

Filed for Record in:
BRAZOS COUNTY

On: Sep 20, 2002 at 10:59A

As a
Plats

Document Number: 00789845

Amount: 55.00

Receipt Number - 283837

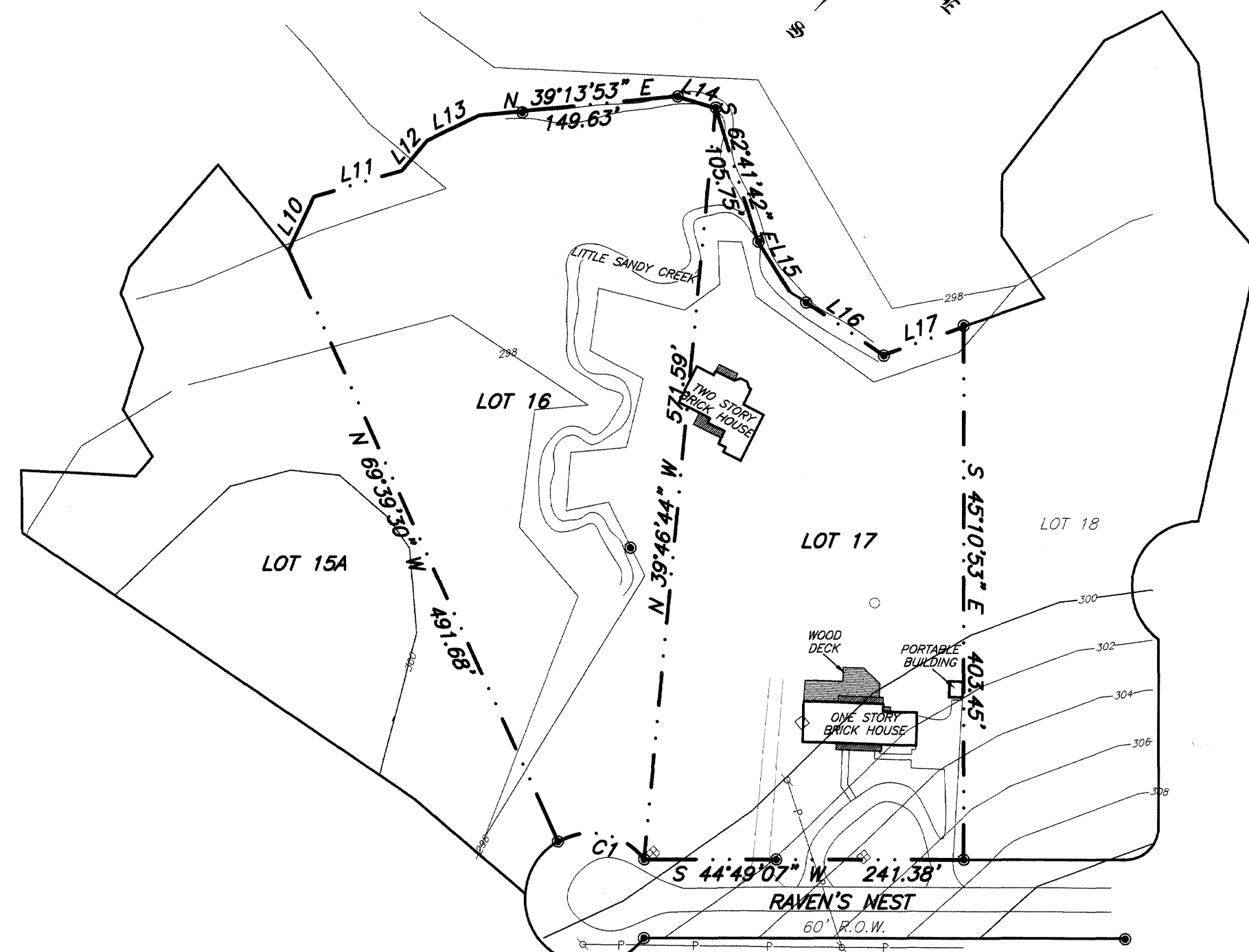
By:
Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the named records in:
BRAZOS COUNTY as stated herein by me.

Sep 20, 2002

HONORABLE WAREN MOULDER, COUNTY CLERK
BRAZOS COUNTY

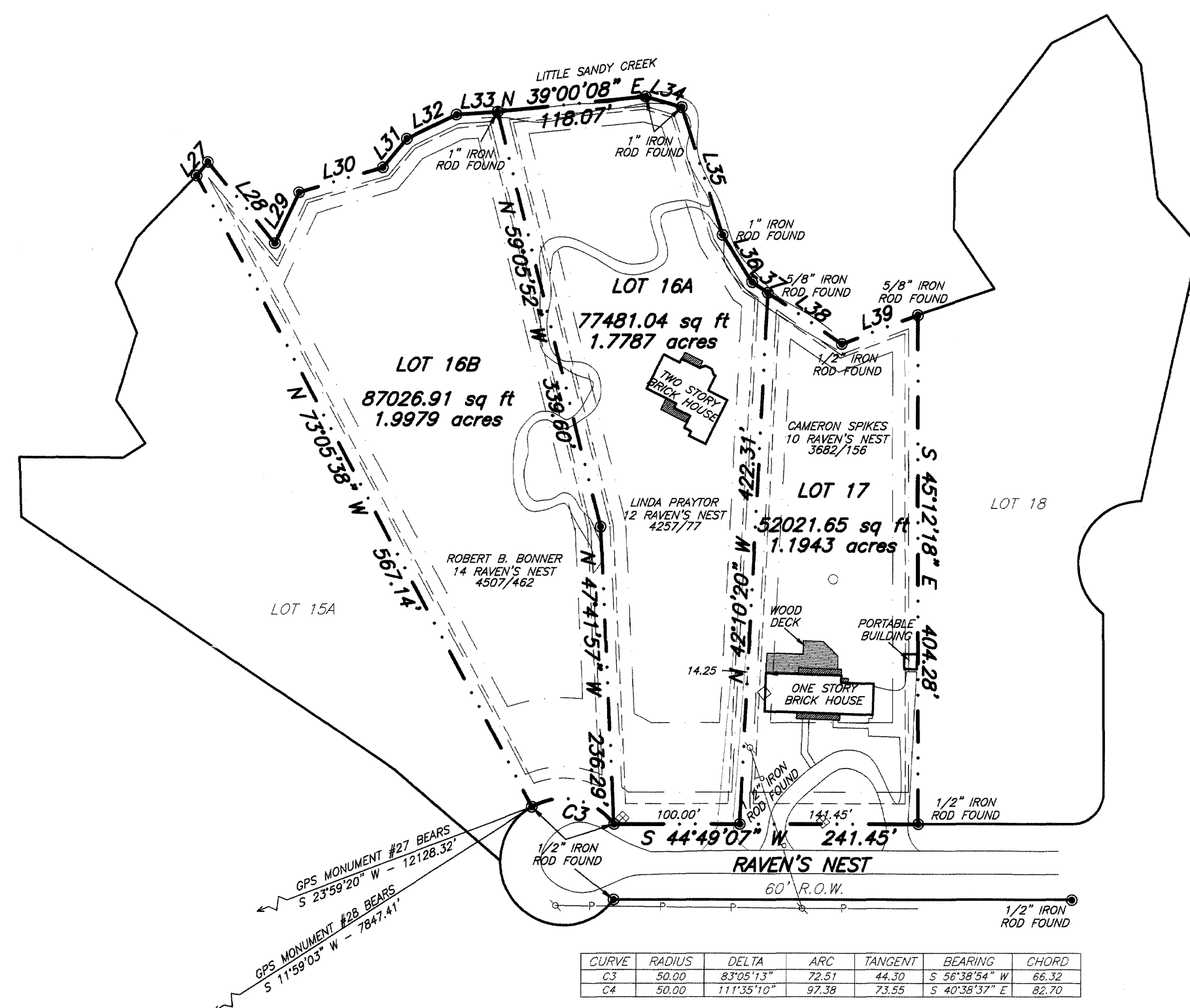
LINE	DISTANCE	BEARING
L1	47.27'	N 46°27'04" W
L2	86.52'	N 47°49'57" E
L3	19.50'	N 04°05'32" W
L4	41.85'	N 77°23'00" W
L5	49.46'	N 27°29'50" W
L6	44.07'	N 66°54'07" W
L7	21.12'	N 27°19'01" W
L8	102.53'	N 04°28'37" W
L9	83.71'	S 84°30'58" E
L10	44.74'	N 19°55'30" W
L11	69.50'	N 28°10'09" E
L12	29.78'	N 05°35'41" W
L13	43.51'	N 18°52'00" E
L14	30.88'	N 61°24'14" E
L15	45.15'	S 77°37'01" E
L16	85.52'	N 78°59'22" E
L17	64.42'	N 25°25'46" E



ORIGINAL PLAT

- BUILDING LINES (SHOWN)**
1. 7.5' building line on the sides and rear of all lots. (Byron - Ord.)
 2. 20' building line on the sides and rear of all lots. (Rest. 386/524)
 3. 25' building line on the front of all lots. (Byron - Ord.)
 4. 80' building line on the front of all lots. (Rest. 386/524)
- EASEMENTS (SHOWN)**
1. 16' utility easement on the front of all lots. (County - Ord.)
 2. 10' utility easement on all sides and rear of all lots. (County Ord.)
 3. (NOT SHOWN) 30' drainage easement centered along Little Sandy Creek.

LINE	DISTANCE	BEARING
L27	14.09'	N 06°15'45" W
L28	83.71'	S 84°30'58" E
L29	44.74'	N 19°55'30" W
L30	69.50'	N 28°10'09" E
L31	29.78'	N 05°35'41" W
L32	43.51'	N 18°52'00" E
L33	32.73'	N 40°37'31" E
L34	29.83'	N 61°01'37" E
L35	106.77'	S 62°50'34" E
L36	44.21'	S 77°09'52" E
L37	14.89'	N 78°02'40" E
L38	71.41'	N 78°07'28" E
L39	64.31'	N 24°03'00" E



REPLAT

I, Kim C. Casey, the Chairman of the Planning & 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 of the 6 day of June, 2002 by said Commission.

Kim C. Casey
Chairman, Planning & Zoning Commission,
Bryan, Texas

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 18 day of Sept, 2002.

John
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, ALVIN W. JONES, the County Judge 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 23 day of JULY, 2002, in the Official Records of Brazos County in Volume 385, Page 461.

Alvin W. Jones
County Judge, Brazos County, Texas

I, JOEY DUNN, the Planning Administrator for 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 of the 6 day of June, 2002 by said Commission.

Joey Dunn
Planning Administrator
Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN M'S QUEEN, the 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 20 day of Sept, 2002, in the Official Records of Brazos County in Volume 4837, Page 56.

Karen M's Queen
County Clerk, Brazos County, Texas
by: *Jesse Ramirez*

NOTES:

- The bearing basis of this survey is the center line of Raven Drive as recorded in Volume 385, Page 461 of the Brazos County Deed Records, said bearing being S 44°49'07" W
- Said tract is not under the 100 year Flood plain as identified by the Federal Emergency Management Agency, on Community Panel No. 48041C0132 C. Dated: July 2, 1992.
- All corners are represented by ● and are 5/8" iron rods set unless otherwise noted.
- All utilities to be verified in field prior to construction. 5. All building lines/setbacks are in accordance with the City of Bryan Site Development Review Ordinance No. 819. 6. All lots served by on-site sewer facilities (OSSF) must comply with County & State OSSF regulations. All OSSF construction must have an "Authorization to Construct" permit issued by the Brazos County Health Department. This permit ensures compliance with county order adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code.

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Caromagnò, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Dante Caromagnò
Dante Caromagnò
Texas Registered Professional
Land Surveyor, Number 1562

STATE OF TEXAS
COUNTY OF BRAZOS

I, Robert B. Bonner, the owner and developer of Lot 16B Ravenwood Sub. shown on this replat, being the tract of land as conveyed to me in the Brazos County Official Records in Volume 4507, Page 462, and whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purpose identified.

Robert B. Bonner
Robert B. Bonner

Andrea K. Bonner
Andrea K. Bonner

First American Bank, lien holder by: Paulette Hunt, VP
JAMES P. TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 16 day of August, 2002.
Karl P. Zeman

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Robert B. Bonner, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal of office this 24 day of July, 2002.

Jeannette Raines
Notary Public,
STATE OF TEXAS
My Comm. Exp. 2-7-2004

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Andrea K. Bonner, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Jeannette Raines
Notary Public,
STATE OF TEXAS
My Comm. Exp. 2-7-2004

STATE OF TEXAS
COUNTY OF BRAZOS

I, Linda Praytor, the owner and developer of Lot 16A Ravenwood Sub. shown on this replat, being the tract of land as conveyed to me in the Brazos County Official Records in Volume 4257, Page 77, and whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purpose identified.

Linda Praytor
Linda Praytor

STATE OF TEXAS
COUNTY OF BRAZOS

First Bank of Snook lien holder by: Oliver E. Shaw
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cameron Spikes, the owner and developer of Lot 17 Ravenwood Sub. shown on this replat, being the tract of land as conveyed to me in the Brazos County Official Records in Volume 3682, Page 156, and whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purpose identified.

Cameron Spikes
Cameron Spikes

STATE OF TEXAS
COUNTY OF BRAZOS

Homeside Lending Inc. lien holder by: Debra Keene
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Debra Keene
Debra Keene

STATE OF FLORIDA
COUNTY OF DUVAL

Before me, the undersigned authority, on this day personally appeared Debra Keene, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal of office this 10th day of Sept, 2002.

STATE OF FLORIDA
COUNTY OF DUVAL

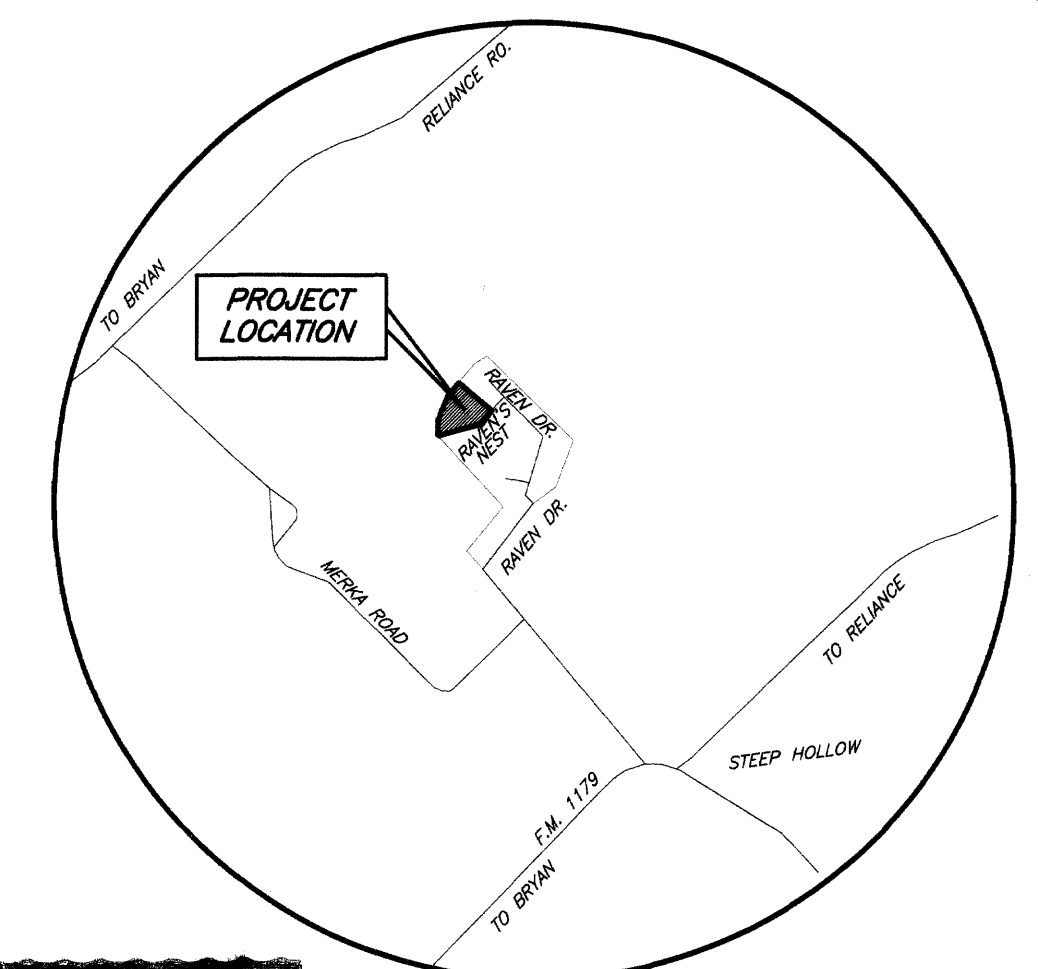
I, Dorothy J. Daugh, Notary Public, State of Texas, My Commission Expires OCTOBER 16, 2006.

STATE OF FLORIDA
COUNTY OF DUVAL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

STATE OF FLORIDA
COUNTY OF DUVAL

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.



VICINITY MAP
NOT TO SCALE

Karl P. Zeman
Notary Public, State of Texas
My Commission Expires
OCTOBER 16, 2006

Jeannette Raines
Notary Public,
STATE OF TEXAS
My Comm. Exp. 2-7-2004

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Jeannette Raines
Notary Public,
STATE OF TEXAS
My Comm. Exp. 2-7-2004

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Jeannette Raines
Notary Public,
STATE OF TEXAS
My Comm. Exp. 2-7-2004

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Jeannette Raines
Notary Public,
STATE OF TEXAS
My Comm. Exp. 2-7-2004

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Jeannette Raines
Notary Public,
STATE OF TEXAS
My Comm. Exp. 2-7-2004

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Jeannette Raines
Notary Public,
STATE OF TEXAS
My Comm. Exp. 2-7-2004

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Jeannette Raines
Notary Public,
STATE OF TEXAS
My Comm. Exp. 2-7-2004

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Jeannette Raines
Notary Public,
STATE OF TEXAS
My Comm. Exp. 2-7-2004

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Jeannette Raines
Notary Public,
STATE OF TEXAS
My Comm. Exp. 2-7-2004

REVISED:
07/08/2002
07/12/2002
07/19/2002
added
signatures

LINDA PRAYTOR
7005 ROCK PRAIRIE ROAD
COLLEGE STATION, TEXAS, 77845
979-690-6600

CAROMAGNO Surveying Inc.
2714 Finleather Road, Bryan, Texas 77801
Phone 979-775-2873 Fax 979-775-4787 e-mail cs@caromagnosurveying.com

DRAWN BY: *SJL*
JOB #: 02154REPLAT

DRAWING NO. 7
SHEET 1 OF 1