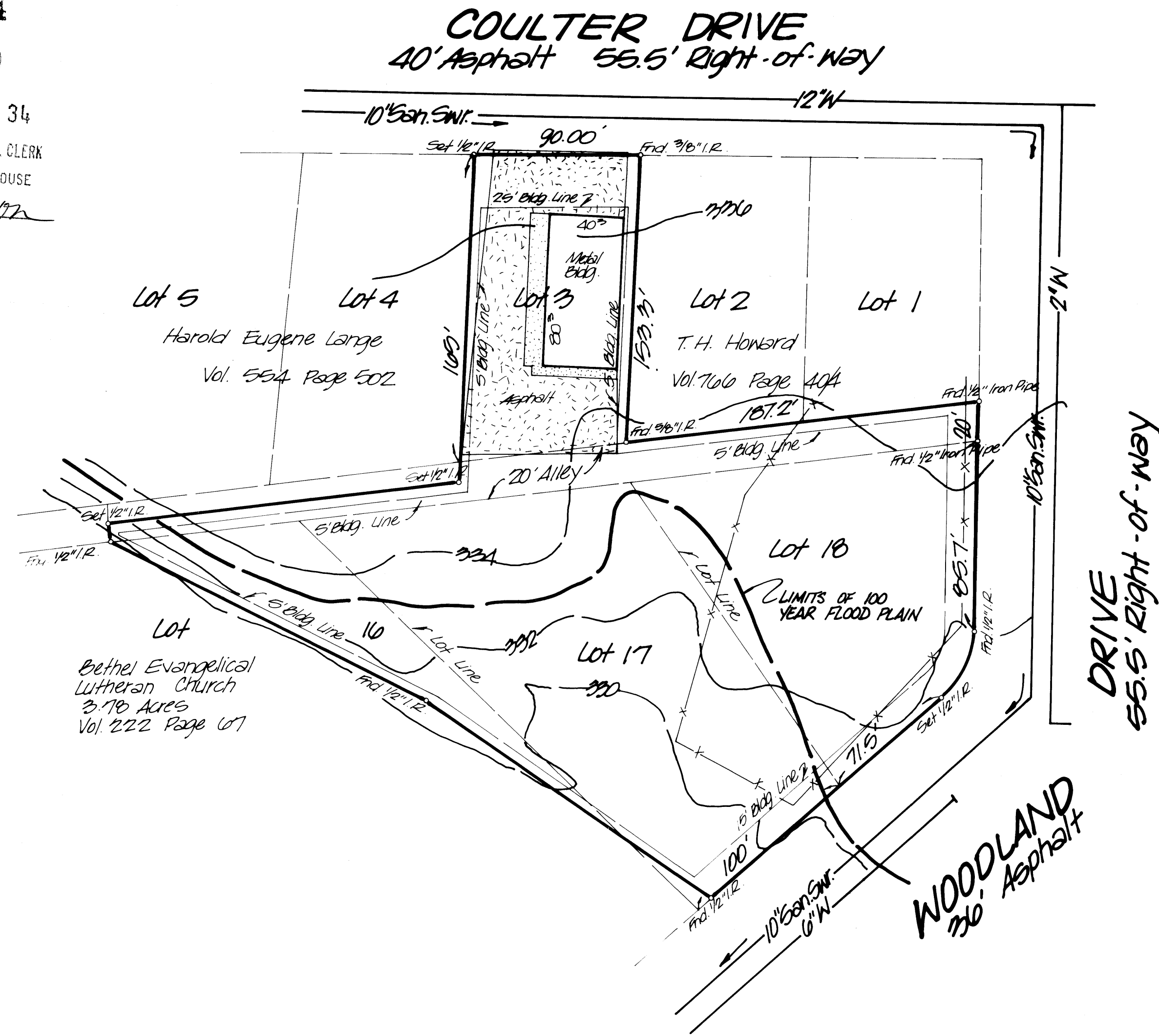


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Mary Ann Ward, CLERK
BRAZOS COUNTY COURTHOUSE
BRYAN, TEXAS
BY *John Deaton*
DEPUTY

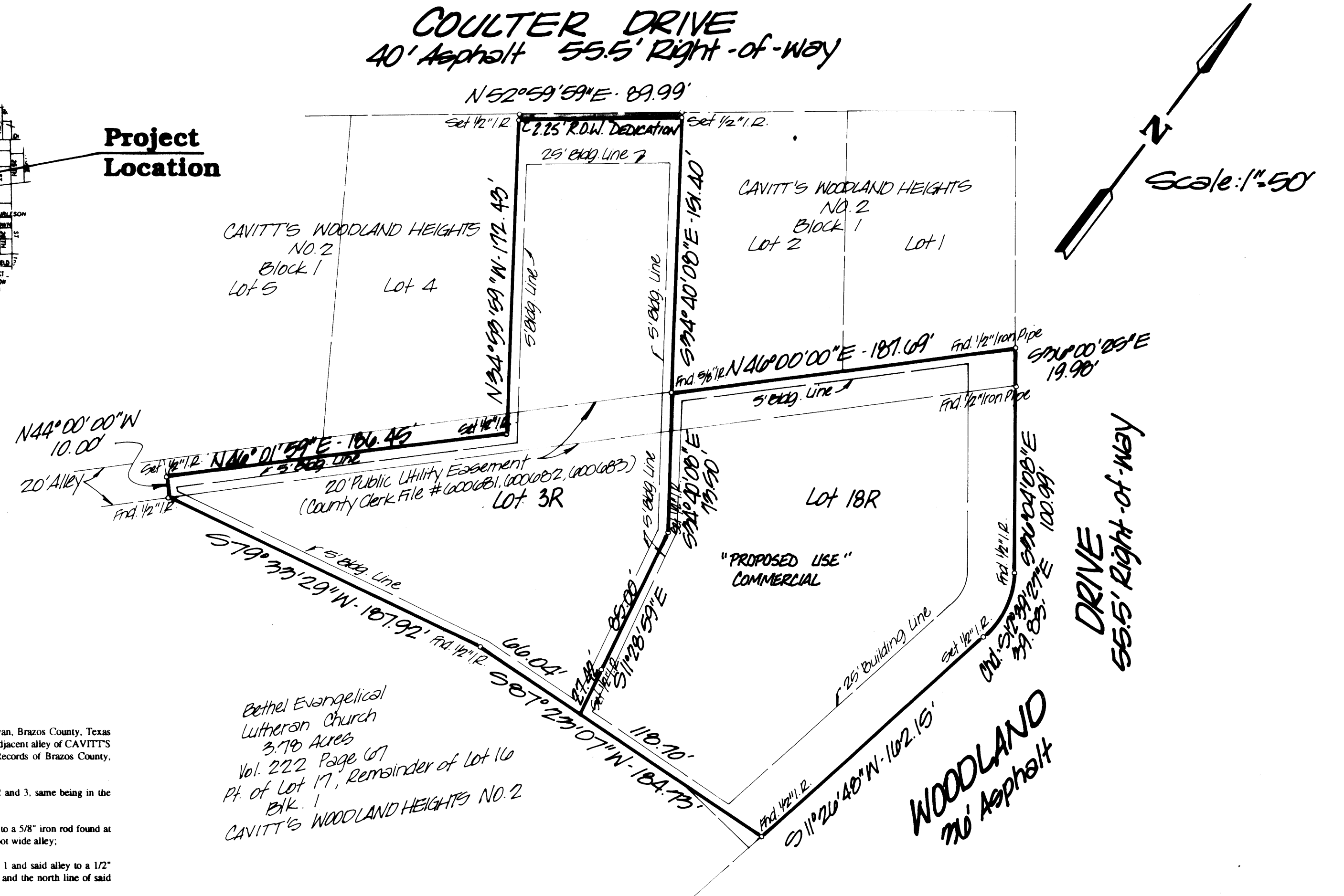


ORIGINAL



Vicinity Map

Project Location



REPLAT

Field Notes
1.829 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 3 & 18 and part of Lots 16 & 17, Block 1 and part of the adjacent alley of CAVITT'S WOODLAND HEIGHTS NO. 2, recorded in Volume 104, page 539, Deed Records of Brazos County, Texas and being described as follows:

BEGINNING: at a 1/2" iron rod set for the northerly common corner of Lots 2 and 3, same being in the southeast right-of-way line of Coulter Drive;

THENCE: S 34°40'08" E - 151.40 feet along the common line of Lots 2 and 3 to a 5/8" iron rod found at the southerly common corner of said lots, same being in the north line of a 20 foot wide alley;

THENCE: N 46°00'00" E - 187.69 feet along the common line of Lots 2 and 1 and said alley to a 1/2" iron pipe found at the intersection of the right-of-way line of Woodland Drive and the north line of said alley;

THENCE: S 36°00'25" E - 19.98 feet along the common line of said alley and said Woodland Drive to a 1/2" iron pipe found for an angle point;

THENCE: S 36°04'08" E - 100.99 feet containing along said Woodland Drive line to a 1/2" iron rod found at the beginning of a curve to the right;

THENCE: 40.97 feet continuing along said Woodland Drive line around a curve to the right with a central angle of 46°56'41" R., a radius of 50.00 feet and whose chord bears S 12°39'27" E - 39.83 feet to a 1/2" iron rod set at the end of said curve;

THENCE: S 11°26'48" W - 162.15 feet continuing along said Woodland Drive line to a 1/2" iron rod found at the most easterly common corner of this tract and Bethel Evangelical Lutheran Church 3.78 acre tract (22267);

THENCE: S 87°23'07" W - 184.71 feet across said Lots 16 and 17 along the common line between this tract and said Church tract to a 1/2" iron rod found for an angle point;

THENCE: S 79°33'29" W - 187.92 feet continuing across said Lot 16 along said common line to a 1/2" iron rod found at the most westerly common corner of said tracts, same being in the southeast line of a 20.00 foot alley;

THENCE: N 44°00'00" W - 10.00 feet to a 1/2" iron rod set for corner in the centerline of said alley;

THENCE: N 46°01'59" E - 186.45 feet along the centerline of said alley to a 1/2" iron rod set for corner;

THENCE: N 34°53'59" W - 172.43 feet across said alley and along the common line between Lots 3 and 4 to a 1/2" iron rod set at the most northerly common corner of said Lots, same being in said Coulter Drive line;

THENCE: N 52°59'59" E - 89.99 feet along said Coulter Drive line to the PLACE OF BEGINNING; and containing 1.829 acres of land, more or less.

GENERAL NOTES:

A fire hydrant is located on the northwest corner of the intersection of Pease Street and Coulter Drive.

A fire hydrant is located on the northwest corner of the intersection of Gordon Street and Woodland Drive.

This property is in a 100-year flood hazard area as established by the Federal Emergency Management Agency. Community Panel 480083 0141C. Effective Date: July 2, 1992.

The base flood elevation for Lot 3R is 333'. F.F. ELEV. = 334'.
The base flood elevation for Lot 18R is 331'. F.F. ELEV. = 332'.

The intended use of Lot 3R is commercial.
Lot 18R is vacant.

CERTIFICATION OF THE CITY PLANNER

I, the undersigned, City Planner of the City of Bryan, hereby certify that this subdivision plot is in compliance with the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Richard Benken
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this subdivision plot is in compliance with the appropriate codes and ordinances of the City of Bryan.

Anda Hoff
City Engineer, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

I, *Richard Benken*, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 11th day of MAY, 1996, and same was duly approved on the 16th day of JUNE, 1996 by said commission.

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

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 11th day of MAY, 1996, in the Deed / Official Records of Brazos County, Texas, in Volume 2377, Page 252.

Mary Ann Ward by Barbara Johnson
County Clerk
Brazos County, Texas
Deputy Clerk

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 will 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
I, *T.H. Howard*, (We/They), 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 539, and designated herein as the CAVITT'S WOODLAND HEIGHTS NO. 2 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.

T.H. Howard
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
I, *Robert B. Barnes*, (We/They), 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 539, and designated herein as the CAVITT'S WOODLAND HEIGHTS NO. 2 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.

Robert B. Barnes
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared *T.H. Howard*, 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 8th day of April, 1996.

Donald D. Garrett
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared *Robert B. Barnes*, 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 8th day of April, 1996.

Donald D. Garrett
Notary Public, State of Texas

REPLAT
OF
LOT 3 AND LOT 18, AND PART OF LOTS 16, 17,
AND PART OF ALLEY, BLOCK 1
CAVITT'S WOODLAND HEIGHTS NO. 2
1.829 ACRE TRACT

ZENO PHILLIPS LEAGUE ABSTRACT NO. 45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 50' APRIL 1996

OWNER/DEVELOPER:
Tom Howard
1001 S. Coulter Dr.
Bryan, TX 77803
(409) 823-5744

Robert B. Barnes
2715 Adrienne Cir.
College Station, TX 77840
(409) 693-7934

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

on base case 5/16/96 WD