

707-709-711 LAWRENCE STREET  
**ORIGINAL PLAT**

**ORIGINAL PLAT**  
 FIELD NOTES  
 LOTS 4, 5 & 6 OF BLOCK 21  
 0.688 ACRES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No.45, Brazos County, Texas, and being all of Lots 4, 5 and 6 of BLOCK 21 of MITCHELL - LAWRENCE - CAVITT ADDITION, City of Bryan, as recorded in Volume 86 Page 590 of Deed Records of Brazos County, Texas and also being the same tract of land conveyed to Daniel L. & Pamela P. Tucker by Al C. Schmidt, Karen Louise Magaro & Sharon Elaine Carr and David E. & Margaret A. Hankins as recorded in Volume 4414 Page 74 and Volume 4225 Page 92 of Official Records Of Brazos County, Texas, and being more particularly described as follows;

COMMENCING: at a 3/4" iron pipe found for the west corner of said Block 21 at the point of intersection of northeast right-of-way line of Todd Street and southeast right-of-way line of Lawrence Street, said iron rod bearing N 70° 35' 56" E - 1366.34 feet from the City of Bryan GPS Monument No.52, a brass or aluminum disc set in concrete found in northeast right-of-way line of Cavitt Street at the intersection of Cavitt Street and Highland Street;

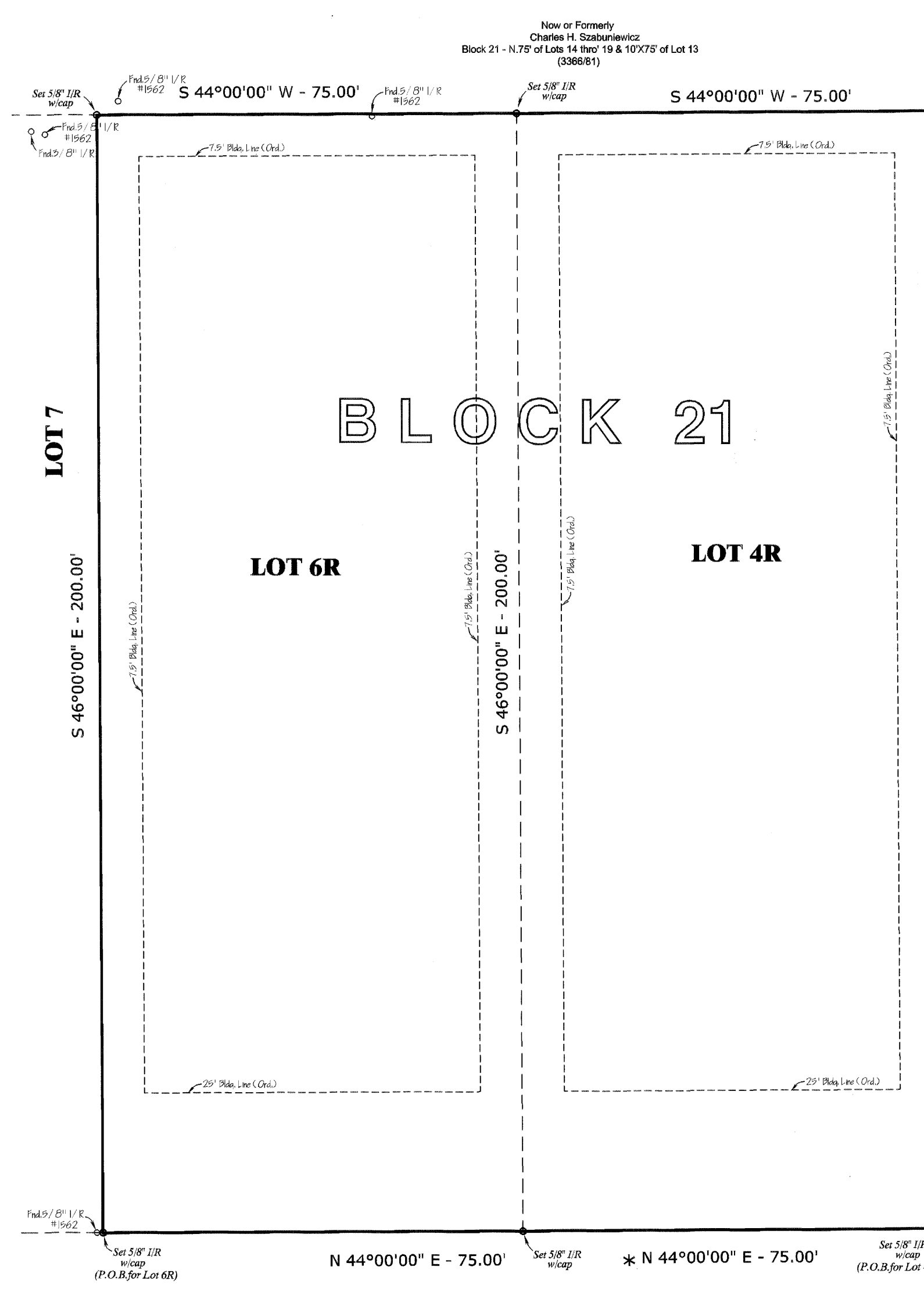
THENCE: N 44° 00' 00" E - 150.00 feet along the southeast line of Lawrence Street to a 5/8" iron rod with cap set for the most northerly common corner between Lot 3 and Lot 4, said iron rod marking the POINT OF BEGINNING, said iron rod bearing N 86° 18' 50" E - 2.22 feet from a 1/2" iron rod found;

THENCE: N 44° 00' 00" E continuing along the southeast line of Lawrence Street, passing a 5/8" iron rod with cap set at 75.00 feet and continuing for a total distance of 150.00 feet to a 5/8" iron rod with cap set for the most northerly common corner between Lot 6 and Lot 7, said iron rod bearing S 43° 49' 17" W - 1.09 feet from a 5/8" iron rod with cap found;

THENCE: S 46° 00' 00" E - 200.00 feet along the common line between Lot 6 and Lot 7 to a 5/8" iron rod with cap set at the most southerly common corner between Lot 6 and Lot 7, said iron rod bearing S 23° 20' 42" W - 9.95 feet from a 5/8" iron rod with cap found, and bearing S 36° 17' 50" W - 0.86 feet from a 5/8" iron rod with cap found, and also bearing S 29° 51' 20" W - 12.10 feet from a 3/8" iron rod with cap found;

THENCE: S 44° 00' 00" W along the common line between Lot 6 and Lot 14 and continuing along the common line between Lot 5 and Lot 15, passing a 5/8" iron rod with cap set at 75.00 feet and continuing along the common line between Lot 4 and Lot 16 for a total distance of 200.00 feet to a 5/8" iron rod with cap set at the most southerly common corner between Lot 4 and Lot 3;

THENCE: N 46° 00' 00" W - 200.00 feet along the common line between said Lot 3 and Lot 4 to the PLACE OF BEGINNING and containing 0.688 acres of land more or less.



707-709-711 LAWRENCE STREET  
**REPLAT**

**REPLAT**  
 FIELD NOTES  
 LOTS 4R OF BLOCK 21  
 0.344 ACRES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No.45, Brazos County, Texas, and being all of Lot 4 and a part of Lot 5 of BLOCK 21 of MITCHELL - LAWRENCE - CAVITT ADDITION, City of Bryan, as recorded in Volume 86 Page 590 of Deed Records of Brazos County, Texas and also being the same tract of land conveyed to Pamela P. Tucker by David E. & Margaret A. Hankins, as recorded in Volume 4225 Page 92 of Official Records Of Brazos County, Texas, and being more particularly described as follows;

COMMENCING: at a 3/4" iron pipe found for the west corner of said Block 21 at the point of intersection of northeast right-of-way line of Todd Street and southeast right-of-way line of Lawrence Street, said iron rod bearing N 70° 35' 56" E - 1366.34 feet from the City of Bryan GPS Monument No.52, a brass or aluminum disc set in concrete found in northeast right-of-way line of Cavitt Street at the intersection of Cavitt Street and Highland Street;

THENCE: N 44° 00' 00" E - 150.00 feet along the southeast line of Lawrence Street to a 5/8" iron rod with cap set for the most northerly common corner between Lot 3 and Lot 4, said iron rod marking the POINT OF BEGINNING, said iron rod bearing N 86° 18' 50" E - 2.22 feet from a 1/2" iron rod found;

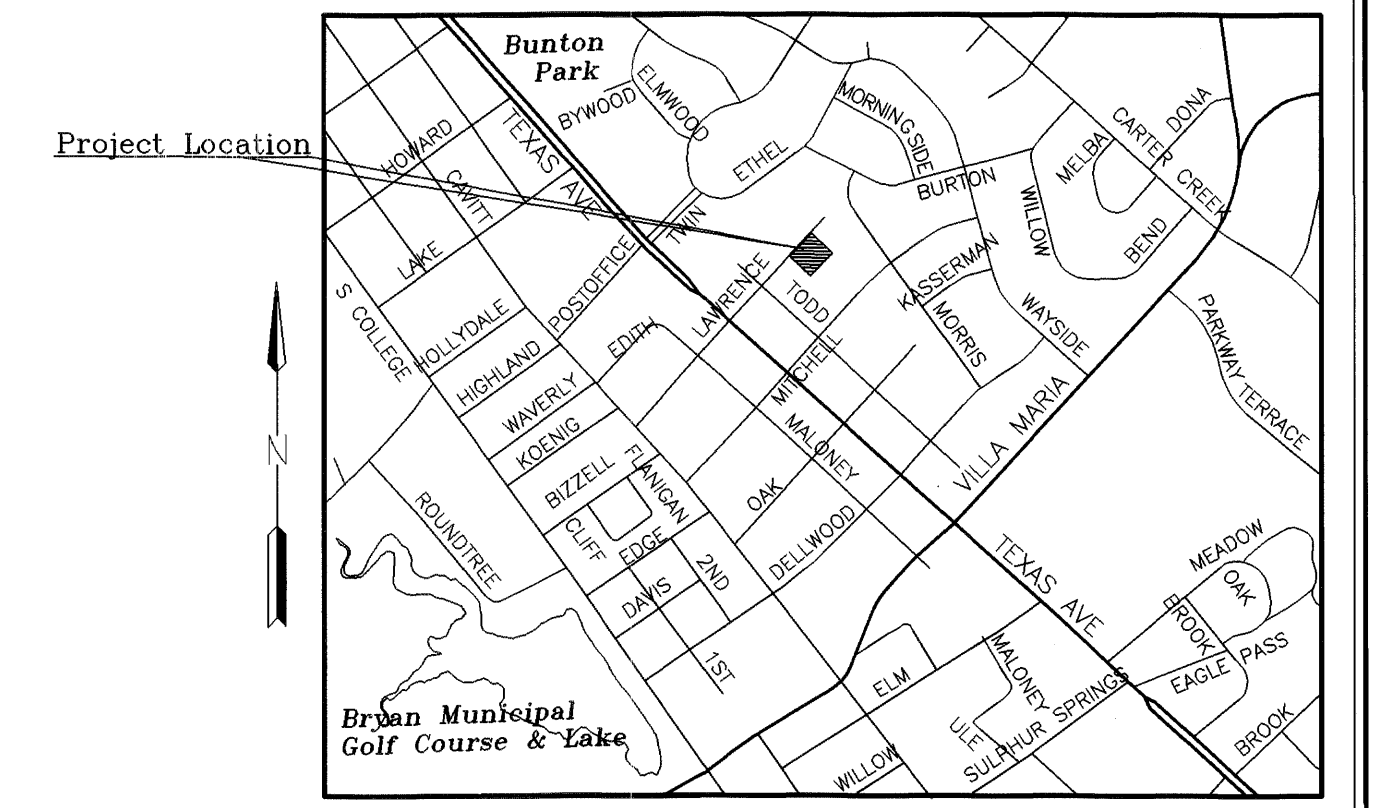
THENCE: N 44° 00' 00" E - 75.00 feet continuing along the southeast line of Lawrence Street to a 5/8" iron rod with cap set;

THENCE: S 46° 00' 00" E - 200.00 feet across Lot 5 to a 5/8" iron rod with cap set on the common line between Lot 5 and Lot 15;

THENCE: S 44° 00' 00" W - 75.00 feet along the common line between Lot 5 and Lot 15 and continuing along the common line between Lot 4 and Lot 16 to a 5/8" iron rod with cap set for the most southerly common corner between Lot 3 and Lot 4;

THENCE: N 46° 00' 00" W - 200.00 feet along the common line between said Lot 3 and Lot 4 to the PLACE OF BEGINNING and containing 0.344 acres of land more or less.

Doc 00856064 Bk OR 6054 Pg 220  
 Filed for Record in:  
**BRAZOS COUNTY**  
 On: May 21, 2004 at 01:41P  
 As a  
**Plats**  
 Document Number: 00856064  
 Amount: 58.00  
 Receipt Number - 243082  
 By:  
 Sylvia Polansky



**VICINITY MAP**  
 - N.T.S. -

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 named records of BRAZOS COUNTY as stamped hereon by me.  
 May 21, 2004  
 HONORABLE WARREN MOOREHEAD, COUNTY CLERK  
 BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 We, Daniel L. Tucker & Pamela P. Tucker, 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 4414, Page 74 and Volume 4225, Page 92, and whose names are 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 purpose intended.  
 Daniel L. Tucker (Owner) Pamela P. Tucker (Owner)

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Daniel L. Tucker & Pamela P. Tucker, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.  
 Given under my hand and seal of office this 21st day of May, 2004.  
 Malinda Garrett  
 Notary Public, State of Texas  
 My Commission Expires November 10, 2007

CERTIFICATE OF THE SURVEYOR  
 I, Donald Garrett, Registered Professional Land Surveyor No. 2972 in 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 Garrett, R.E.L.S. No.2972

CERTIFICATE OF THE ENGINEER  
 I, Donald Garrett, Registered Professional Engineer No. 22790 in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.  
 Donald Garrett, P.E. No.22790

APPROVAL OF THE PLANNING AND ZONING COMMISSION  
 I, Kim Case, 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 17th day of December, 2003 and some was duly approved on the 18th day of April, 2004 by said Commission.  
 Kim Case  
 Chairman, Planning and Zoning Commission  
 City of Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR  
 I, the undersigned, Planning Administrator 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 17th day of May, 2004.  
 LG  
 Planning Administrator  
 City of Bryan, Texas

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 17th day of May, 2004.  
 ZPR  
 City Engineer, City of Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Karen M. Queen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of approval was filed for record in my office this 21st day of May, 2004, in the Official Records of Brazos County in Volume 6654, Page 220.  
 Karen M. Queen  
 County Clerk, Brazos County, Texas  
 By: Sylvia Polansky

**\* BASIS OF BEARING**

Plat bearing of northwest line of Block 21 used as the basis of bearing.

**GENERAL NOTES**

Current Zoning of the subject property is:  
 Lots 4 & 5 - Commercial  
 Lot 6 - SF-7 (Single Family Residential - 7000 sq.ft.).  
 This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 480410141-C, Effective Date July 2, 1992.

**REPLAT**  
 of  
**LOTS 4, 5 & 6 - BLOCK 21**  
**0.69 ACRES**  
**MITCHELL - LAWRENCE - CAVITT ADDITION**

Volume 86 Page 590  
 ZENO PHILLIPS LEAGUE, A-45  
 Bryan, Brazos County, Texas  
 Scale: 1" = 20' December, 2003

Site Address:  
 707-709-711 Lawrence Street  
 Bryan, Texas 77802

Prepared For:  
 Daniel L. Tucker  
 707 Lawrence Street  
 Bryan, Texas 77802  
 Tel: (979) 823-1354

