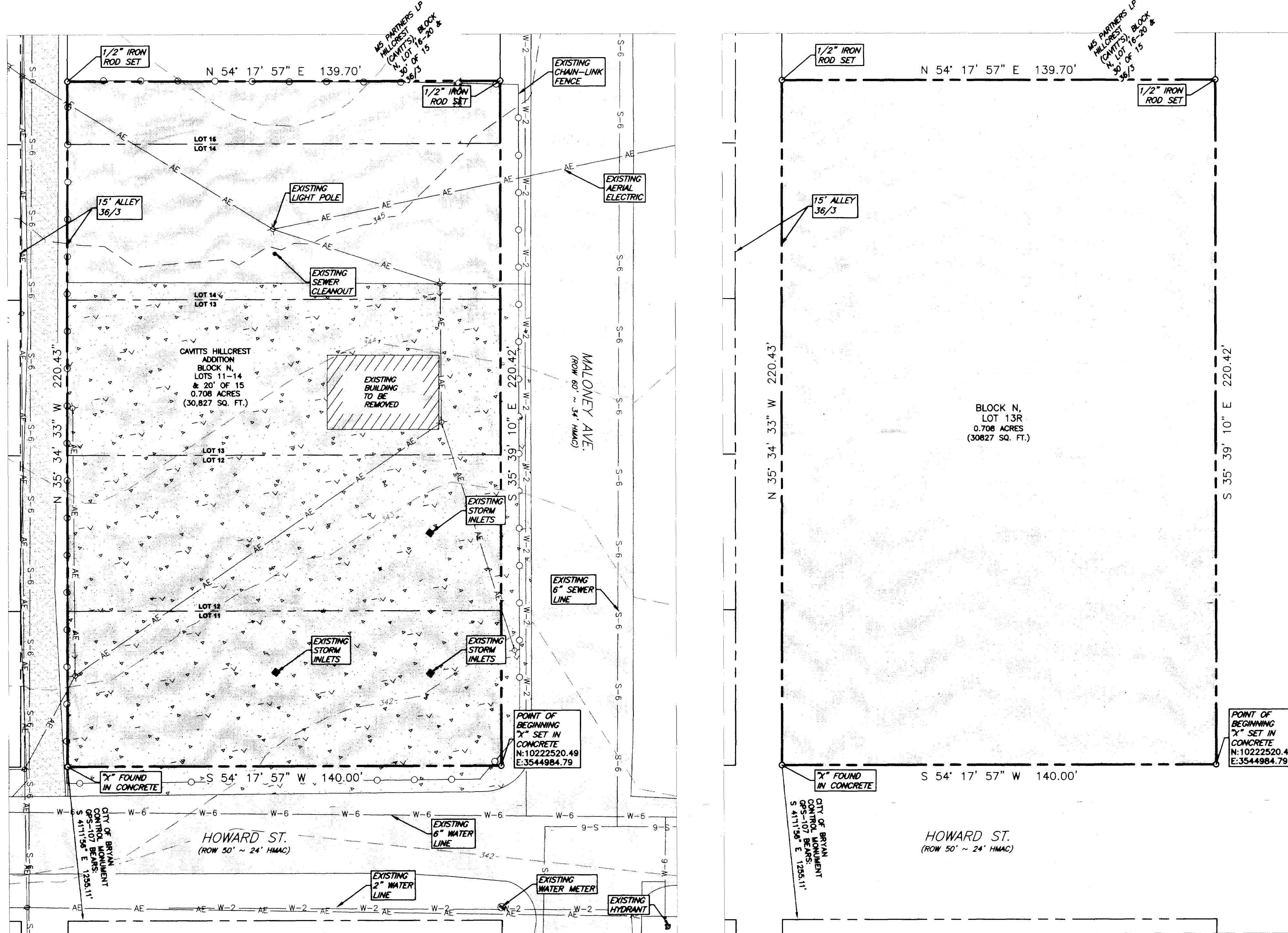


ORIGINAL PLAT

REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

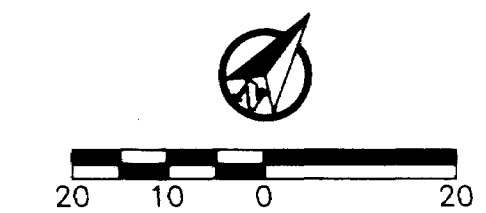
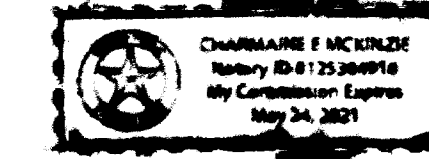
STATE OF TEXAS
COUNTY OF BRAZOS
I, Richard Ruffino, owner of the 0.708 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 36, Page 3, and designated herein as Lot 13R in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Richard Ruffino
Richard Ruffino, Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Richard Ruffino 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 on this 14 day of August, 2018.

Sharon E. McKinnis
Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION

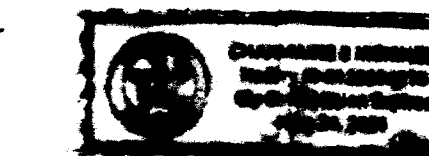
STATE OF TEXAS
COUNTY OF BRAZOS
I, Doris Ruffino, owner of the 0.708 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 36, Page 3, and designated herein as Lot 13R in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Doris Ruffino
Doris Ruffino, Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Doris Ruffino 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 on this 14 day of August, 2018.

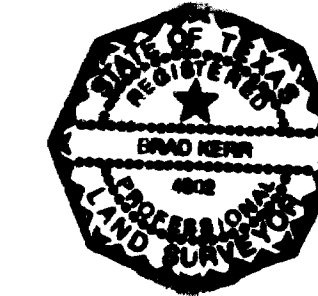
Sharon E. McKinnis
Notary Public, Brazos County, Texas



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Brad Kerr, Registered Professional Land 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 the property monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

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



APPROVAL OF THE CITY PLANNER

I, Melvin Zimmerman, 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 14 day of August, 2018.

Melvin Zimmerman
City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kegan, 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 August, 2018.

W. Paul Kegan
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Sullivan, 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 and Zoning Commission of the City of Bryan on the 14 day of August, 2018, and same was duly approved on the 14 day of August, 2018, by said Commission.

Bobby Sullivan
Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, County Clerk, together with its certificates of authen, do hereby certify that the foregoing plat was duly filed for record in the County Clerk's Office on the 14 day of August, 2018, in the Volume - Page 14912 - 1.

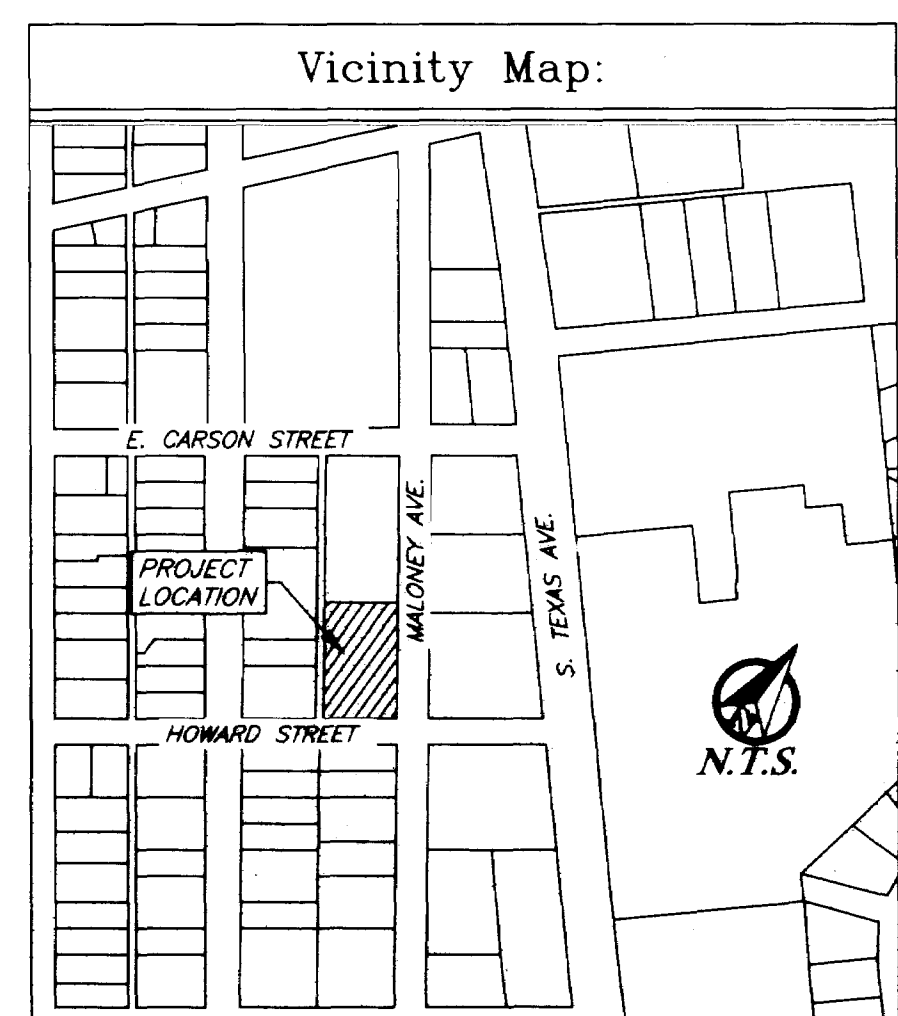
Karen McQueen
County Clerk, Brazos County, Texas
By: Debbie Baker, Deputy Clerk

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 9/12/2018 11:09:27 AM
In the PLAT Records



Doc Number: 2018-1340675
Volume - Page: 14912-1
Number of Pages: 1
Amount: 73.00
Order#: 20180912000033
By: KG

plot 1 of 2



- General Notes:
1. Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan Control Monument GPS-107 (N:10221494.41, E:3545697.81) and as established by GPS observation.
2. Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00009722 (Calculated using GEOID12b).
3. This property is Zoned (C-3), Commercial.
4. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
5. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0215F, effective April 02, 2014.
6. Building setback lines Per City of Bryan Ordinance.
7. Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan.

FINAL PLAT
Cavitts Hillcrest Addition
Block N,
Lot 13R
Being a Replat of
Cavitts Hillcrest Addition
Block N, Lots 11-14 & 20' of 15
- 0.708 Acres
Bryan, Brazos County, Texas
July 2018
Owner: Richard & Doris Ruffino, 2208 E. Briargate Dr, Bryan, TX 77802
Engineer: M Engineering, PO Box 5192, Bryan, TX 77805, 979-739-0567, TBPE F-9951
Surveyor: Kerr Surveying, LLC, 409 N. Texas Ave, Bryan, TX 77803, 979-268-3195

METES AND BOUNDS DESCRIPTION OF A 0.708 ACRE TRACT ZENO PHILLIPS LEAGUE, A-45 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, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 11-14 AND THE SOUTHEAST 20' OF LOT 15, BLOCK 'N', CAVITTS HILLCREST ADDITION AS SHOWN ON THE PLAT RECORDED IN VOLUME 36, PAGE 3 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO RICHARD L. RUFFINO AND WIFE, DORIS H. RUFFINO RECORDED IN VOLUME 14291, PAGE 116 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' IN CONCRETE (N:10222520.49, E:3544984.79) ON THE NORTHWEST LINE OF HOWARD STREET (50' R.O.W.) AND THE SOUTHEAST LINE OF MALONEY AVENUE (60' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 11. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF HOWARD STREET BEARS: S 35° 42' 03" E FOR A DISTANCE OF 49.89 FEET AND AN 'X' FOUND IN CONCRETE ON THE NORTHEAST LINE OF MALONEY AVENUE BEARS: N 54° 17' 57" E FOR A DISTANCE OF 60.09 FEET, FROM WHICH, A 5/8 INCH IRON ROD FOUND BENT IN CONCRETE BEARS: N 35° 39' 10" E FOR A DISTANCE OF 200.18 FEET. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-107 (N: 10221494.41, E:3545697.81) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009722 (CALCULATED USING GEOID12B).
THENCE: S 54° 17' 57" W ALONG THE NORTHWEST LINE OF HOWARD STREET AND THE SOUTHEAST LINE OF SAID LOT 11 FOR A DISTANCE OF 140.00 FEET (PLAT CALL: S 57° 00' 00" W -140.00 FEET, 36/3) TO AN 'X' FOUND ON CONCRETE MARKING THE SOUTH CORNER OF SAID LOT 11;
THENCE: N 35° 34' 33" W ALONG THE SOUTHWEST LINE OF SAID LOTS 11, 12, 13, 14, AND 15 FOR A DISTANCE OF 220.43 FEET (PLAT CALL: N 33° 00' 00" W -220.00 FEET, 36/3) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;
THENCE: N 54° 17' 57" E THROUGH SAID LOT 15 FOR A DISTANCE OF 139.70 FEET (PLAT CALL: N 57° 00' 00" E -140.00 FEET, 36/3) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE SOUTHWEST LINE OF MALONEY AVENUE;
THENCE: S 35° 39' 10" E ALONG THE SOUTHWEST LINE OF MALONEY AVENUE AND THE NORTHWEST LINE OF SAID LOTS 11-15 FOR A DISTANCE OF 220.42 FEET (PLAT CALL: S 33° 00' 00" E -220.00 FEET, 36/3) TO THE POINT OF BEGINNING CONTAINING 0.708 OF AN ACRE OF LAND, AS SURVEYED ON THE GROUND APRIL 2018. SEE PLAT PREPARED A L 2018, FOR MORE DESCRIPTIVE INFORMATION.