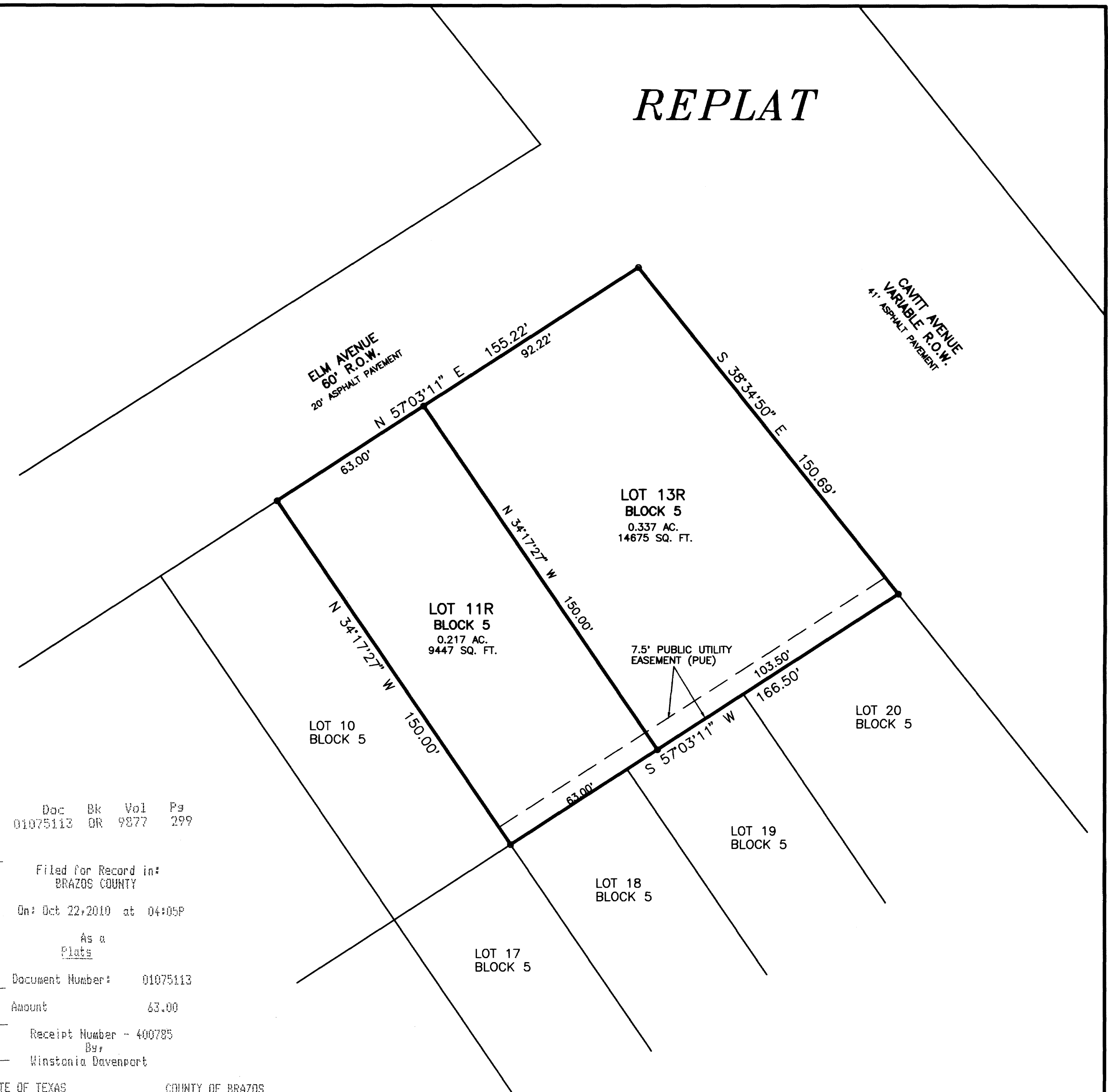
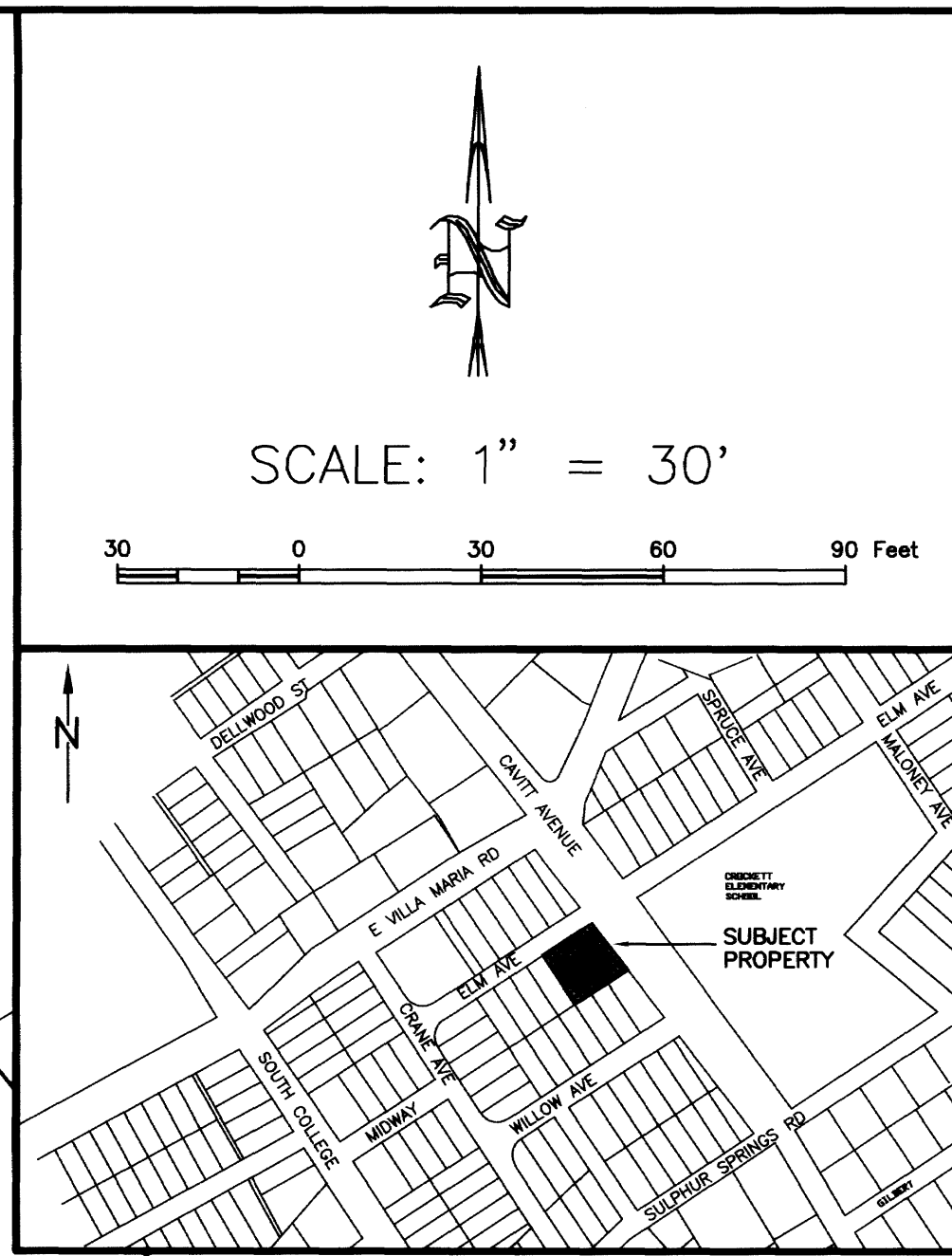
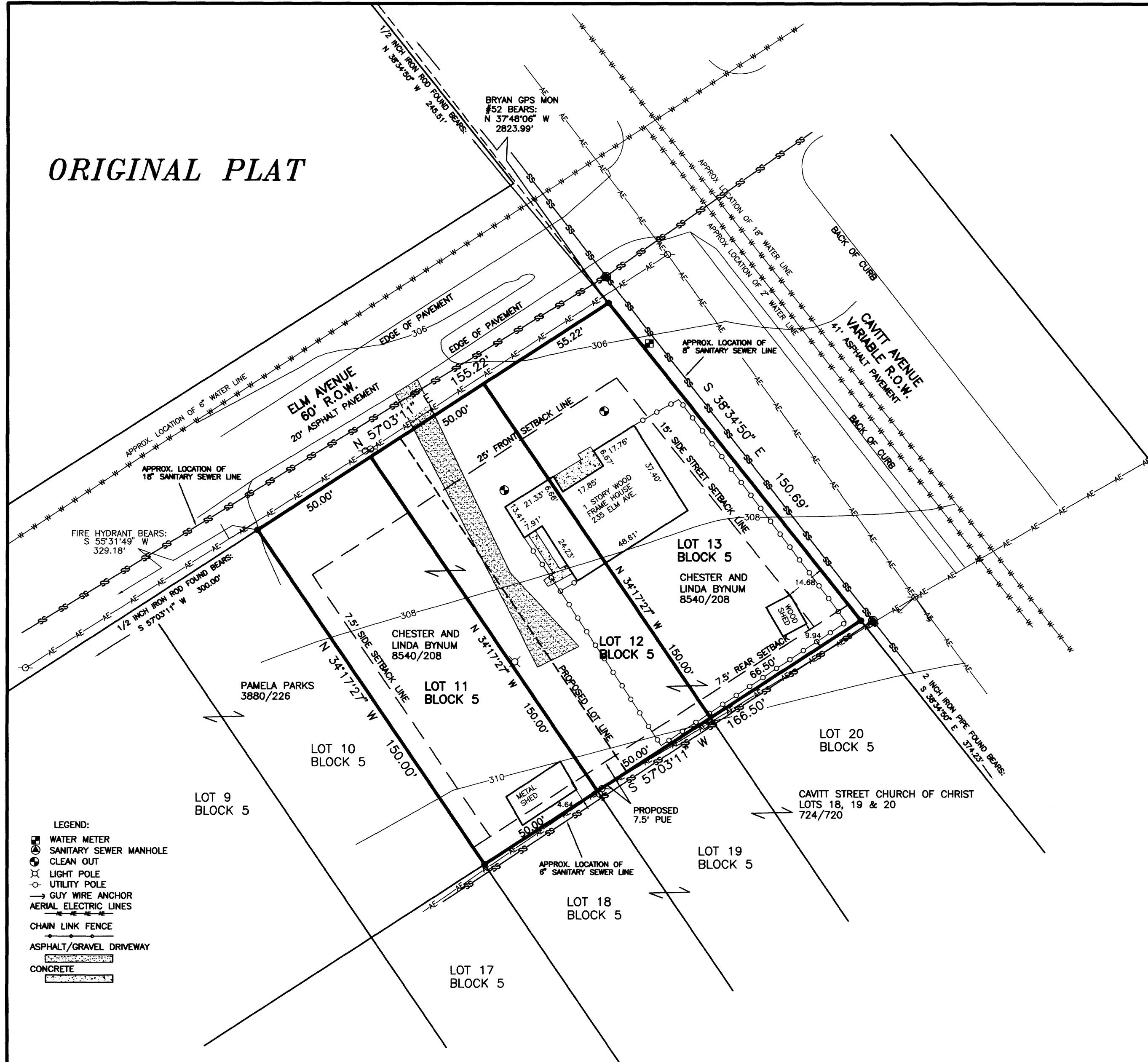


ORIGINAL PLAT

REPLAT



- LEGEND:
WATER METER
SANITARY SEWER MANHOLE
CLEAN OUT
LIGHT POLE
UTILITY POLE
GUY WIRE ANCHOR
AERIAL ELECTRIC LINES
CHAIN LINK FENCE
ASPHALT/GRAVEL DRIVEWAY
CONCRETE

- GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL # 4804100141 C, DATED JULY 2, 1992.
4. SUBJECT PROPERTY IS CURRENTLY ZONED "RD-5".
5. WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN DIGITAL MAPS.
6. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
7. CONTOURS SHOWN HEREON PER CITY OF BRYAN DIGITAL MAPS.

Doc Bk Vol Pg
01075113 BR 9877 299
Filed for Record in:
BRAZOS COUNTY
On: Oct 22, 2010 at 04:05P
As a
Plat
Document Number: 01075113
Amount: 63.00
Receipt Number - 400785
By:
Winstonia Davenport

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.
Oct 22, 2010
HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

METES AND BOUNDS DESCRIPTION
OF A
0.554 ACRE TRACT
LOTS 11, 12 AND 13, BLOCK 5
MIDWAY PLACE
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED ON BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 11, 12 AND 13, BLOCK 5, MIDWAY PLACE, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 598 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD SET AT THE INTERSECTION OF THE SOUTHWEST LINE OF CAVITT AVENUE (VARIABLE WIDTH R.O.W.) AND THE SOUTHEAST LINE OF ELM AVENUE (60' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 13, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF CAVITT AVENUE BEARS: N 38° 34' 50" W FOR A DISTANCE OF 245.51 FEET;
THENCE: S 38° 34' 50" E ALONG THE SOUTHWEST LINE OF CAVITT AVENUE FOR A DISTANCE OF 150.89 FEET TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID LOT 20, BLOCK 5, FOR REFERENCE A 2 INCH IRON PIPE FOUND ON THE SOUTHWEST LINE OF CAVITT AVENUE BEARS: S 38° 34' 50" E FOR A DISTANCE OF 374.23 FEET;
THENCE: S 57° 03' 11" W ALONG THE COMMON LINE OF SAID LOT 13 AND SAID LOT 20 FOR A DISTANCE OF 166.50 FEET TO A 1/2 INCH IRON ROD SET MARKING THE COMMON CORNER OF SAID LOT 11 AND LOTS 10, 17 AND 18, BLOCK 5;
THENCE: N 34° 17' 27" W ALONG THE COMMON LINE OF SAID LOT 11 AND SAID LOT 10 FOR A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF ELM AVENUE MARKING THE WEST CORNER OF SAID LOT 11, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF ELM AVENUE BEARS: S 57° 03' 11" W FOR A DISTANCE OF 300.00 FEET;
THENCE: N 57° 03' 11" E ALONG THE SOUTHEAST LINE OF ELM AVENUE FOR A DISTANCE OF 155.22 FEET TO THE POINT OF BEGINNING CONTAINING 0.554 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND AUGUST, 2010. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, CHESTER AND LINDA BYNUM, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Public Records of Brazos County, in Volume 8540, Page 208, 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.
Chester Bynum
Linda Bynum
Owner(s)

APPROVAL OF PLANNING AND ZONING COMMISSION
I, Michael J. Beckwith, 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 & Zoning Commission of the City of Bryan on the 15th day of October, 2010, and same was duly approved on the 16th day of October, 2010.
Michael J. Beckwith
Chairman

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Chester Bynum, Linda Bynum, 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 the purpose stated.
Given under my hand and seal on this 17th day of September, 2010.
Louise Barker
Notary Public, Brazos County, Texas

CERTIFICATION OF CITY PLANNER
I, 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 15th day of October, 2010.
Lisa Knull
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER
I, 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 15th day of October, 2010.
W. Paul Kagan
City Engineer, City of Bryan

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Brad Kerr, Registered Public Surveyor No. 4502, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 22nd day of October, 2010, in the Official Public Records of Brazos County, Texas, in Volume 38, Page 598.
Karen McQueen
County Clerk
Brazos County, Texas

REPLAT
OF
LOTS 11, 12 & 13, BLOCK 5
MIDWAY PLACE
VOLUME 38, PAGE 598
0.554 ACRES
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 30 FEET
SURVEY DATE: AUGUST 2010
PLAT DATE: 08-10-10
REVISED: 08-17-10
JOB NUMBER: 10-338
CAD NAME: 10-338
CR5 FILE: C-CLUB (cont); 10-338 (job)
PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195
PREPARED FOR: CHESTER & LINDA BYNUM
302 WILLOW AVENUE
BRYAN, TEXAS 77801
PHONE (979) 775-2277