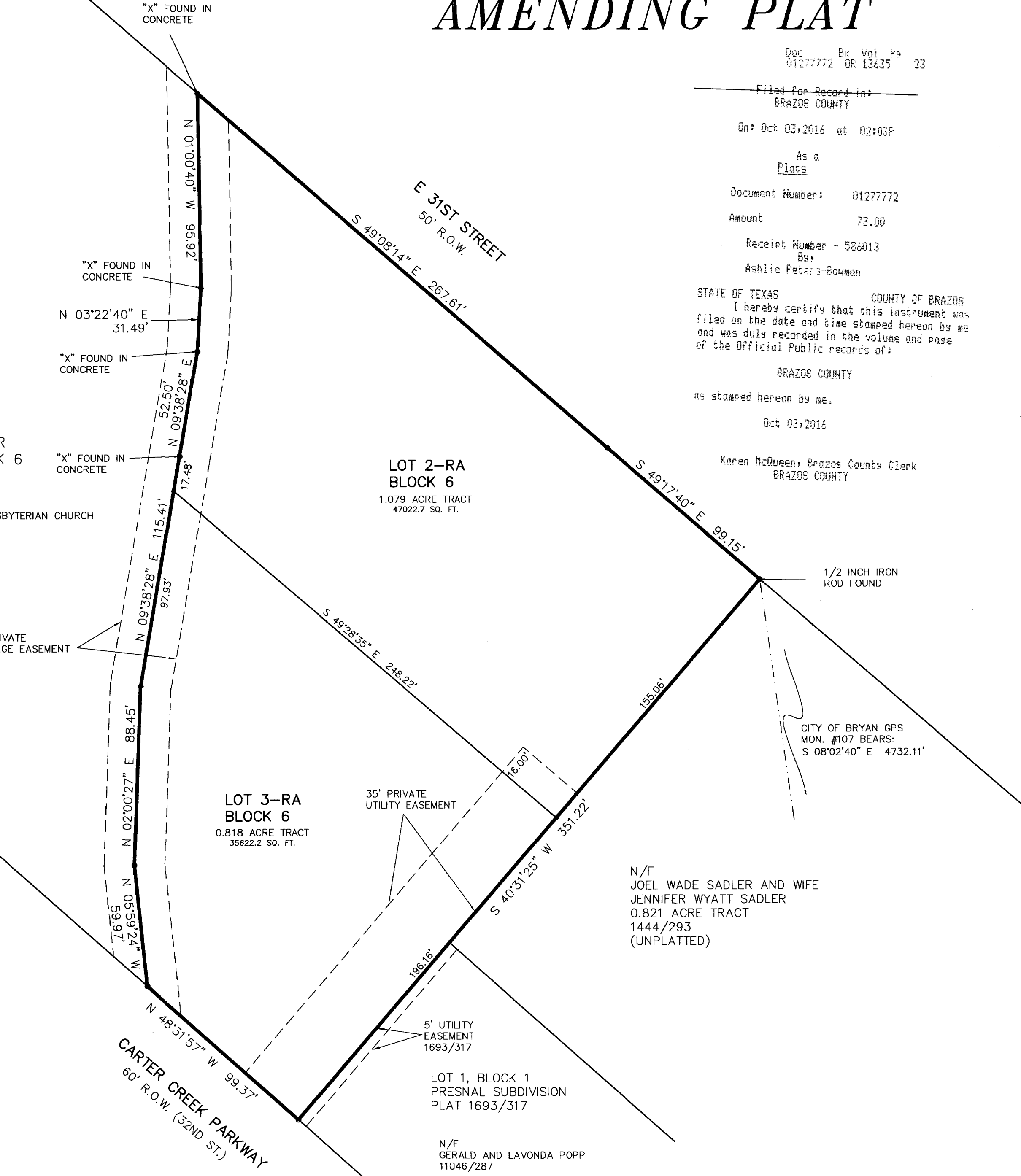
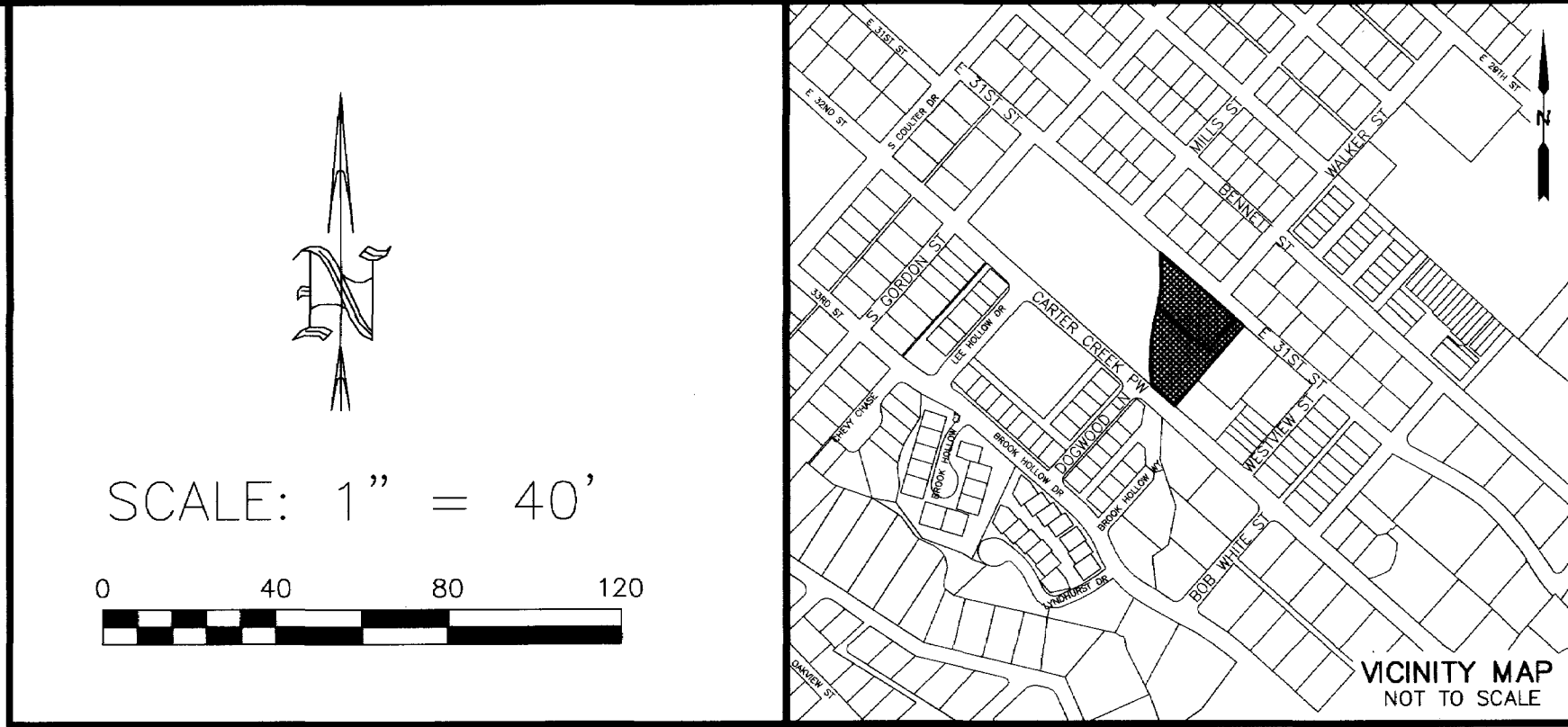
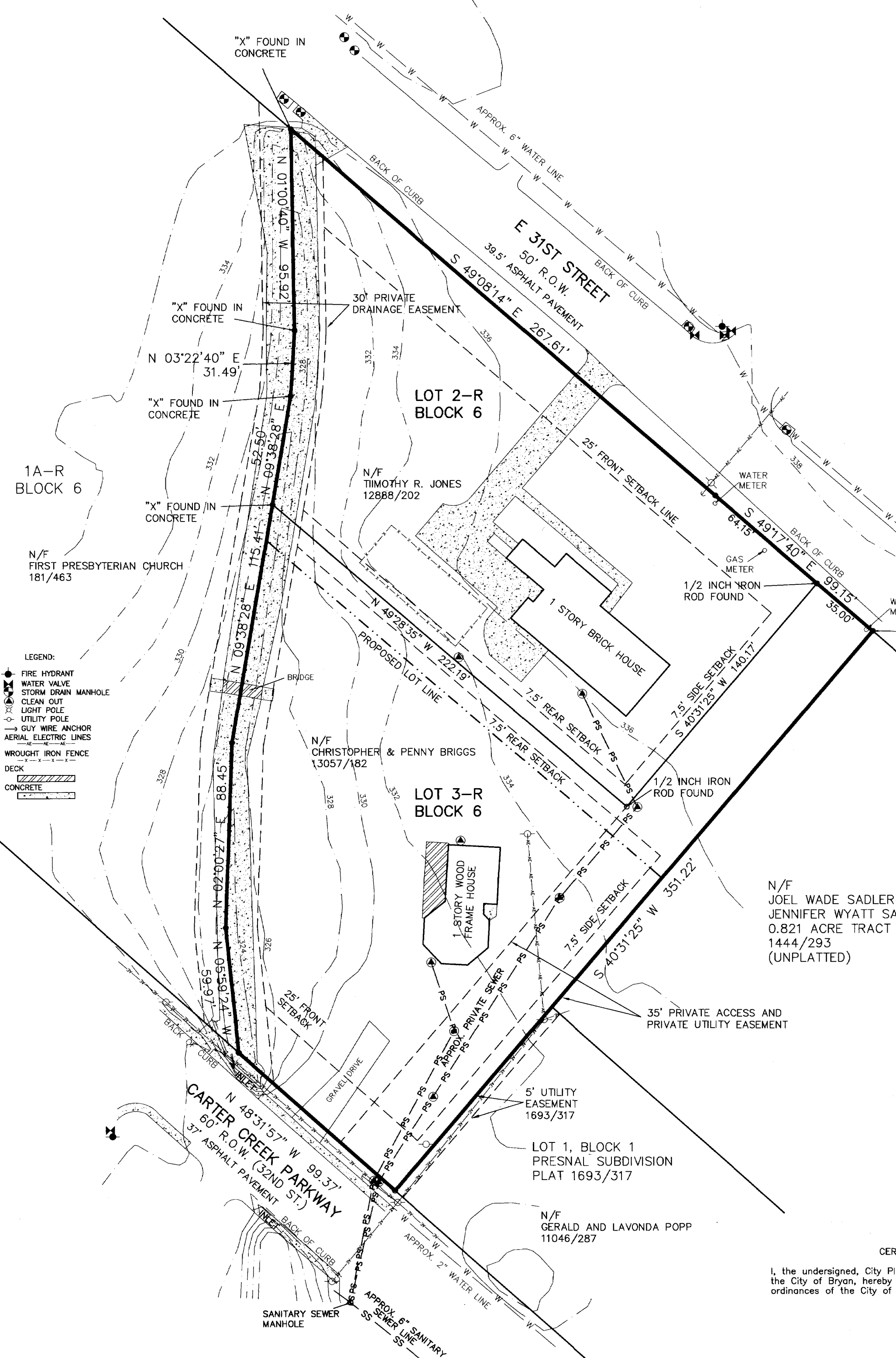


# ORIGINAL PLAT

# AMENDING PLAT



Doc. No. 01277772 OR 136359 23  
 Filed for Record in  
 BRAZOS COUNTY  
 On: Oct 03 2016 at 02:40:38  
 As a  
 Plats  
 Document Number: 01277772  
 Amount: 73.00  
 Receipt Number - 526413  
 By:  
 Ashlie Peters-Bowman

### GENERAL NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS CENTRAL STATE PLAIN GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0000647956614 (CALCULATED USING GEOID12A).
- ALL DIMENSIONS SHOWN FOR PROPERTY LINES ARE PLAT CALL AND MEASURED AS ROTATED TO GRID NORTH AS STATED ABOVE.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804TG215F DATED APRIL 2, 2014.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
- PROPERTY IS ZONED RD-5, RESIDENTIAL DISTRICT 5000.
- CONTOURS SHOWN HEREON ARE PER DIGITAL OVERLAY FROM CITY OF BRYAN MAPPING.
- WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATE LOCATIONS BASED ON CITY OF BRYAN MAPPING AND VISIBLE INDICATIONS.

METES AND BOUNDS DESCRIPTION OF A 1.897 ACRE TRACT CAVITT'S SOUTHMORE ADDITION 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 2-R AND 3-R, BLOCK 6, CAVITT'S SOUTHMORE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 12565, PAGE 252 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" FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID LOT 2-R AND THE NORTHEAST CORNER OF LOT 1A-R, BLOCK 6 (PLAT 12565/252):

THENCE: S 48° 08' 14" E ALONG THE SOUTHWEST LINE OF EAST 31ST STREET FOR A DISTANCE OF 267.61 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE: S 49° 17' 40" E CONTINUING ALONG THE SOUTHWEST LINE OF EAST 31ST STREET, AT 64.15 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 2-R, CONTINUE ON FOR A TOTAL DISTANCE OF 99.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 3-R AND THE NORTH CORNER OF A CALLED 0.821 ACRE TRACT AS DESCRIBED BY A DEED TO JOEL WADE SADLER AND WIFE, JENNIFER WYATT SADLER, RECORDED IN VOLUME 1444, PAGE 293 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 40° 31' 25" W ALONG THE COMMON LINE OF SAID LOT 3-R AND SAID 0.821 ACRE TRACT FOR A DISTANCE OF 351.22 FEET TO THE NORTHEAST LINE OF CARTER CREEK PARKWAY (60' R.O.W.) FOR THE SOUTH CORNER OF SAID LOT 3-R AND THE WEST CORNER OF LOT 1, BLOCK 1, PRESNAL SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 1693, PAGE 317 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 48° 31' 57" W ALONG THE NORTHEAST LINE OF CARTER CREEK PARKWAY FOR A DISTANCE OF 99.37 FEET TO THE COMMON CORNER OF SAID LOT 3-R AND SAID LOT 1A-R;

THENCE: ALONG THE COMMON LINE OF SAID LOT 3-R, LOT 2-R AND SAID LOT 1A-R FOR THE FOLLOWING CALLS:

N 05° 59' 24" W FOR A DISTANCE OF 59.97 FEET;

N 02° 00' 27" E FOR A DISTANCE OF 88.45 FEET;

N 09° 38' 28" E FOR A DISTANCE OF 115.41 FEET TO AN "X" FOUND IN CONCRETE MARKING THE COMMON CORNER OF SAID LOT 3-R AND SAID LOT 2-R;

N 09° 38' 28" E FOR A DISTANCE OF 52.50 FEET TO AN "X" FOUND IN CONCRETE;

N 03° 22' 40" E FOR A DISTANCE OF 31.49 FEET TO A "X" FOUND IN CONCRETE;

N 01° 00' 40" W FOR A DISTANCE OF 95.92 FEET TO THE POINT OF BEGINNING CONTAINING 1.897 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY 2016. BEARING SYSTEM SHOWN HEREON IS BASED ON STATE PLAIN GRID NORTH AS ESTABLISHED FROM GPS-OBSERVATION.

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 14th day of September, 2016.

*[Signature]*  
 City Planner, City of Bryan

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 03rd day of September, 2016, in the Official Public Records of Brazos County, Texas, in Volume 12565, Page 252.

*Karen McQueen*  
 County Clerk  
 Brazos County, Texas  
 By: *Ashlie Peters-Bowman*

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 14th day of September, 2016.

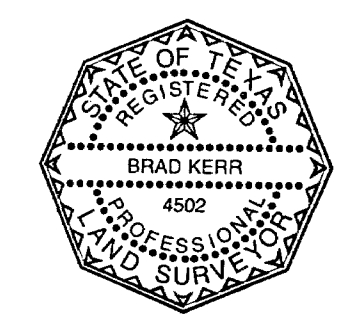
*W Paul Kasper*  
 City Engineer, City of Bryan

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*  
 R.P.L.S. No. 4502



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, TIMOTHY R. JONES, 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 12888, Page 202, 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.

*Timothy R. Jones*  
 Owner(s)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS

We, CHRISTOPHER BRIGGS, 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 13057, Page 182, 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.

*Christopher Briggs*  
 Owner(s)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Timothy R. Jones*, 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 stated.

Given under my hand and seal on this 14th day of September, 2016.

*Louise Barker*  
 Notary Public, Brazos County, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Christopher Briggs*, 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 stated.

Given under my hand and seal on this 14th day of September, 2016.

*Louise Barker*  
 Notary Public, Brazos County, Texas

**FINAL PLAT**  
 OF  
 LOTS 2-RA & 3-RA, BLOCK 6  
 CAVITT'S SOUTHMORE ADDITION  
 1.897 ACRES, Z. PHILLIPS LEAGUE, A-45  
 BEING A  
**AMENDING PLAT**  
 OF  
 LOTS 2-R & 3-R, BLOCK 6  
 CAVITT'S SOUTHMORE ADDITION  
 VOLUME 12565, PAGE 252  
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET  
 SURVEYOR: KERR SURVEYING, LLC  
 SURVEY DATE: 07-19-16  
 PLAT DATE: 08-25-16  
 REVISED: 9-06-16

OWNER:  
 PENNY AND CHRIS BRIGGS  
 PO BOX 3683  
 BRYAN, TEXAS 77802  
 PHONE (979) 422-4643

OWNER:  
 TIMOTHY R. JONES  
 1211 E. 31ST STREET  
 BRYAN, TEXAS 77802  
 PHONE (979) 571-0000

CAD NAME: 16-573