

Doc Bk Vol Pg
 01224296 BR 12565 252

Filed for Record in:
 BRAZOS COUNTY

Date: Mar 13 2015 at 02:25P

As a
 Plat

Document Number: 01224296

Amount: 67.00

Receipt Number - 532704

Debbie Baker

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.

Mar 13 2015

Karen McQueen - Brazos County Clerk
 BRAZOS COUNTY

ORIGINAL PLAT

VACATING AND FINAL PLAT OF LOT 1R BLOCK 6,
 CAVITT'S SOUTHMORE ADDITION
 RECORDED IN VOLUME 7190, PAGE 49

Scale:
 1"=60'

- GENERAL SURVEYOR NOTES:
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 7190, Page 49, Official Records of Brazos County, Texas.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
 - The building setback requirements are established by the City of Bryan Code of Ordinances.
 - Current Zoning: RD-5
 - Sewer service for Lot 2-R to be relocated, at the developer's expense, within the 35' Pr.U.E. upon development of Lot 3-R. Water service for Lot 3-R to be extended along Carter Creek Pkwy. at the developer's expense, upon development of Lot 3-R.

Legend and Abbreviations

- OE— Overhead Electrical Line
- EM— Ex. Meter Line
- SE— Ex. Sewer Line
- 1/2" Iron Rod Found
- 1/2" Iron Rod Set
- ⊗ Chiseled "X" Mark
- B.S.L. - Building Setback Line
- P.U.E. - Public Utility Easement
- P.A.E. - Public Access Easement
- P.D.E. - Private Driveway Easement
- P.U.E. - Private Utility Easement
- P.A.E. - Private Access Easement

CURVE TABLE

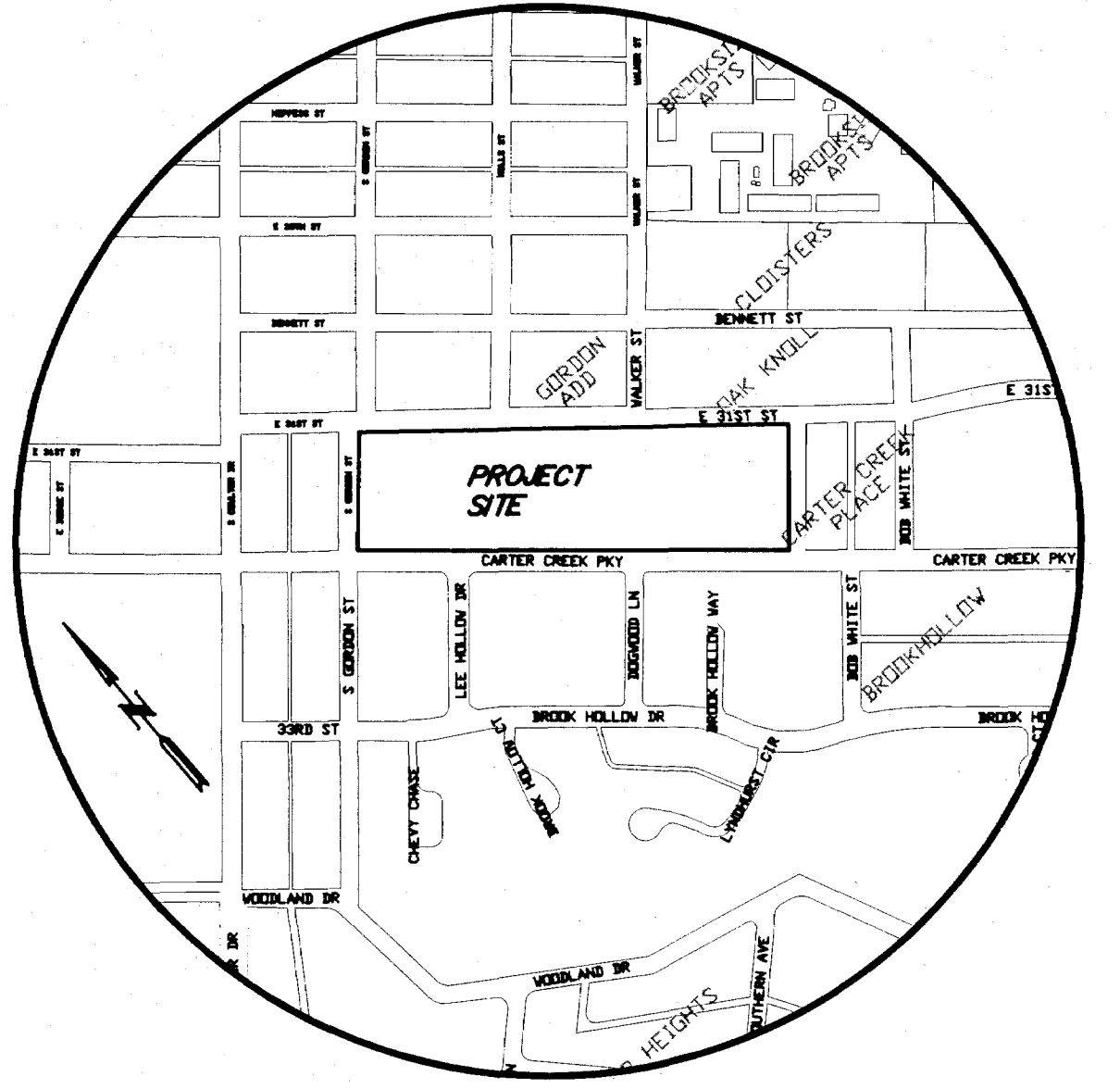
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	53°53'31"	35.00'	32.92'	17.79'	S 6°02'11" W	31.72'
C2	53°53'31"	25.00'	23.51'	12.71'	N 6°02'11" E	22.86'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 49°18'27" E	99.16'
L2	S 1°01'27" E	95.93'
L3	S 3°21'53" W	31.49'
L4	S 9°37'41" W	52.51'
L5	S 9°37'41" W	115.42'
L6	S 1°59'40" W	88.46'
L7	S 6°00'11" E	59.98'
L8	N 40°53'13" E	5.99'
L9	S 49°06'47" E	51.10'
L10	S 40°53'13" W	5.99'
L11	N 40°53'13" E	5.99'

LINE TABLE

LINE	BEARING	DISTANCE
L12	N 49°06'47" W	31.10'
L13	S 40°53'13" W	5.99'
L14	N 82°37'21" E	64.85'
L15	N 82°37'21" E	58.82'
L16	N 32°58'57" E	20.85'
L17	S 32°58'57" W	19.16'
L18	N 87°52'14" W	55.77'
L19	S 82°37'21" W	70.99'
L20	S 40°55'54" W	5.38'
L21	S 49°57'28" E	10.00'



Vicinity Map
 n.t.s.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, The First Presbyterian Church of Bryan, acting through Colin Ryder, Clerk of the Session, owners and developers of the land as conveyed to us in the Deeds Records of Brazos County in Volume 7190, Page 48, and whose names are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes identified.

Colin Ryder
 Clerk of the Session
 First Presbyterian Church of Bryan

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Colin Ryder, 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 and consideration therein stated.

Given under my hand and seal on this 16th day of MARCH, 2015.

Sheri L. Barnett
 Notary Public, Brazos County, Texas

A CERTIFICATE OF THE COUNTY CLERK

I, Karen McQueen, County Clerk of Brazos County, Texas, do hereby certify that this plat together with its certificates of authentication was filed for record in my office 13 day of March, 2015, in the Official Records of Brazos County in Volume 7190 Page 252.

Karen McQueen
 County Clerk
 Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

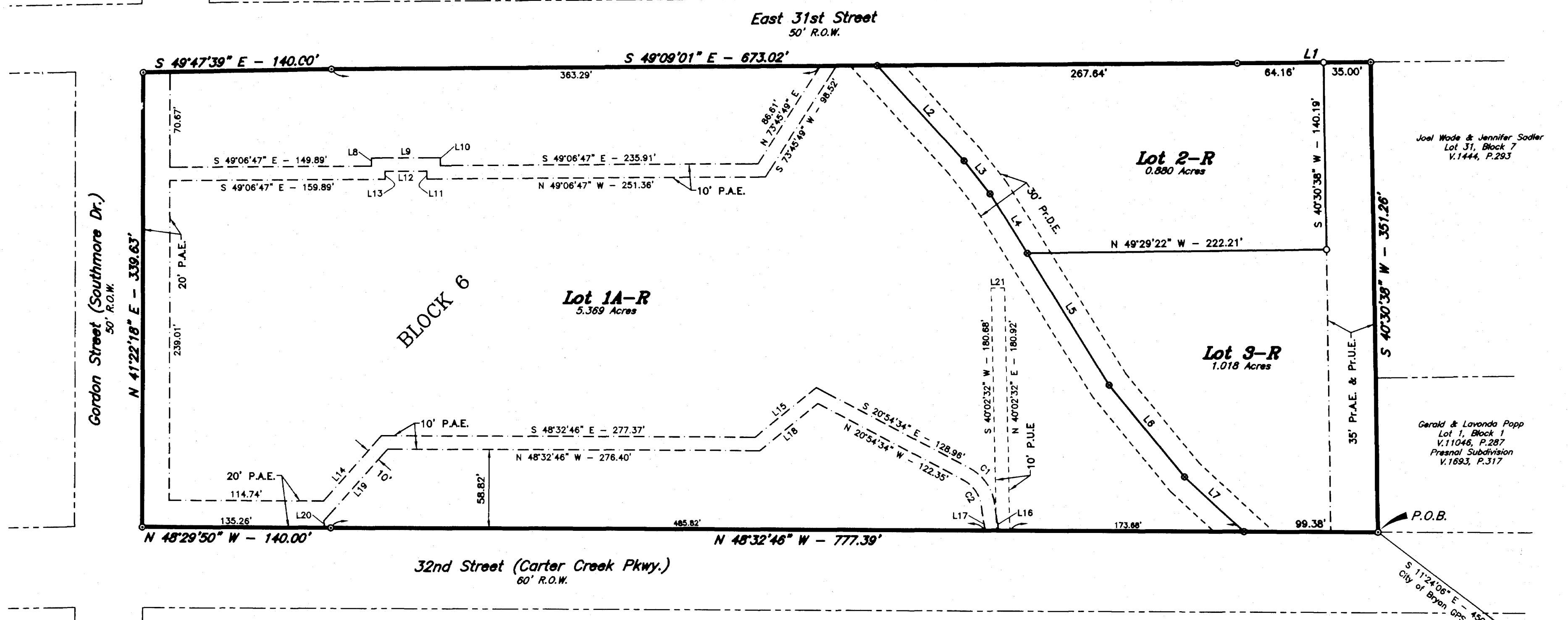
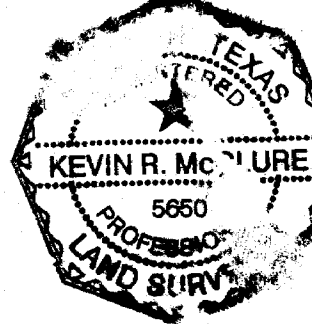
I, A.S. HICKLE, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 11th day of March, 2015, and some was duly approved on the 11th day of March, 2015, by said Commission.

A.S. Hickle
 Chairman

A CERTIFICATE OF SURVEYOR

I, KEVIN R. McCURE, Registered Professional Land Surveyor No. 5650 in the State of Texas, hereby certify that this plat is true and correct, 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 truly describe a closed geometric form.

Kevin R. McCure
 Surveyor



REPLAT

CERTIFICATE OF CITY PLANNER

I, Mark 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 16th day of March, 2015.

Mark Zimmerman
 City Planner, Bryan, Tx

CERTIFICATE OF CITY ENGINEER

I, Barney Williams, 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 12 day of March, 2015.

Barney Williams
 City Engineer, Bryan, Tx

REPLAT

CAVITT'S SOUTHMORE ADDITION

LOTS 1A-R, 2R, AND 3R, BLOCK 6

7.266 ACRES

ZENO PHILLIPS SURVEY, A-45
 BRYAN, BRAZOS COUNTY, TEXAS

JANUARY, 2015
 SCALE: 1"= 60'

OWNER:
 First Presbyterian Church
 1100 Carter Creek Parkway
 Bryan, Texas 77802

SURVEYOR:
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 683-3636