears: South 33°00'00" East, a distance of 50.00 feet, also being along the northeast right-of-way line of Echols Street, a 50 foot right-of-way.

THENCE North 33°00'00" West, along the common line between this tract and the said northeast right-of-way, a distance of 50.00 feet to a 5/8" iron rod set, to be the midpoint of the southwest line of this hereon described tract of land, also being the original west corner of said Lot 5, also being the original south corner of said Lot 4.

THENCE North 33°00'00" West, continuing along the common line between this tract and the said northeast right-of-way, a distance of 50.00 feet to a 5/8" iron rod set, to be the west corner of this hereon described tract of land, also being the original west corner of said Lot 4, and also being the south corner of Lot 3, of said addition.

THENCE North 57°00'00" East, departing said northeast right-of-way, along the common line between this tract and said Lot 3, a distance of 140.00 feet to a 5/8" iron rod set, to be the north corner of this hereon described tract of land, also being along the southwest line of a 15 foot alley, as platted in said addition, also being the original north corner of said Lot 4, and the original east corner of said Lot 3.

THENCE South 33°00'00" East, along the common line between this tract and the said 15 foot alley, a distance of 43.15 feet to a 5/8" iron rod set, to be along the northeast line of this hereon described tract of land, also being North 33°00'00" West, a distance of 9.84 feet from the original east corner of said Lot 4, and the original north corner of said Lot 5.

THENCE South 33°00'00" East, continuing along the common line between this tract and the said 15 foot alley, a distance of 59.84 feet to a 5/8" iron rod set, to be the east corner of this hereon described tract of land, also being the original east corner of said Lot 5, and the original north corner of said Lot 6.

THENCE South 57°00'00" West, along the common line between this tract and the said Lot 6, a distance of 140.00 feet to the PLACE OF BEGINNING containing 14000.00 square feet or 0.3214 acres.

The basis of bearing of this survey is the southeast line of the previous survey as recorded in Volume 36, Page 3 of the Deed Records of Brazos County, said bearing being N 33°00'00" W.

I, Kim C. Casey, the Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was filed for approval with the Planning & Zoning Commission of the City of Bryan on the 16 day of April, 2002, by said Commission.

Kim C. Casey
Chairman, Planning & Zoning Commission, Bryan, Texas

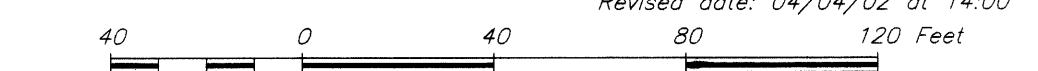
I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 17 day of JUNE, 2002.

Greg Quinn
Planning Administrator, Bryan, Texas

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 14 day of JUNE, 2002.

John Schiller
City Engineer, Bryan, Texas

File name: 02112.DWG
Plot date: 03/26/02 at 15:15
Revised date: 04/04/02 at 14:00



A REPLAT
OF
CAVITT'S HILLCREST ADDITION
VOLUME 36, PAGE 3, D.R.B.C.
LOTS 4 & 5
0.3214 ACRES
ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 40' MARCH 26, 2002

- LEGEND
- PROPERTY CORNER
 - ⊕ POWER POLE
 - ⊞ POWER BOX
 - ⊞ GAS METER
 - ⊞ WATER METER
 - ⊞ SEWER MANHOLE

CINDY ANN KNOBLOCK
2109 ECHOLS
BRYAN, TEXAS

CARLOMAGNO Surveying Inc
2714 Finleather Road, Bryan, Texas 77801
Phone 979-775-2873 Fax 979-775-4787 e-mail: Meters@CAL.com

DRAWN BY: K.D. SCHILLER
JOB # 02112

DRAWING NO. 1
SHEET 1 OF 1

on base
no rights