

ORIGINAL PLAT

REPLAT

FIELD NOTES DESCRIPTION TO 0.391 ACRE (17069 SF)
 LOT 65R
 LAKEVIEW ADDITION TO THE CITY OF BRYAN
 ZENO PHILLIPS LEAGUE, A-45
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, the City of Bryan, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 7704, Page 151, 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 show for the purposes identified.

Kean Register
 Kean Register, City Manager

CERTIFICATE OF COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS

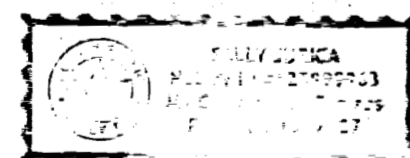
Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 1/30/2024 3:12:59 PM
 In the PLAT Records
 Doc Number: 2024-1520734
 Volume - Page: 19029 - 106
 Number of Pages: 1
 Amount: 72.00
 Order#: 2024013000096
 By: PS
Karen McQueen
By: [Signature]

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kean Register known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated and in his capacity as City Manager.

Given under my hand and seal of office this 17 day of January, 2024

[Signature]
 Notary Public, Brazos County, Texas



APPROVAL OF THE CITY PLANNER

I, *[Signature]*, 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 20th day of January, 2024.

[Signature]
 City Planner, Bryan Texas

APPROVAL OF THE CITY ENGINEER

I, Paul Kaspar, P.E., 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 20th day of January, 2024.

[Signature]
 Paul Kaspar, P.E.
 City Engineer, Bryan Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Kirk Raymond, Registered Professional Land Surveyor No. 4957 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

[Signature]
 Kirk Raymond, RPLS No. 4957



Fieldnotes to that certain lot, tract, or parcel of land situated in the Zeno Phillips Survey, A-45, Brazos County, Texas, within the City of Bryan, Texas, as conveyed in a deed recorded in Volume 7704, Page 151, being 0.391 acre, more or less, and being all of Lot 65 and a portion of Williamson Drive as Dedicated and shown on the Re-Subdivision plat of Lakeview Addition, of record in Volume 144, Page 615, Deed Records, Brazos County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

Beginning at a point for the southwestern corner of this. Same being in the intersection of the southeastern right of way of Williamson Drive with the eastern right of way of the railroad (noted as Missouri Pacific RR on the subdivision plat) and is 50 feet easterly of the centerline of said railroad. Further being the northwest corner of Block 1, Lot 2 in the Country Club Lake Addition, of record in Volume 3015, Page 65. From said point a found 1" iron pipe bears N70°05'24"W 0.47 feet;

THENCE NORTH 09°55'32" WEST, crossing Williamson Drive, passing at 62.38 feet the southwestern corner of Lot 65 of the said Lakeview Addition, from said point a found 1/2" iron rod bears S62°28'46"W 2.97 feet, continuing along the common line of said Lot 65 and said eastern Railroad right of way a total distance of 190.68 feet to a point for the northwest corner of this, from which a 1/2" iron rod found in concrete for the northwesterly corner of the referenced Re-Subdivision bears N09°57'32"W 371.0 feet and a 1/2" iron rod found bears S80°49'03"W 1.03 feet;

THENCE NORTH 80°04'28" EAST 120.03 feet, along the common southern line of Lot 64 of the Lakeview Addition to a point for the northeast corner of this from which a 1/2" iron rod found bears S43°24'04"W 1.48 feet. Same being on the western right of way of Roosevelt Street (50' R.O.W.);

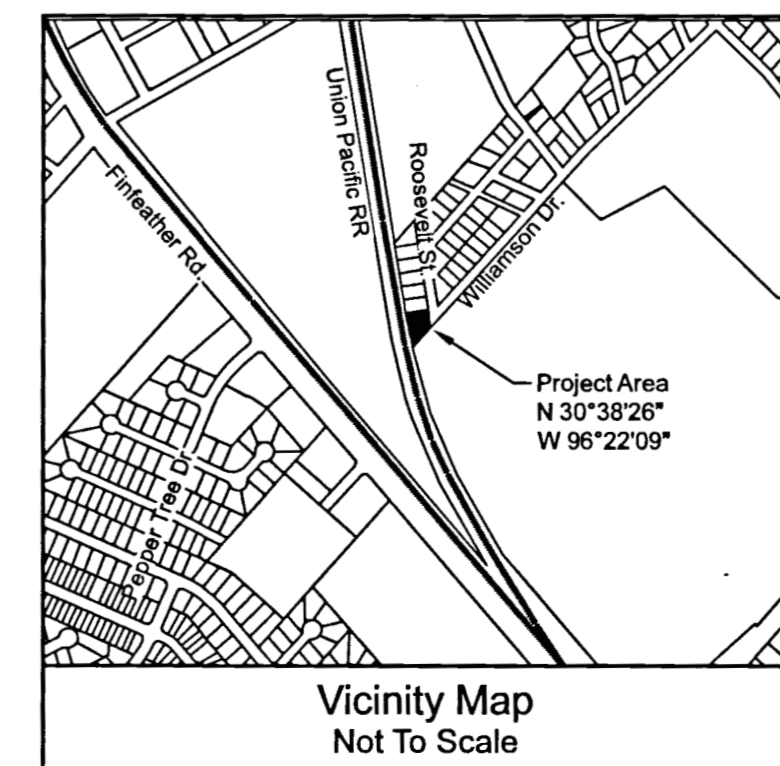
THENCE SOUTH 09°55'32" EAST, along the western right of way of Roosevelt Street, passing at 29.94 feet the southeast corner of Lot 65, from which a 1/2" iron rod found bears S46°06'16"W 1.72 feet, continuing on the southern projection of the western right of way of Roosevelt Street a total distance of 93.83 feet to a 1/2" iron rod (capped Goodwin-Lasiter) set for this southeastern corner in the northwestern line of Block 1, Lot 2 in the Country Club Lake Addition, and in the southeastern right of way of Williamson Drive (50 foot wide r.o.w.);

THENCE SOUTH 41°09'02" WEST 154.14 feet, along said southeastern right of way and the northwestern line of said Country Club Lake Addition, to the Point of Beginning and containing 0.391 acre (17069 square feet), more or less.

Notes:

- Bearings are based on the NAD83, Texas State Plane Coordinate System (Central Zone) coordinates and are related to City of Bryan GPS Control Monument 51. The combined scale factor is 1.000100043 (calculated using GEOID12B) and all distances shown are surface.
- According to FEMA Flood Insurance Rate Map No. 48041C0215F, with a revised date of April 2, 2014, the 0.391 acre tract is located in an area outside of the 0.2% annual chance floodplain designated as Zone "X".
- The 0.391 acre tract located at 2312 Roosevelt Street is zoned Residential District-5 (RD-5) according to the City of Bryan Planning and Zoning Map.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All property corners are found 1/2 inch iron rods, unless otherwise shown upon this plat.
- Existing underground utilities shown are based upon utility maps provided by the City of Bryan Utilities Department.
- There are no active gas lines lying within the area shown above per Texas 811 ticket number 2379973366.
- The location of the Energy Transfer Pipeline is based on information provided by Energy Transfer. Based on provided information, Energy Transfer has abandoned this line.
- Contours are based on City of Bryan GIS information.
- This survey reflects the Examiners Report prepared by Univeristy Title Company (College Station, Texas), GF No. 00064573, with an effective date of November 29, 2006. Schedule B items are noted, as following:
 - Restrictive covenants are recorded in Volume 123, Page 262 (Volume 123, Page 261) and Volume 153, Page 531, Deed Records, Brazos County, Texas.
 - Front setback minimum 25 feet. Side setback of 5 feet and 10 foot side street setback as recorded in Volume 153, Page 531, Deed Records, Brazos County, Texas.
 - Easement granted to the City of Bryan by Cloud Construction Company as set out in instrument dated April 25, 1952 and recorded in Volume 153, Page 570, Deed Records of Brazos County, Texas; This is a 10 foot Public Utility Easement in favor of the City of Bryan for utilities and is shown hereon.

Legend	
○ IRF	Found Iron Rod
— x — x — x —	Wire Fence
— □ —	Iron Fence
— — — —	Wood Fence
- - - - -	Adjoining Boundary (Approximate)
— — — — —	Electric Line



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FINAL PLAT
OF
Lakeview Addition, Lot 65R
 Being a Replat of Lot 65 and a portion of Williamson Drive
 0.391 Acre (17069 SF)
 Zeno Phillips Survey, A-45
 City of Bryan, Brazos County, Texas
 SCALE: AS SHOWN
 January 9, 2024

OWNER/DEVELOPER:
 City of Bryan
 300 Texas Avenue
 Bryan, Texas 77803
 (979) 209-5520

SURVEYOR:
 GLS
 4077 Cross Park Drive, Ste. 100
 Bryan, TX 77802
 (979) 775-9700
 T.B.P.L.S. Firm No. 10110900

Job No. 600242 Sheet 1 of 1