

- NOTE:**
- 1) BEARINGS ARE BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN GPS MONUMENTS(NAD83)
 - 2) THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. MAP NO. 48041C0133 C, EFFECTIVE DATE: JULY 2, 1992.
 - 3) ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
 - 4) ALL UTILITY LINES ARE UNDERGROUND AND ARE SHOWN FROM CITY PLANS AND INFORMATION PROVIDED BY THE CITY OF BRYAN
 - 5) CONTOURS ARE SHOWN FROM CITY OF BRYAN PLANS AND INFORMATION

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.3988 acres, and being the remainder of the original Lot 5, and all of Lot 6, Block 1, of the Sunset Addition No. 2, to the City of Bryan, Brazos County, Texas, as recorded in Vol. 96, Page 634, of the Brazos County Deed Records. Also being all of a 0.2685 acre tract, as conveyed to Kenneth R. & Janice Cavitt in Vol. 3703, Page 301, of the Brazos County Official Records(B.C.O.R.), and being all of a 0.1297 acre tract, and as conveyed to Kenneth R. Cavitt in Vol. 7059, Page 291, of the B.C.O.R., as noted on the plat of the survey prepared by ATM Surveying, Project No. 2010-0014, with all bearings referenced to Grid North, as established from City of Bryan GPS Monuments(NAD83), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with a yellow plastic cap marked "KERR - RPLS 4502" for the east corner of this tract, also being the east corner of the original Lot 6, also being the east corner of said 0.1297 acre tract, also being a point on the southwest line of Alexander Peterson Lot 7, Block 1 of said Sunset Addition No. 2, also being the north corner of the Otis L. Bazy Lot 4, Block of said Sunset Addition No. 2, from which the City of Bryan GPS Monument No. 118, bears South 54°59'40" West, a distance of 4500.02 feet;

THENCE South 42°16'45" West, a distance of 50.08 feet along the common line between this tract and said Lot 4 to a 5/8" iron rod found with a yellow plastic cap marked "KERR - RPLS 4502" a bend in this tract, also being the south corner of said 0.1297 acre tract, also being the east corner of said 0.2685 acre tract;

THENCE South 42°10'50" West, a distance of 85.17 feet along the common line between this tract and said Lot 4 to a 5/8" iron rod found with a yellow plastic cap marked "KERR - RPLS 4502" for the south corner of this tract, also being the south corner of said Lot 5, also being the south corner of said 0.2685 acre tract, also being the west corner of said Lot 4, also being a point on the northeast right-of-way line of West 17th Street;

THENCE North 47°45'15" West, a distance of 139.18 feet along the common line between this tract and said West 17th Street to a 1/2" iron rod set with a maroon plastic cap marked "RPLS 6132 - ATM Surv" for a northwest corner of this tract, also being a northwest corner of said 0.2685 acre tract;

THENCE North 06°46'13" East, a distance of 17.38 feet along the common line between this tract and said West 17th Street to a 1/2" iron rod set with a maroon plastic cap marked "RPLS 6132 - ATM Surv" for a northwest corner of this tract, at the intersection of West 17th Street, and the southeast right-of-way line of San Jacinto Avenue(State Highway No. 21);

THENCE along the common line between this tract and said San Jacinto Avenue, around a curve to the right having a delta angle of 03°18'33", an arc distance of 129.48 feet, a radius of 2241.82 feet, and a chord of North 63°12'36" East, a distance of 129.46 feet to an "X-set-in-coner te" for the north corner of this tract, also being the north corner of the original Lot 6, also being the north corner of said 0.1297 acre tract, also being the west corner of said Lot 7;

THENCE South 47°52'02" East, a distance of 102.88 feet along the common line between this tract and said Lot 7 to the PLACE OF BEGINNING containing 0.3988 acres.

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kenneth R. & Janice Cavitt, the owner(s) and developer(s) of the land shown on this plat, being (part of) an act of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 3703, Page 301, and Vol. 7059, Page 291, 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.

Kenneth R. Cavitt
Owner

Janice Cavitt
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

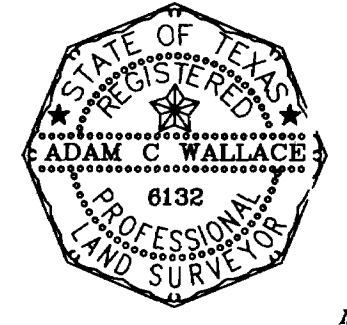
I, Karen McQueen, County Clerk, do hereby certify that this plat together with the certificate of authentication was filed for record in my office this 18 day of December, 2013 in the Official Records of Texas County in Volume 11764 Page 157.

Karen McQueen
County Clerk, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Texas Registered Professional Land Surveyor No. 6132, 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.

Adam Wallace
Texas Registered Professional Land Surveyor, Number 6132



I, Michael Beardsley, Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, 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 December, 2013 by said Commission.

Michael Beardsley
Chairman, Planning & Zoning Commission, Bryan, Texas

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, 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.

Victoria Elliott
Planning Administrator, 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 December, 2013.

W. Balkeman
City Engineer, Bryan, Texas

Filed for Record in
BRAZOS COUNTY
On: Dec 18, 2013 at 01:14p
As a
Plat
Document Number: 01179301
Amount: 63.00
Receipt Number: 494162
By:
Victoria Elliott

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.
Dec 18, 2013
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

LOT 5A
0.3988 ACRES
REPLAT OF LOT 5 AND LOT 6
BLOCK 1
SUNSET ADDITION NO. 2
VOL. 96, PAGE 634
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1" = 30' **SEPTEMBER 2010**

SURVEY LEGEND

—	SUBJECT PROPERTY LINE	—	WATER VALVE
—	ADJOINING PROPERTY LINE	—	TELEPHONE POLE
—	CHANGING PROPERTY LINE	—	POWER POLE
—	BARBED WIRE FENCE	—	SEWER LINE
—	UTILITY EASEMENT	—	WATER LINE
—	POWER LINE	—	10" IRON ROD WITH MAROON CAP MARKED "ATM SURV - RPLS 6132"
—	CONCRETE SET	—	5/8" IRON ROD WITH YELLOW CAP MARKED "KERR RPLS 4502"
—	10" IRON ROD WITH MAROON CAP MARKED "ATM SURV - RPLS 6132"		
—	5/8" IRON ROD WITH YELLOW CAP MARKED "KERR RPLS 4502"		

ATM Surveying
P.O. Box 10313, College Station, TX 77840
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BRYAN, TX
SURVEYED FOR: KENNETH R. & JANICE CAVITT