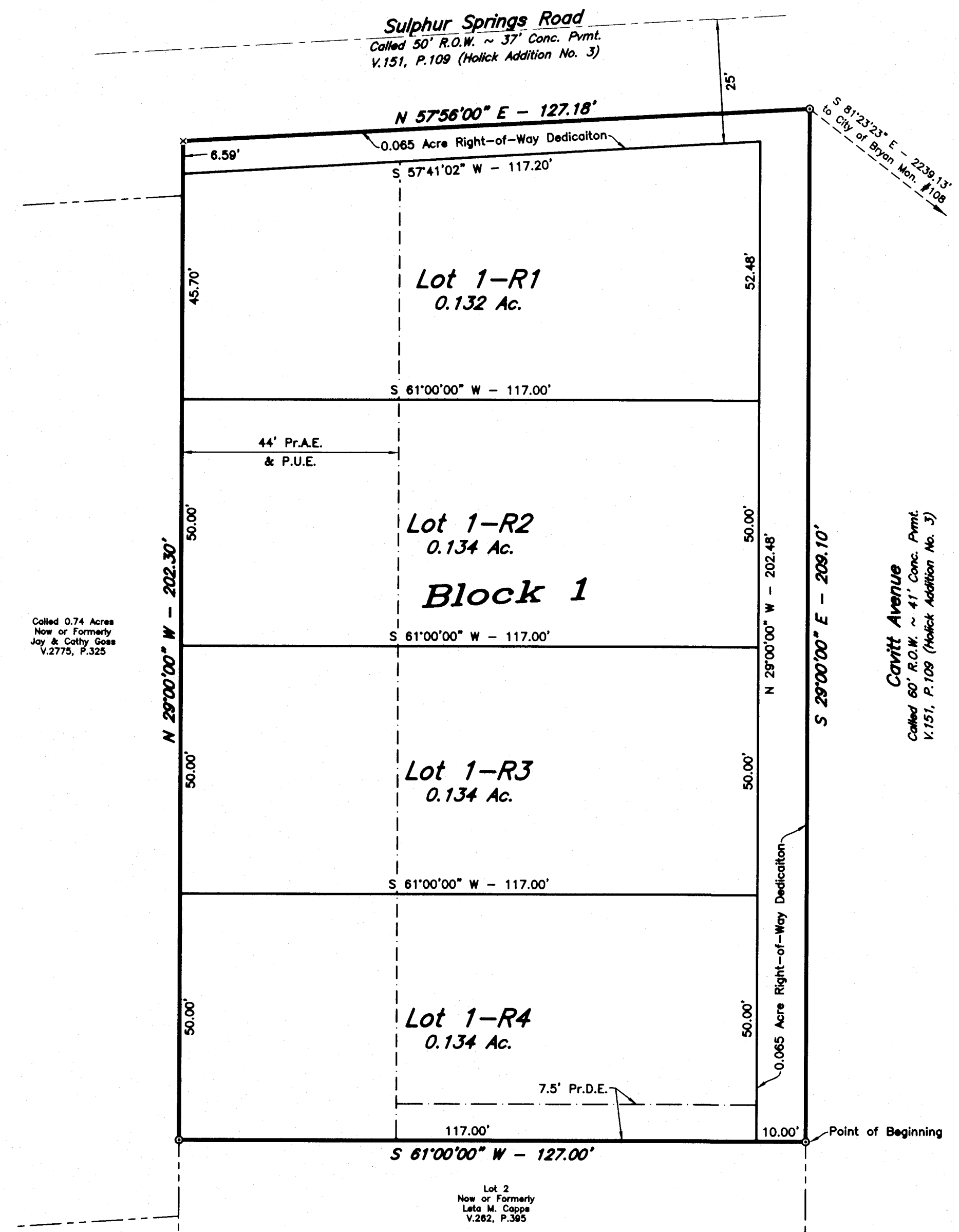


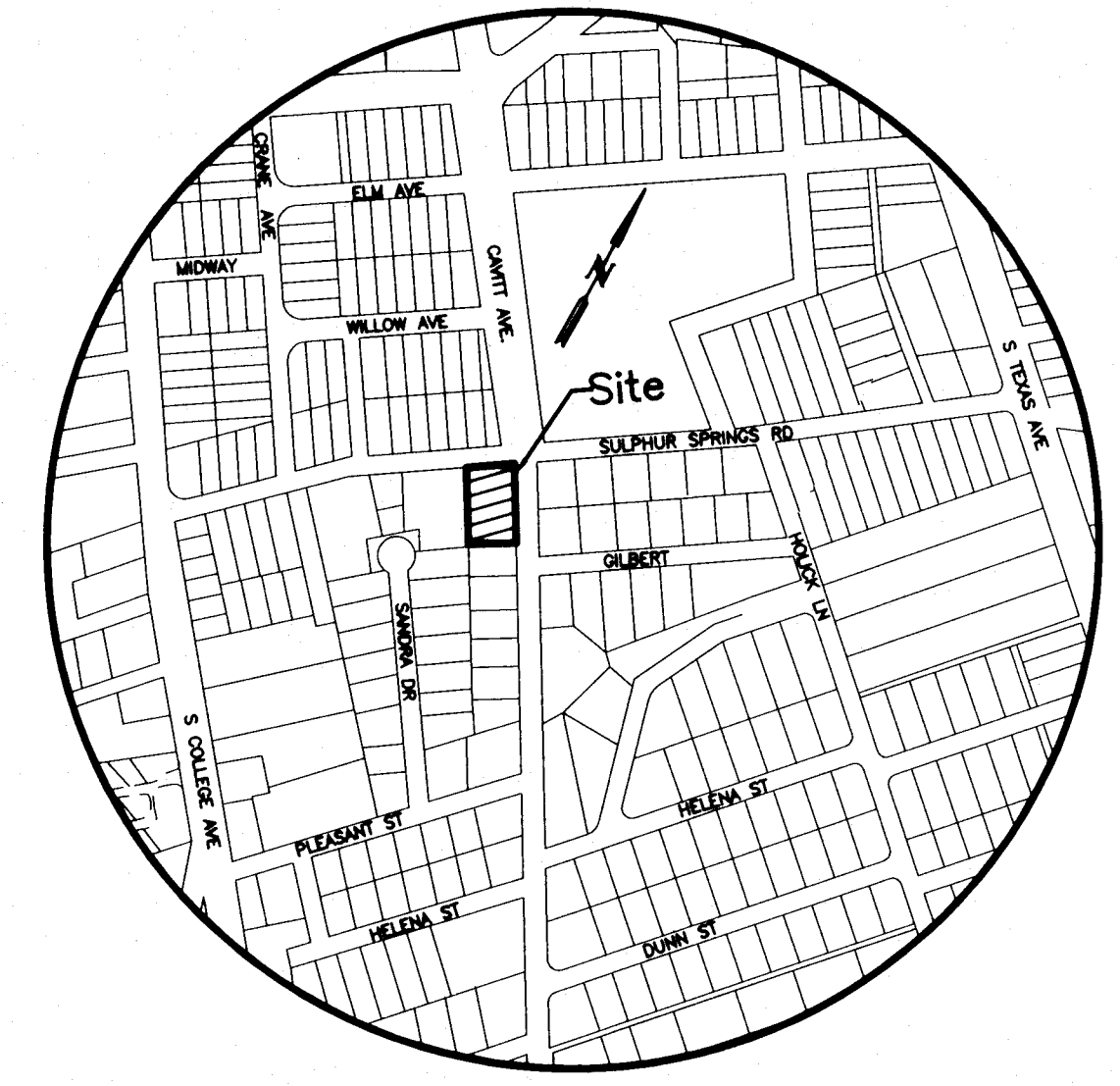
**ORIGINAL PLAT**

LOT ONE (1), BLOCK ONE (1)  
SEALE ADDITION, RECORDED IN  
VOLUME 152, PAGE 125



**REPLAT**

Doc 01264532 Bk DR Vol 13360 Pg 85



**Vicinity Map**  
SCALE: N.T.S.

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the J.E. SCOTT SURVEY, Abstract No. 50, in the City of Bryan, Brazos County, Texas and being all of Lot 1, Block 1 according to the final plat of SEALE ADDITION subdivision recorded in Volume 152, Page 125, of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the east corner of Lot 1, Block 1 of said SEALE ADDITION, the north corner of Lot 2, Block 1 of said SEALE ADDITION and being in the southwest right-of-way line of Cavitt Avenue (based on a called 60-foot width);

THENCE: S 61° 00' 00" W along the common line of said Lots 1 and 2, Block 1 for a distance of 127.00 feet to a found 1/2-inch iron rod marking the common most westerly corner of said lots, said iron rod also being in the northeast line of the called 0.74 acre Joy and Cathy Goss tract recorded in Volume 2775, Page 325 of the Official Records of Brazos County, Texas (O.R.B.C.);

THENCE: N 29° 00' 00" W along the common line of said Lot 1, Block 1 and the called 0.74 acre Goss tract for a distance of 202.30 feet to a found chiseled "X" mark in the curb line marking the west corner of said Lot 1, Block 1, said "X" mark also being in the southeast margin of Sulphur Springs Road;

THENCE: N 57° 56' 00" E along the southeast margin of said Sulphur Springs Road for a distance of 127.18 feet to a found 1/2-inch iron rod marking the north corner of said Lot 1, Block 1, said iron rod also being in the southwest right-of-way line of said Cavitt Avenue;

THENCE: S 29° 00' 00" E along the southwest right-of-way line of said Cavitt Avenue for a distance of 209.10 feet to the POINT OF BEGINNING and containing 0.600 acres of land, more or less.

**GENERAL NOTES:**

- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 152, Page 125, Deed Records of Brazos County, Texas.
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
- This property is currently zoned RD-5. Building setback lines are to be as shown below:
  - Front - 15'
  - Rear - 7.5'
  - Side - 7.5'
  - Street Side - 15'
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
  - ⊙ - 1/2" Iron Rod Found
  - ⊙ - Chiseled "X" Found
- Abbreviations:
  - P.A.E. - Private Access Easement
  - Pr.D.E. - Private Drainage Easement
  - P.U.E. - Public Utility Easement
- A 10-foot reduction to the standard 25-foot setback was granted for Lots 1-R1 thru 1-R4, Block 1, SEALE ADDITION by the Planning and Zoning Commission on May 5, 2016. (case no. PV16-07).

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Paul Torres owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 152, Page and whose name is subscribed hereto, hereby dedicates to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner Paul Torres

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Paul Torres known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 16th day of MAY 2016.

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 23 day of MAY 2016 in the Official Records of Brazos County, Texas in Volume 13360 Page 85.

Karen McQueen Jessie Ranning  
County Clerk, Brazos County, Texas

**APPROVAL OF THE CITY PLANNER**

I, Martin Zimmerman, 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 23 day of MAY 2016.

Martin Zimmerman  
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 23 day of MAY 2016.

Kevin R. McClure  
City Engineer, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Bobby Gutierrez, 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 23 day of MAY 2016, and same was duly approved on the 23 day of MAY 2016 by said Commission.

Bobby Gutierrez  
Chairman, Planning and Zoning Commission

**CERTIFICATION OF THE SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on December 28, 2015 and that property markers and monuments were placed under my supervision on the ground.

Kevin R. McClure  
Kevin R. McClure, R.P.L.S. No. 5650  
5/10/16



Filed for Record in:  
BRAZOS COUNTY

On: May 23-2016 at 01:51P

As a  
Plat

Document Number: 01264532

Amount: 73.00

Receipt Number - 575189

By: Teresa Ramirez

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 Official Public Records of:

BRAZOS COUNTY

as stamped herein by me,  
May 23-2016

Karen McQueen Brazos County Clerk  
BRAZOS COUNTY

**FINAL PLAT**

LOTS 1-R1 THRU 1-R4, BLOCK 1  
**SEALE ADDITION**  
BEING A REPLAT OF LOT 1, BLOCK 1  
OF THE SEALE ADDITION (V.152, P.125)  
**0.600 ACRES**  
J.E. SCOTT SURVEY, A-50  
BRAZOS COUNTY, TEXAS  
JANUARY, 2016  
SCALE: 1" = 20'

**OWNER:**  
Paul Torres, c/o Patrick Farnsworth  
2801 Earl Rudder Fwy S.  
College Station, Texas 77845  
(979) 255-6465

**SUBAGG:** Texas Firm Registration No. 10103300  
McClure & Brown Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 105  
College Station, Texas 77845  
(979) 693-3838