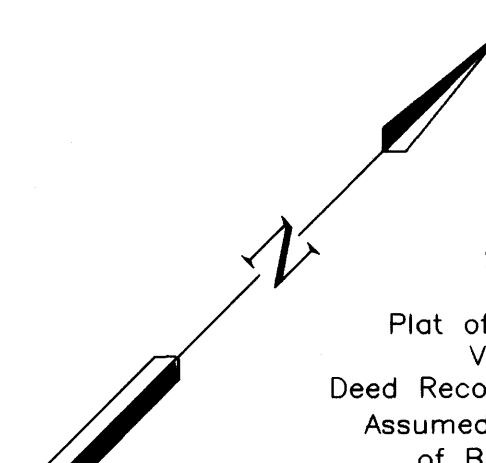


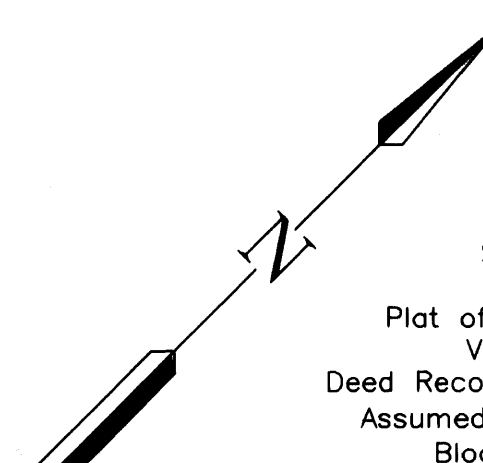
Project Location



Vicinity Map
N.T.S.



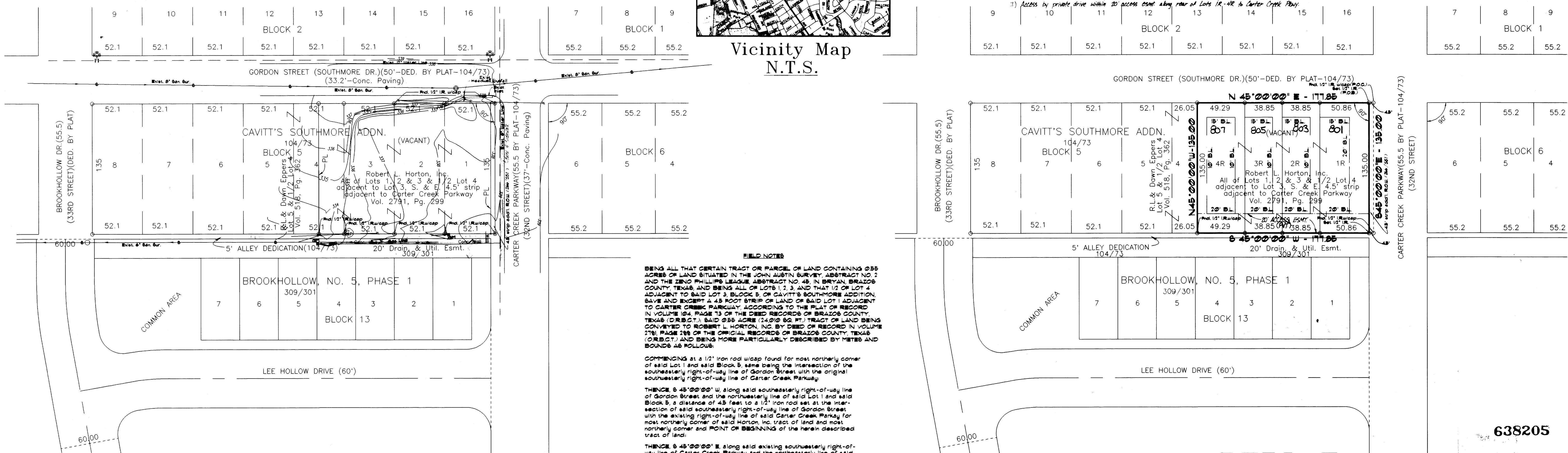
SCALE: 1" = 50'
Bearing Basis:
Plat of Cavitt's Southmore Adn.
Volume 104, Page 73
Deed Records of Brazos County, Texas
Assumed Bearing of Northwest line
of Block 5 as N45°00'00"E.



SCALE: 1" = 50'
Bearing Basis:
Plat of Cavitt's Southmore Adn.
Volume 104, Page 73
Deed Records of Brazos County, Texas
Assumed Bearing of Northwest line
Block 5 as N45°00'00"E.

GENERAL NOTES:

- 1) 1/2" Iron Rods to be set at all lot corners, unless otherwise noted.
- 2) All improvements shown are existing, unless otherwise noted.
- 3) Minimum twenty (20) foot wide rear and ten (10) side yard on one side setback on all lots.
- 4) No portion of this subdivision is within the 100-year flood hazard area as per FEMA Community Panel Map No. 48041C-0141C-7/2/92.
- 5) All drainage design to be in accordance with City of Bryan current drainage ordinances and policy.
- 6) Subject property currently ZONED-SFS.
- 7) Minimum Finished Floor Elevation of Subject property to be 556.50.
- 8) Sewer waste shall be to City Sewer.
- 9) Existing 5' easement currently recorded on western side of Carter Creek Parkway.
- 10) Proposed development to be south facing, patio homes with screened side yards.
- 11) Access by private drive within 20' access easement along rear of Lots 1R, 4R to Carter Creek Parkway.



FIELD NOTES
BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.55 ACRES OF LAND SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2 AND THE ZENO PHILLIPS LEAGUE ABSTRACT NO. 45, IN BRYAN, BRAZOS COUNTY, TEXAS, AND BEING ALL OF CORNERS 1, 2, 3 AND 4 OF LOT 4 ADJACENT TO SAID LOT 3, BLOCK 5, OF CAVITT'S SOUTHMORE ADDITION, SAVE AND EXCEPT A 45 FOOT STRIP OF LAND OF SAID LOT 1 ADJACENT TO CARTER CREEK PARKWAY ACCORDING TO THE PLAT OF RECORD IN VOLUME 104, PAGE 73 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.); SAID 0.55 ACRE (24,010 SQ. FT.) TRACT OF LAND BEING CONVEYED TO ROBERT L. HORTON, INC. BY DEED OF RECORD IN VOLUME 278, PAGE 28 OF THE ORIGINAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod wcap found for most northerly corner of said Lot 1 and said Block 5, same being the intersection of the southeasterly right-of-way line of Gordon Street with the original southeasterly right-of-way line of Carter Creek Parkway;

THENCE S 45°00'00" W, along said southeasterly right-of-way line of Gordon Street and the northeasterly line of said Lot 1 and said Block 5, a distance of 45 feet to a 1/2" iron rod set at the intersection of said southeasterly right-of-way line of Gordon Street with the existing right-of-way line of said Carter Creek Parkway for most northerly corner of said Horton, Inc. tract of land and most northerly corner and POINT OF BEGINNING of the herein described tract of land;

THENCE S 45°00'00" E, along said existing southeasterly right-of-way line of Carter Creek Parkway and the northeasterly line of said Horton, Inc. tract of land, a distance of 138.00 feet to a 1/2" iron rod set for most easterly corner at the most easterly corner of said Horton, Inc. tract of land, same being a point in the southeasterly line of said Lot 1 and said Block 5, same being the northeasterly line of a 5 foot wide alley;

THENCE S 45°00'00" W, along the southeasterly line of said Lot 1 thru 4, inclusive, and said Block 5 and said southeasterly line of a 5 foot wide alley, a distance of 117.85 feet to a 1/2" iron rod wcap found for most southerly corner at the most southerly corner of said Horton, Inc. tract of land and the most easterly corner of that certain tract of land conveyed to Raymond L. Eppers, and wife, Dawn Eppers by deed of record in Volume 818, Page 362, (D.R.B.C.T.);

THENCE N 45°00'00" W, along the southeasterly line of said Horton, Inc. tract of land and the northeasterly line of said Eppers tract of land, a distance of 138.00 feet to a 1/2" iron rod wcap found for most westerly corner at the most easterly corner of said Horton, Inc. tract of land and the most northerly corner of said Eppers tract of land, same being a point in the northeasterly line of said Lot 4 and said Block 5, same being the aforesaid southeasterly right-of-way line of Gordon Street;

THENCE N 45°00'00" E, along the northeasterly line of said Lot 4 thru 1, inclusive, and said Block 5 and said southeasterly right-of-way line of Gordon Street, a distance of 117.85 feet to the POINT OF BEGINNING, and containing 0.55 acres (24,010 sq. ft.) of land, more or less.

ORIGINAL PLAT
Cavitt's Southmore Addition
Volume 104, Page 73

REPLAT
REPLAT
OF
THE SOUTHWEST 47.6' OF LOT 1, ALL OF LOTS 2 & 3, & THE NORTHEAST 1/2 OF LOT 4, BLOCK 5 CAVITT'S SOUTHMORE ADDITION
VOLUME 104, PAGE 73
JOHN AUSTIN SURVEY, ABSTRACT NO. 2 & ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45
BRYAN, BRAZOS COUNTY, TEXAS

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FILED
97 SEP -5 PM 3:01
BRYAN COUNTY CLERK
BRYAN, TEXAS
J. J. JAMES
DEPUTY

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We, The), Robert L. Horton, Inc.
owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Official Records of Brazos County in Volume 104, Page 73, and designated herein as the Replat of the Southwest 47.6 feet of Lot 1, All of Lots 2 and 3 and the Northeast 1/2 of Lot 4, Block 5 of 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.

Owner
Robert L. Horton

CERTIFICATION OF THE PLANNING ADMINISTRATOR
I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

William M. Administrator
Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
Richard Jenkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certifies that this subdivision plat is in compliance with the City Planning and Zoning Commission of the City of Bryan on the 22 day of June, 1997, and same was duly approved on the 22 day of June, 1997, by said commission.

Richard Jenkins
Chairman of the Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER
I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

Development Engineer
Development Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Robert L. Horton, 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 purpose and consideration therein stated.

Given under my hand and seal on this 22 day of June, 1997.

Donald D. Garrett
Notary Public, State of Texas
My Commission Expires 9-18-2000

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision do describe a closed geometric form.

Donald D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

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

STATE OF TEXAS
COUNTY OF BRAZOS
CERTIFICATE OF THE COUNTY CLERK
I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 22 day of June, 1997, in the Deed/Official Records of Brazos County, Texas, in Volume 104, Page 73.

Mary Ann Ward by Dawn Johnson
County Clerk
Brazos County, Texas

OWNER: ROBERT L. HORTON, INC.
1397 SOUTH OAKS DRIVE
COLLEGE STATION, TEXAS 77845
PHONE: (409)690-1369

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2688

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