

GENERAL NOTES:

1. All setbacks shall be in accordance with City Ordinances and Regulations.
2. *Plat bearing used as a basis for bearings.
3. This property does not lie within a 100 year flood hazard area as established by the Federal Emergency Management Agency, Map # 4800820007B, Effective Date: May 19, 1981
4. The purpose of this Plat is to combine a part of Lot 2, all of Lot 3 and 1/2 of Lot 4.
5. The City of Bryan Control Point (Monument: GPS-35 (409-361-3611) 1995) was tied in to the Northeast corner of Lot 1R, same being the west right-of-way line of 33rd Street. N 10° 55'20" E - 3,390.38' Act.
6. *The remaining portion of Lot 4 does not meet the City of Bryan's ordinances and regulations for being a developable lot.*

APPROVAL OF THE CITY PLANNER

I, the undersigned, Planning Administrator 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 11th day of August, 2008.

Kevin R. Smith
Planning Administrator
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, John A. Clark, Chairman 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 11th day of August, 2008 and same was duly approved on the 11th day of August, 2008 by said Commission.

John A. Clark
Chairman, Planning and Zoning Commission
City of Bryan, Texas

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 11th day of August, 2008.

W. Paul Morgan
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY CLERK
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 11th day of August, 2008, in the Deed Official Records of Brazos County Texas, in Volume 1400, Page 1100.

Karen McQueen
County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I, Jose Lozano, the owner of the land shown on the Plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 7288 page 40, and designated herein as the Replat of All of Lot 1, and the East 27.44' of Lot 2, Block 3, Cavitt's Southmore Addition, in the City of Bryan, Texas 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 thereon shown for the purpose and consideration therein expressed.

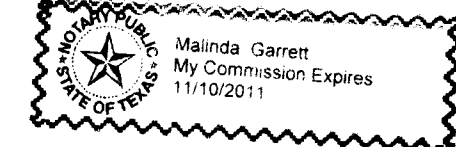
José Lozano

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, 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 11th day of August, 2008.

Melinda Garrett
Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I, Seledonio & Margarita Dimas, the owners of the land shown on the Plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 6922 page 212, and designated herein as the Replat of the West 24.66' of Lot 2, All of Lot 3 and the East 1/2 of Lot 4, Block 3, Cavitt's Southmore Addition, in the City of Bryan, Texas 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 thereon shown for the purpose and consideration therein expressed.

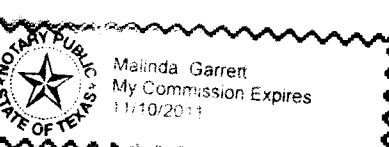
*Seledonio Dimas
Margarita Dimas*

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, 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 August, 2008.

Melinda Garrett
Notary Public, Brazos County, Texas



Doc	Bk	Vol	Ps
01038108	DR	9260	211

Filed for Record in:
BRAZOS COUNTY

On: Aug 11, 2009 at 11:00A

As a
Plat

Document Number: 01038108

Amount: 50.00

Receipt Number: 372107

By:
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:

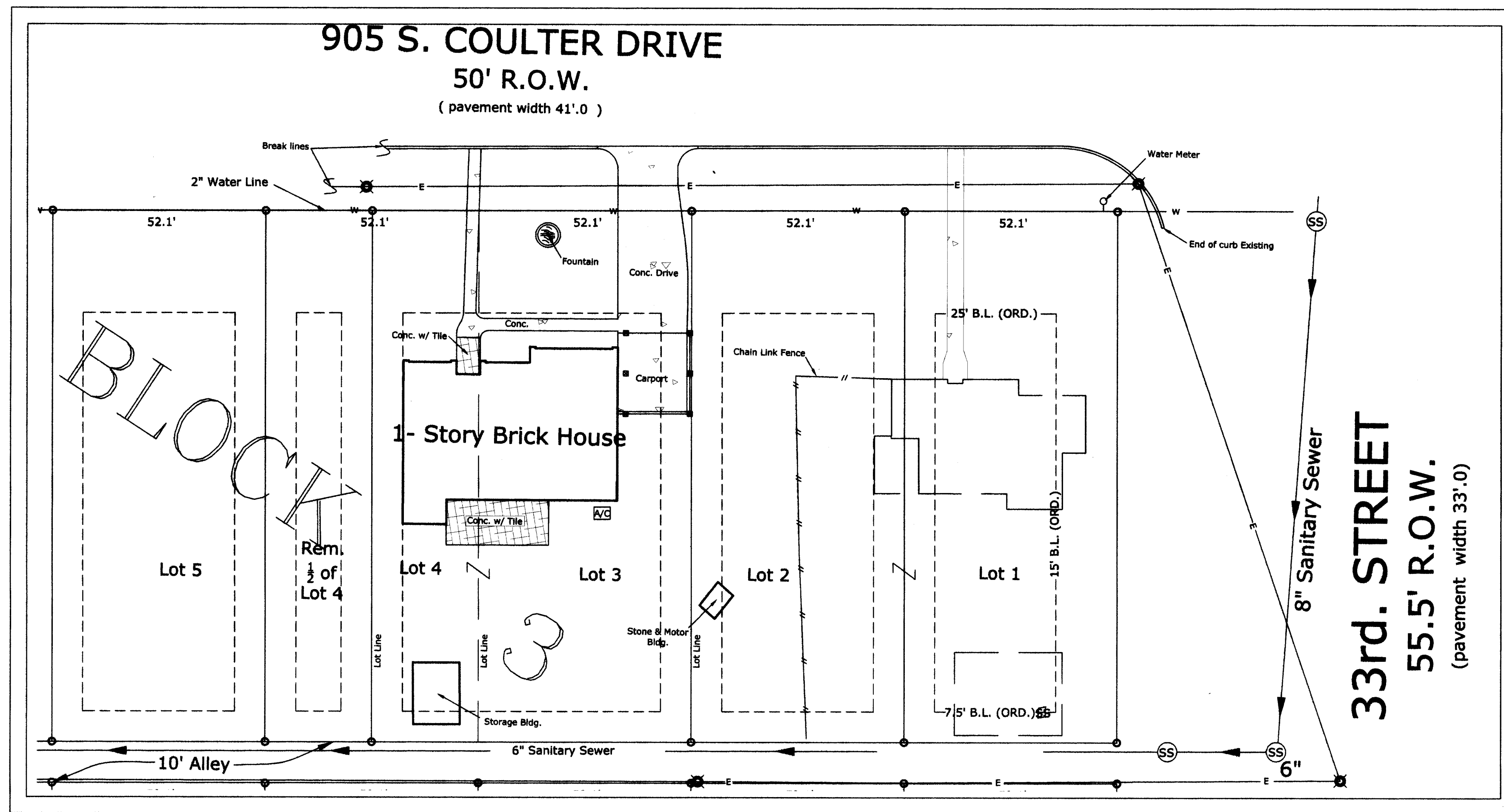
BRAZOS COUNTY

as stamped hereon by me.

Aug 11, 2009

HONORABLE CHARLES H. ... COUNTY CLERK

ORIGINAL PLAT



Field Notes
0.55 Acres

Being all of that certain tract or parcel of land, lying and being situated in Bryan, Brazos County, Texas and being all of lots 1, 2, 3 & 1/2 of 4, Block 3 of CAVITT'S SOUTHMORE ADDITION, plat recorded in Volume 104, page 73, Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING; at a 3/4" iron pipe found at the north corner of said lot 1, same being at the intersection of the southeast right-of-way line of South Coulter Drive and the Southwest right-of-way line of 33rd Street;

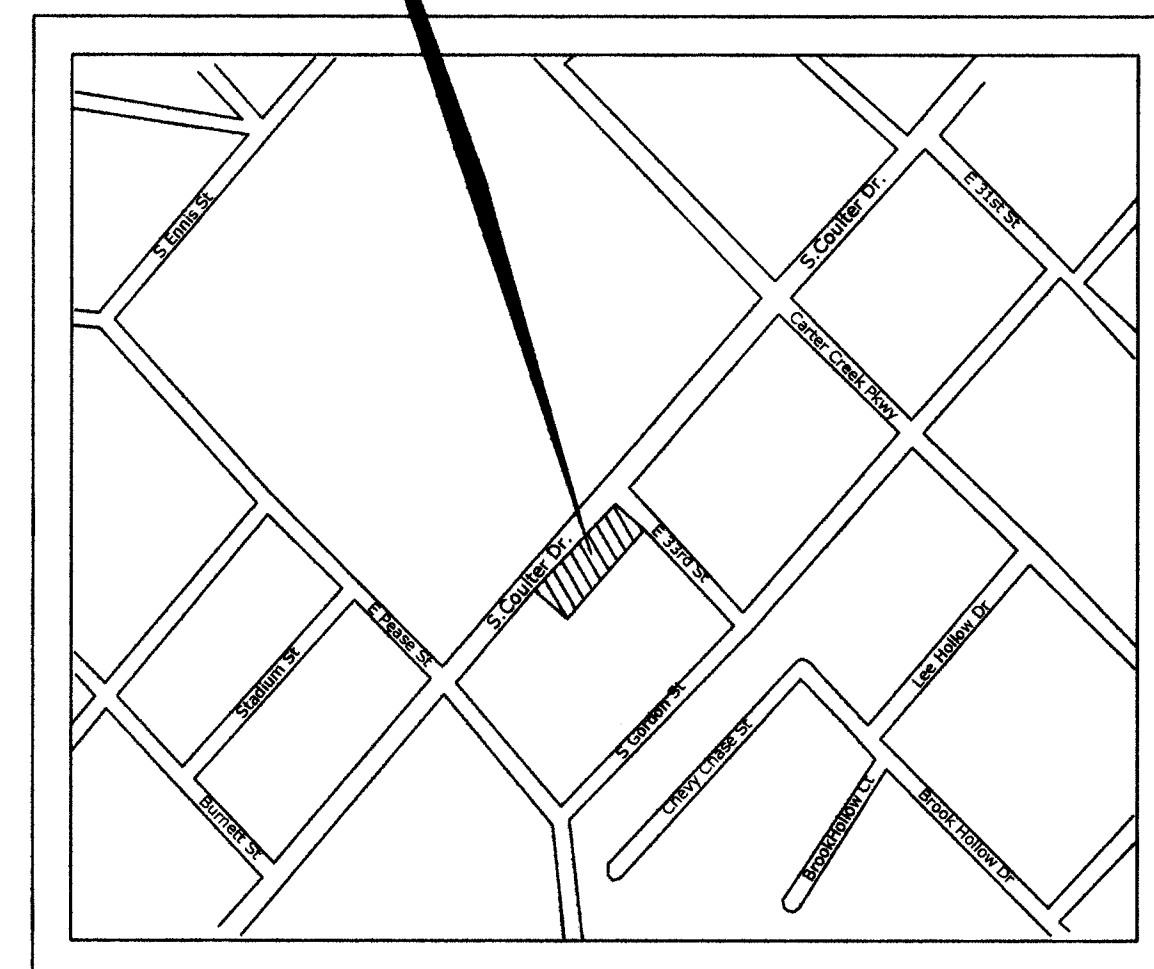
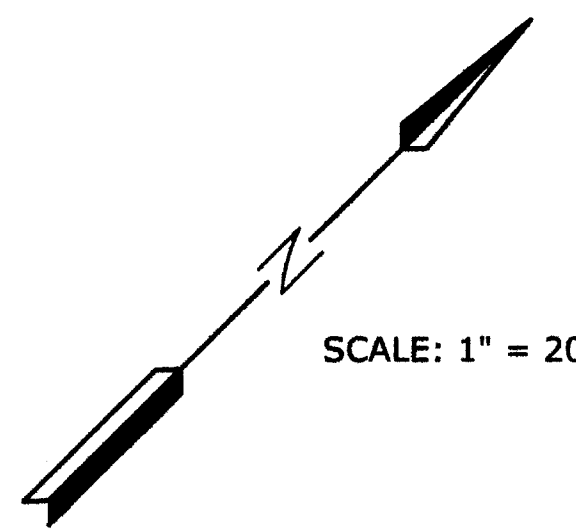
THENCE: S 45° 00'00" E - 130.27 feet along said 33rd Street line to a 5/8" iron rod with cap set for corner, same being at the intersection of said 33rd Street line and the northwest line of a 10.00 foot alley;

THENCE: S 45° 00'00" W - 182.58 feet along said alley line to a 3/4" iron pipe found at the most southerly common corner of this tract and the Edward and Dorothy Brown tract (333/892);

THENCE: N 44° 59' 26" W - 130.32 feet along the common line between this tract and said Brown tract across said lot 4 to a 3/4" iron pipe found for the most northerly common corner of said tracts, same being in said S. Coulter Drive line;

THENCE: N 45° 00' 57" E - 182.56 feet along said S. Coulter Drive line to the PLACE OF BEGINNING; and containing 0.55 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on May 2008.

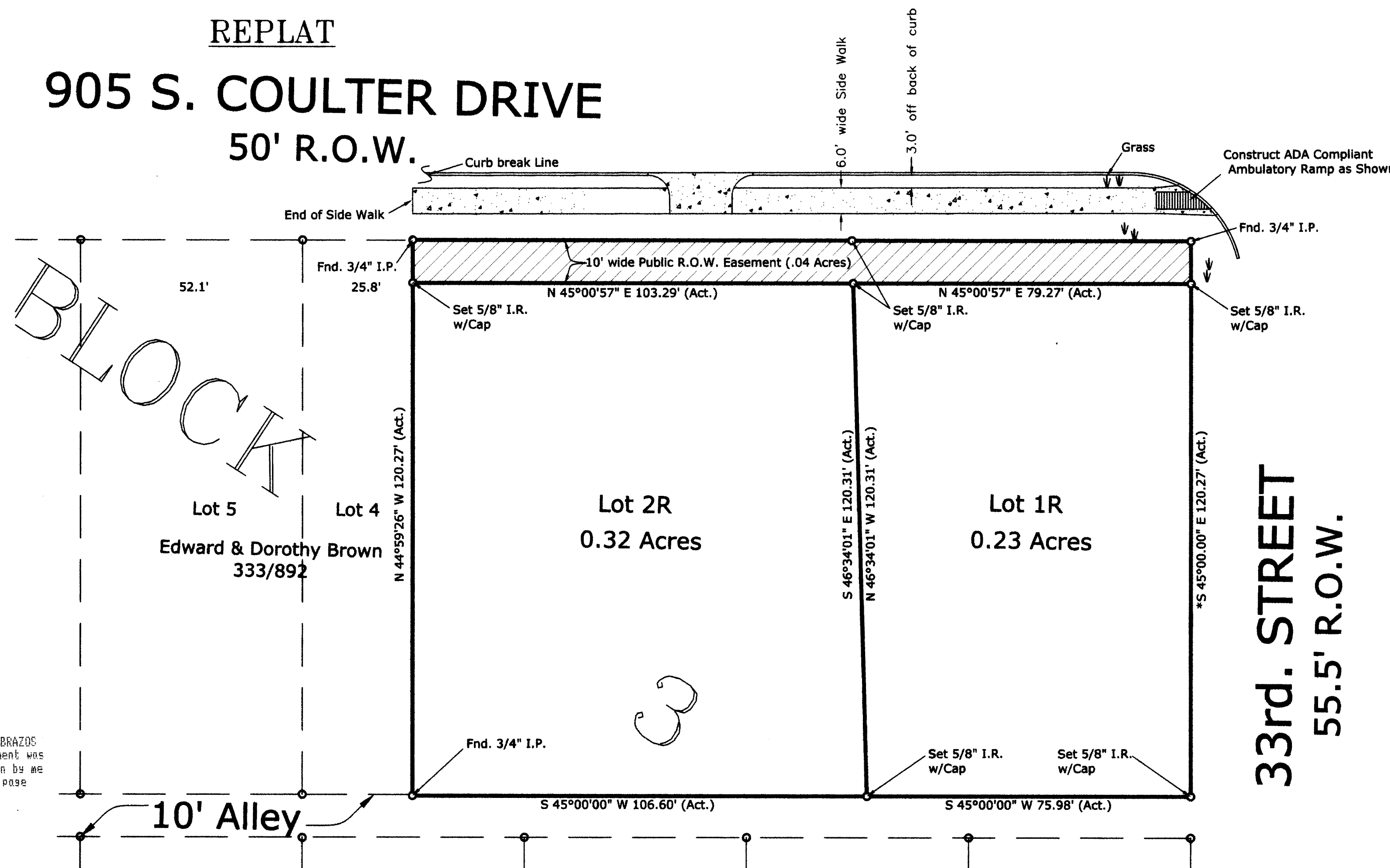
Project Location



VICINITY MAP

REPLAT

905 S. COULTER DRIVE
50' R.O.W.



CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

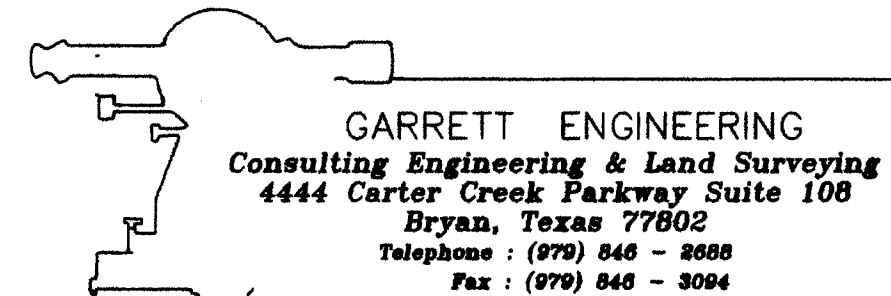
Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

REPLAT

OF
LOTS 1,2,3 and part of Lot 4
BLOCK 3
CAVITT'S SOUTHMORE
ADDITION
to create
LOTS 1R & 2R
BLOCK 3
CAVITT'S SOUTHMORE
ADDITION
0.55 Acres
BRYAN, BRAZOS COUNTY, TEXAS

Owner/ Developer:
Seledonio Dimas
905 Coulter
Bryan, TX 77803
979.779.3817

May 1, 2008



RON P. / 2008 08-128