

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

WE, ROBERT L. AND ANN M. HORTON, OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE SAME TRACT OF LAND CONVEYED TO US BY DEED RECORDED IN VOLUME 5970, PAGE 99, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, 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 HEREON IDENTIFIED.

OWNER _____ OWNER _____

LIENHOLDER APPROVAL _____

STATE OF TEXAS
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert L. & Ann M. Horton, 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 AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF May, 2008.

Margaret J. Maxwell
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATION BY 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 THE 6 DAY OF June, 2008, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 8637, PAGE 59.

Karen McQueen
 COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE 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 4th DAY OF June, 2008.

Kimi Russell
 CITY PLANNER, 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 6th DAY OF JUNE, 2008.

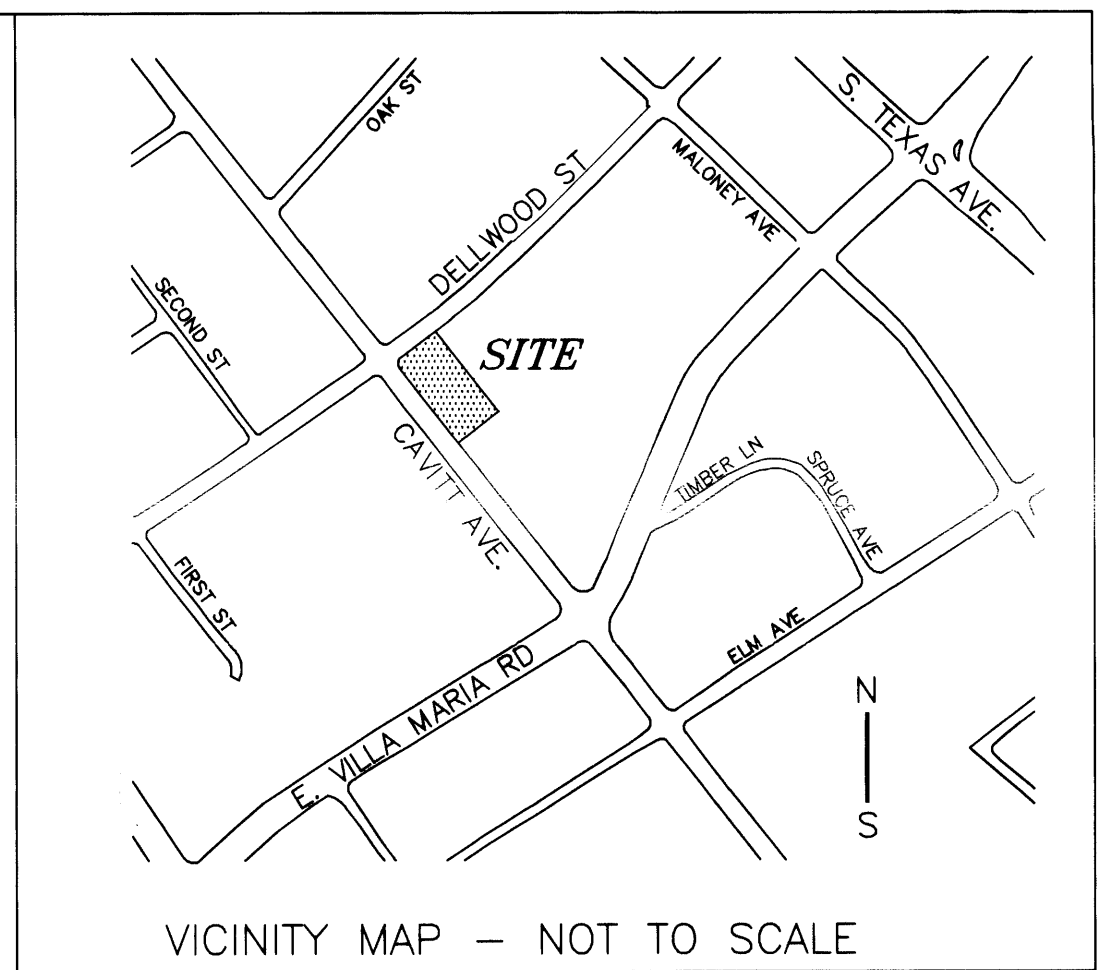
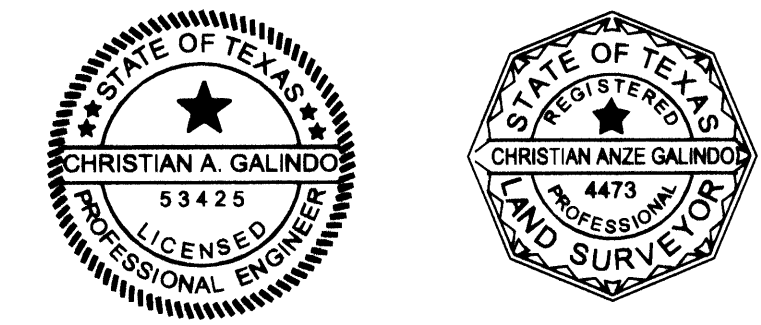
W Paul Kays
 CITY ENGINEER, BRYAN, TEXAS

CERTIFICATE OF SURVEYOR AND ENGINEER

STATE OF TEXAS
 COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, 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 AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian Galindo
 CHRISTIAN A. GALINDO, P.E., R.P.L.S.
 MAY 27, 2008



Doc Bl Vol Ps
 01000151 DR 8637 35

Filed for Record in:
 BRAZOS COUNTY

On: Jun 06 2008 at 03:13P

As a
 Plats

Document Number: 01000151

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 Lynn Greer

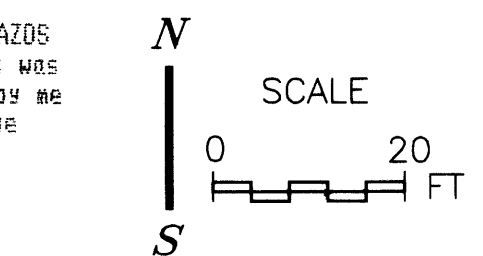
STATE OF TEXAS COUNTY OF BRAZOS

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

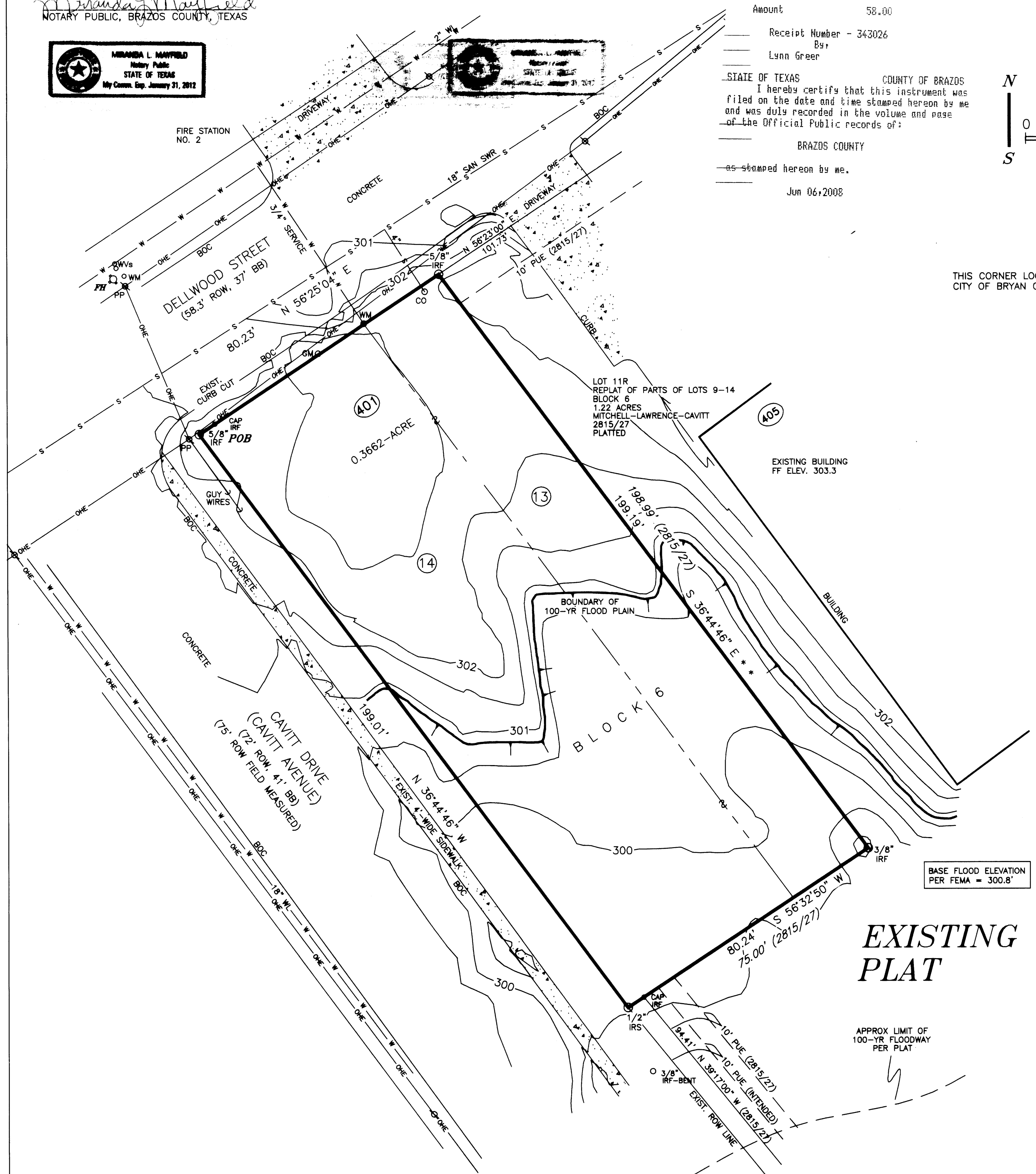
as-stamped hereon by me.

Jun 06 2008



THIS CORNER LOCATED 1,935.79' - S 43°01'27" E
 CITY OF BRYAN GPS MONUMENT #52 (ELEV. 327.76).

THIS CORNER LOCATED 1,924.25' - S 40°40'01" E
 CITY OF BRYAN GPS MONUMENT #52 (ELEV. 327.76).



- LEGEND**
- IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MARKER
 - MOC = MARK ON CONCRETE
 - CAP = CAPPED
 - S = SET
 - F = FOUND
 - FP = FENCE POST
 - FC = FENCE CORNER
 - ROW = RIGHT OF WAY
 - BB = BACK TO BACK OF CURB
 - BL = BUILDING LINE
 - PUE = PUBLIC UTILITY EASMT.
 - EE = ELECTRICAL EASEMENT
 - DE = DRAINAGE EASEMENT
 - AE = ACCESS EASEMENT
 - PAE = PARKING/ACCESS EASMT.
 - ET = ELECTRIC TRANSFORMER
 - E = ELECTRICAL
 - PP = POWER POLE
 - LP = LIGHT POLE
 - MH = MANHOLE
 - CO = CLEAN OUT
 - G = GAS
 - W = WATER
 - WV = WATER VALVE
 - SS = SANITARY SEWER
 - FH = FIRE HYDRANT
 - TP = TELEPHONE PEDESTAL
 - TV = CABLE TV
 - M = METER/MARKER
 - AC = AIR CONDITIONER
 - OH = OVERHANG
 - EOP = EDGE OF PAVEMENT
 - BOC = BACK OF CURB
 - PE = PEDESTRIAN ACCESS EASMT.
 - IV = IRRIGATION VALVE
 - (M) = MEASURED
 - (R) = RECORDED

METES AND BOUNDS DESCRIPTION

BEING A 0.3662-ACRE TRACT OR PARCEL OF LAND LYING AND BEING PARTS OF LOTS 13 AND 14, BLOCK 6, MITCHELL-LAWRENCE-CAVITT ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 86, PAGE 590, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED BY FRANK HEIFRIN TO ROBERT L. AND ANN M. HORTON BY DEED RECORDED IN VOLUME 5970, PAGE 99, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.3662-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND MARKING THE WESTERNMOST CORNER OF SAID LOT 14, BLOCK 6, SAID ROD ALSO MARKING THE INTERSECTION OF THE NORTHEASTERN RIGHT-OF-WAY LINE OF CAVITT DRIVE, A 72'-WIDE PUBLIC RIGHT-OF-WAY, AND THE SOUTHEASTERN RIGHT-OF-WAY LINE OF DELLWOOD STREET, A 58.3'-WIDE PUBLIC RIGHT-OF-WAY;

THENCE N 56°25'04" E, ALONG SAID SOUTHEASTERN DELLWOOD STREET RIGHT-OF-WAY LINE, FOR A DISTANCE OF 80.23' (CALLED 75.00' IN DEED RECORDED IN 5970/99) TO A 5/8" IRON ROD FOUND AT THE NORTHWESTERN CORNER OF LOT 11R, REPLAT OF LOTS 9-14, BLOCK 6, MITCHELL-LAWRENCE-CAVITT ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2815, PAGE 27, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 36°44'46" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 11R, FOR A DISTANCE OF 199.19', TO A 3/8" IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID LOT 11R;

THENCE S 56°25'04" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID LOT 11R, FOR A DISTANCE OF 80.24' (CALLED 75.00' IN REPLAT RECORDED IN 2815/27), TO A 1/2" IRON ROD SET ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF CAVITT DRIVE;

THENCE N 36°44'46" W, ALONG THE SAID NORTHEASTERN RIGHT-OF-WAY LINE OF CAVITT DRIVE FOR A DISTANCE OF 199.01', TO THE POINT OF BEGINNING, CONTAINING 0.3662 ACRE OF LAND MORE OR LESS

NOTE: BEARING SOURCE IS THE REPLAT OF PARTS OF LOTS 9-14, BLOCK 6, MITCHELL-LAWRENCE-CAVITT ADDITION, RECORDED IN VOLUME 2815, PAGE 27, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

- NOTES:**
1. ALL LINEAR DIMENSIONS ARE IN FEET & DECIMALS UNLESS OTHERWISE NOTED.
 2. BEARING SOURCE IS REPLAT RECORDED IS 2815/57.
 3. BASE LINE IS NOTED WITH * * *
 4. BLS SET BY CURRENT CITY OF BRYAN CODE OF ORDINANCES.
 5. A 5'-WIDE COMMERCIAL SIDEWALK WILL BE INSTALLED ALONG DELLWOOD STREET 3' FROM BOC ACCORDING TO CITY STANDARDS.
 6. ALL HC RAMPS SHALL MEET TEXAS ACCESSIBILITY STANDARDS.
 7. THERE EXISTS A FH ACROSS DELLWOOD STREET.
 8. INNACCURACIES WERE FOUND IN PLAT RECORDED IN 89/590 AND IN REPLAT RECORDED IN 2815/27.
 9. NO TITLE COMMITMENT WAS PROVIDED FOR THE PREPARATION OF THIS PLAT.
 10. A PORTION OF THIS TRACT, AS SHOWN, LIES WITHIN A 100-YR FLOOD PLAIN ACCORDING TO FEMA FIRM PANEL # 48041 C 0141 C, DATED JULY 2, 1992.

FINAL PLAT OF LOT 14R, BLOCK 6
 1"=20'

OWNER/DEVELOPER: ROBERT & ANN HORTON 801 NORTH ROSEMARY BRYAN, TEXAS 77802 TEL: (979) 324-2628 FAX: (979) 260-8589	REPLAT OF PARTS OF LOTS 13 & 14, BLOCK 6 MITCHELL-LAWRENCE-CAVITT ADDITION VOLUME 86, PAGE 590, DEED RECORDS 0.3662 ACRE 401 DELLWOOD STREET BRYAN, BRAZOS COUNTY, TEXAS	DATE: MARCH 4, 2008 DESIGNED BY: JTM APPROVED BY: CAG REVISIONS: MAY 7, 2008 MAY 27, 2008	PROJECT 3-08 SHEET 1 of 1
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