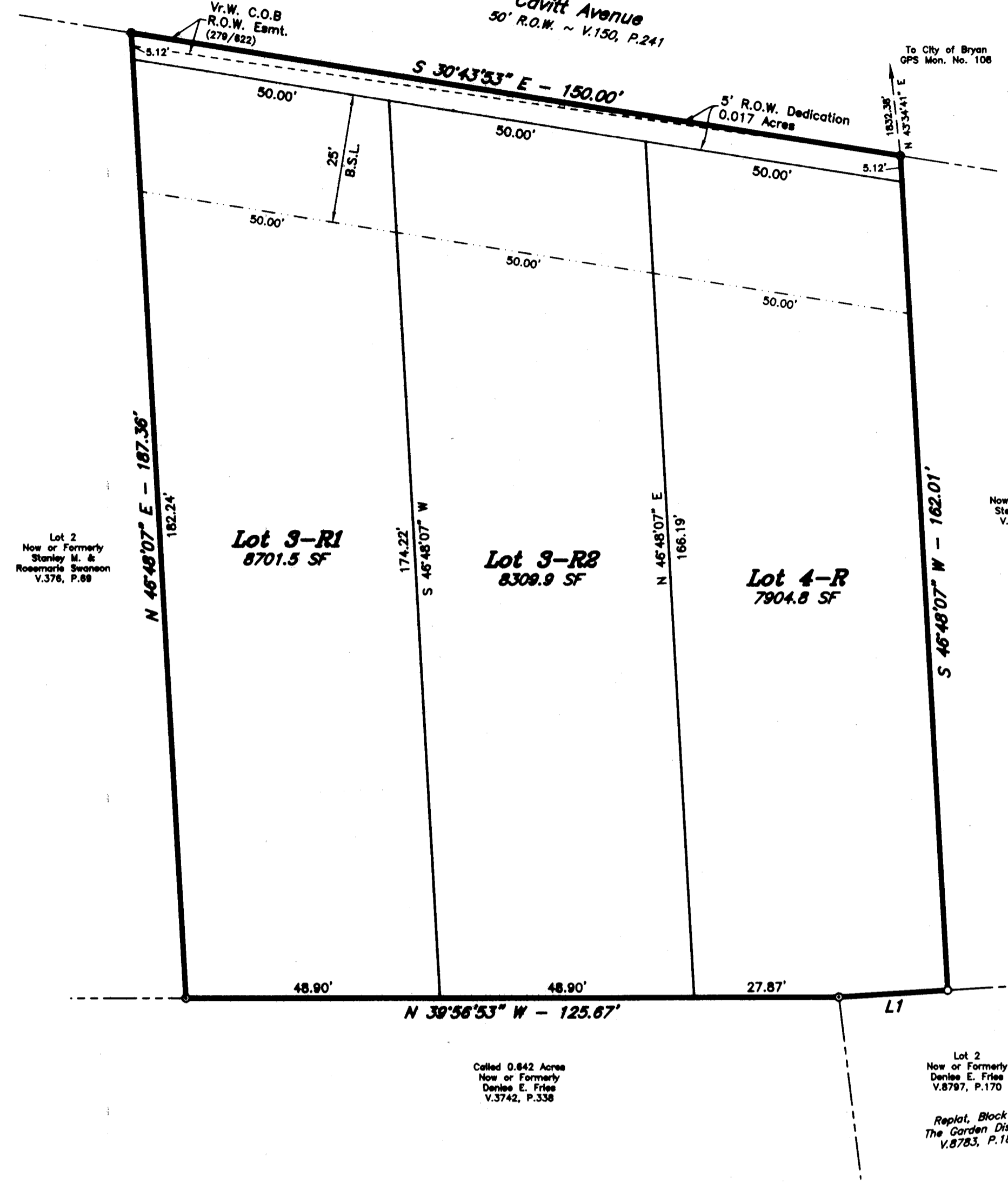


ORIGINAL PLAT
 LOT 3 & LOT 4, KENNERLY SUBDIVISION
 AS RECORDED IN VOLUME 150, PAGE 241

LINE	BEARING	DISTANCE
L1	N 43°28'53" W	21.00'

Scale: 1"=20'



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Robert V. Crowley, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 13582, Page 21 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.

Robert V. Crowley, Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Robert V. Crowley, 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 on this 17 day of October, 2017.

Della Heath
 Notary Public, Brazos County, Texas

Filed for Record
 in the Official Records of:
 Brazos County Clerk
 On: 1/9/2018 10:04:06 AM
 In the PLAT Records

CE
 ST. Doc Number: 2018-1318151
 CO Number of Pages: 1
 Amount: 73.00
 Order#: 20180109000024
 By: KG

14443/26

hereby certify
 was filed for
 20 _____ in
 _____ Page

APPROVAL OF THE CITY PLANNER

I, Madie Zimmerman, 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 17 day of October, 2017.

Madie Zimmerman
 City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Willie Pope, 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 17 day of October, 2017.

Willie Pope
 City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bob Gattner, 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 17 day of October, 2017 and same was duly approved on the 17 day of October, 2017 by said Commission.

Bob Gattner
 Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on April 25, 2017 and that property markers and monuments were placed under my supervision on the ground.

Kevin R. McClure
 Kevin R. McClure, R.P.L.S. No. 5650
 10/27/17



Vicinity Map
 SCALE: N.T.S.

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.E. SCOTT SURVEY, Abstract No. 50, in the City of Bryan, Brazos County, Texas and being all of Lot 3 and Lot 4 of the KENNERLY SUBDIVISION according to the final plat of said subdivision recorded in Volume 150, Page 241 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found "X" mark chiseled in a concrete sidewalk and marking the east corner of said Lot 5 of the before-said KENNERLY SUBDIVISION and the north corner of Lot 5 of the before-said KENNERLY SUBDIVISION and the southwest right-of-way line of Cavitt Avenue (based on a 50-foot width);

THENCE: S 46° 48' 07" W along the common line of said Lot 4 and Lot 5 for a distance of 182.01 feet to a found 3/8-inch iron rod marking the south corner of said Lot 4 and the west corner of said Lot 5, said iron rod also being in the northeast line of Lot 2, Block 1 of THE GARDEN DISTRICT subdivision according to the replat recorded in Volume 8783, Page 184 of the Official Records of Brazos County, Texas (O.R.B.C.);

THENCE: N 43° 28' 53" W along the common line of said Lot 4, KENNERLY SUBDIVISION and said Lot 2, Block 1, THE GARDEN DISTRICT for a distance of 21.00 feet to found 5/8-inch iron rod marking an angle point in the southwest line of said Lot 4, same being the north corner of said Lot 2, Block 1, said iron rod also marking the east corner of the called 0.642 acre Denise E. Fries tract recorded in Volume 3742, Page 338 (O.R.B.C.);

THENCE: N 39° 56' 53" W along the common line of said Lot 4 and the called 0.642 acre Fries tract, at 52.32 feet, pass the common west corner of said Lot 4 and the before-said Lot 3, continue along the common line of said Lot 3 and the called 0.642 acre Fries tract for a total overall distance of 125.67 feet to a found 5/8-inch iron rod marking the west corner of said Lot 3 and the south corner of Lot 2 of the before-said KENNERLY SUBDIVISION;

THENCE: N 46° 48' 07" E along the common line of said Lot 3 and Lot 2 for a distance of 187.36 feet to a found "X" mark chiseled in the before-mentioned concrete sidewalk and marking the north corner of said Lot 3 and the east corner of said Lot 2, said "X" mark also being in the southwest right-of-way line of the before-said Cavitt Avenue;

THENCE: S 30° 43' 53" E along the southwest right-of-way line of said Cavitt Avenue, said line also being the northeast line of said KENNERLY SUBDIVISION for a distance of 150.00 feet the POINT OF BEGINNING and containing 0.589 acres of land, more or less.

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: Grid North as established from GPS Observation utilizing City of Bryan GPS Monument No. 108 & No. 69 (Record Established Bearing: S 32°50'49" W)
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
- This property is currently zoned Residential District-5000 (RD-5). Building Setback Lines shall comply with the City of Bryan Code of Ordinances and are as follows:
 - Front - 25'
 - Rear - 7.5'
 - Side - 7.5'
 - Street Side - 15'
- All existing improvements to be removed prior to further development.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 5/8" Iron Rod Found
 - ⊙ - Chiseled "X" Found
 - - 3/8" Iron Rod Found
- Abbreviations:
 - B.S.L. - Building Setback Line
 - C.O.B. - City of Bryan
 - P.O.B. - Point of Beginning
 - R.O.W. - Right of Way
 - Vr.W. - Variable Width

FINAL PLAT

LOTS 3-R1, 3-R2, & 4-R
KENNERLY SUBDIVISION
 BEING A REPLAT OF LOT 3 & LOT 4,
 KENNERLY SUBDIVISION (V.150, P.241)
 0.589 ACRES
 J.E. SCOTT SURVEY, A-50
 BRAZOS COUNTY, TEXAS
 AUGUST, 2017
 SCALE: 1" = 20'

OWNER: Robert V. Crowley
 543 William D. Fitch Pkwy, Suite 115
 College Station, Texas 77845
 (979) 777-0285

SURVEYOR: Kevin R. McClure
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

Texas Firm Registration No. 10103500