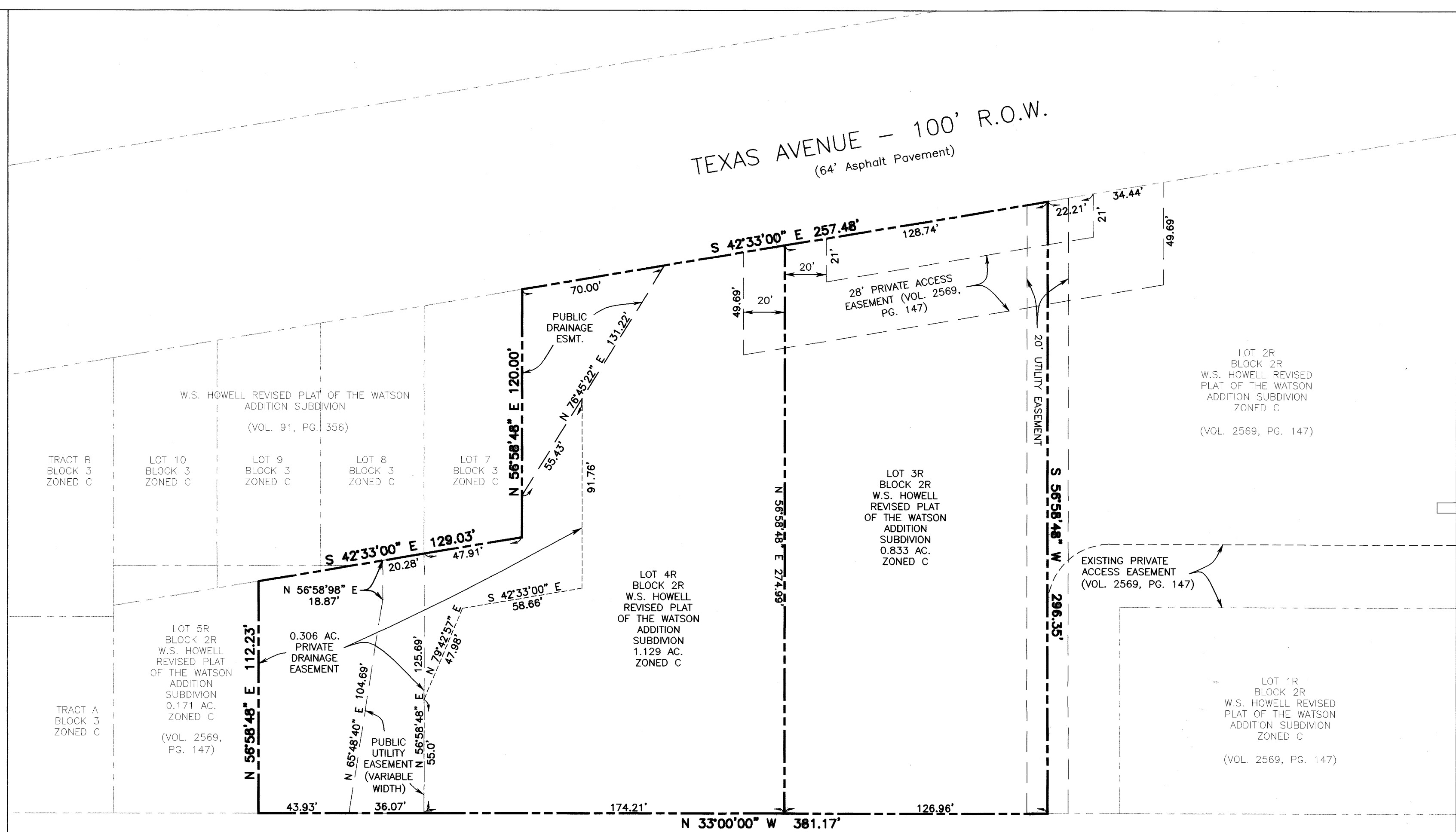


**ORIGINAL PLAT**

Scale: 1 inch = 40 feet



**REPLAT**

Scale: 1 inch = 40 feet

**ORIGINAL PLAT NOTES:**

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST LINE OF CAVITT AVE. WITH A RECORD BEARING OF N 33° W ACCORDING TO THE PLAT RECORDED IN VOL. 91 PG. 356.
2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0141C. EFFECTIVE DATE: JULY 2, 1992.
3. CURRENT ZONING IS COMMERCIAL.
4. THERE IS A 5' REAR AND SIDELINE SETBACK REQUIRED FOR EACH LOT.
5. THE 15' CLOSED ALLEY WAS RETAINED AS A UTILITY EASEMENT BY THE CITY OF BRYAN PER CITY COUNCIL MINUTES (BOOK P, PAGE 446), BY THE VIRTUE OF THIS REPLAT, THIS EASEMENT IS ABANDONED.
6. THE CONSTRUCTION OF A PUBLIC SIDEWALK ALONG TEXAS AVENUE WILL BE REQUIRED AS PART OF SITE DEVELOPMENT FOR LOTS 2R, 3R, AND 4R.
- 7a. THERE IS A 40' WIDE PRIVATE ACCESS EASEMENT CENTERED ON THE COMMON LINE BETWEEN LOTS 3R & 4R WHICH TIES TO THE 28' WIDE PRIVATE ACCESS EASEMENT PARALLEL TO AND 21' SOUTHWEST OF THE RIGHT OF WAY LINE OF TEXAS AVENUE.
- 7b. THERE IS A 34' WIDE PRIVATE ACCESS EASEMENT THE CENTER OF WHICH IS LOCATED S 42°33'00" E 39.57 FEET FROM THE COMMON CORNER BETWEEN LOTS 2R & 3R WHICH TIES TO THE 28' WIDE PRIVATE ACCESS EASEMENT PARALLEL TO AND 21' SOUTHWEST OF THE RIGHT OF WAY LINE OF TEXAS AVENUE.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

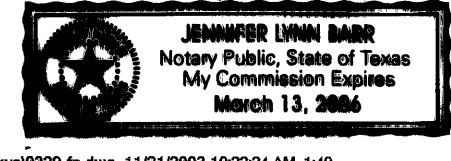
STATE OF TEXAS  
 COUNTY OF TEXAS  
 I (We) David & Rebecca Borski owner(s) and developer(s) of the land shown on this plat, and designated herein as Replat of Lot 3R & 4R, Block 2R W.S. Howell Revised Plat of the Watson Addition Subdivision in the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

David Borski  
Rebecca Borski  
 Owner(s)

STATE OF TEXAS  
 COUNTY OF BRAZOS

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

Given under my hand and seal on this 24th day of November, 2003.



Jennifer Lynn Bove  
 Notary Public, Brazos County, Texas

**CERTIFICATE OF CITY ENGINEER**

I, LINDA HUFF, City Engineer of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

Shirley D. Hill FOR LINDA HUFF  
 City Engineer  
 City of Bryan

**CERTIFICATE OF CITY PLANNER**

I, JOEY DUNN, City Planner of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

Joey Dunn  
 City Planner  
 City of Bryan

**CERTIFICATE OF SURVEYOR**

I, Stewart Kling, Registered Public Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Stewart Kling  
 S. M. Kling R.P.L.S. No. 2003

**CERTIFICATE OF 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 on the 23 day of November, 2003, in the Official Public Records of Brazos County, Texas, in Volume 5188, Page 55.

Karen McQueen - Jaime Kelley  
 County Clerk  
 Brazos County, Texas

Doc 00640923 Bk 0R Vol 5788 Pg 55

Filed for Record in:  
 BRAZOS COUNTY

On: Dec 23, 2003 at 02:57P

As a  
 Plats

Document Number: 00640923

Amount 58.00

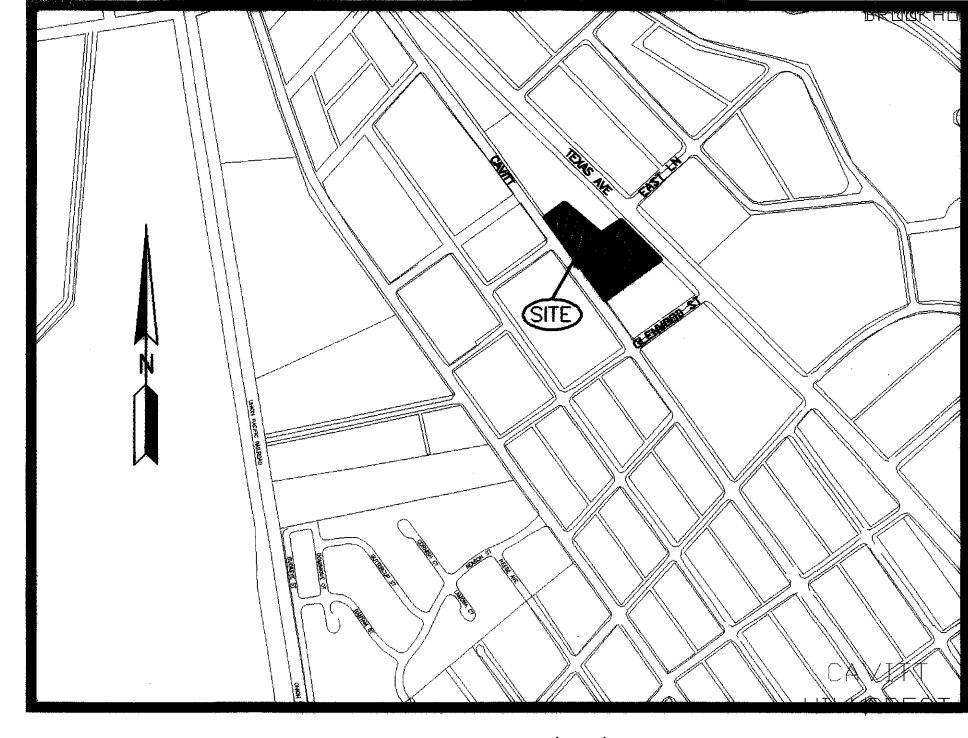
Receipt Number - 232968

By:  
 Jaime Kelley

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.

Dec 23, 2003

HONORABLE KAREN MCQUEEN, COUNTY CLERK  
 BRAZOS COUNTY



VICINITY MAP (NTS)

**REPLAT NOTES:**

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST LINE OF CAVITT AVE. WITH A RECORD BEARING OF N 33° W ACCORDING TO THE PLAT RECORDED IN VOL. 91 PG. 356.
2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0141C. EFFECTIVE DATE: JULY 2, 1992.
3. CURRENT ZONING IS COMMERCIAL.
4. THERE IS A 7.5' REAR AND SIDELINE SETBACK REQUIRED FOR EACH LOT.
5. THE 15' CLOSED ALLEY WAS RETAINED AS A UTILITY EASEMENT BY THE CITY OF BRYAN PER CITY COUNCIL MINUTES (BOOK P, PAGE 446), BY VIRTUE OF THE PREVIOUS REPLAT, THIS EASEMENT WAS ABANDONED.
6. THE CONSTRUCTION OF A PUBLIC SIDEWALK ALONG TEXAS AVENUE WILL BE REQUIRED AS PART OF SITE DEVELOPMENT FOR LOTS 2R, 3R, AND 4R.
- 7a. THERE IS A 34' WIDE PRIVATE ACCESS EASEMENT THE CENTER OF WHICH IS LOCATED S 42°33'00" E 39.57 FEET FROM THE COMMON CORNER BETWEEN LOTS 2R & 3R WHICH TIES TO THE 28' WIDE PRIVATE ACCESS EASEMENT PARALLEL TO AND 21' SOUTHWEST OF THE RIGHT OF WAY LINE OF TEXAS AVENUE.

**REPLAT of**

**Lot 3R & Lot 4R  
 Block 2R  
 W.S. Howell Revised Plat  
 Of The Watson Addition  
 Subdivision**

**1.962 Acres**

**Bryan,  
 Brazos County, Texas**

**FINAL PLAT PREPARED  
 AND SUBMITTED NOVEMBER 2003  
 SCALE: 1 INCH = 40 FEET**

**ENGINEER:**  
 Mitchell & Morgan, L.L.P.  
 511 University Dr. E, Ste. 204  
 College Station, TX 77840  
 Phone (979) 260-6963

**SURVEYOR:**  
 S. M. Kling  
 Kling Engineering  
 4103 S. Texas Ave.  
 Bryan, TX 77802  
 (979) 846-6212

**OWNER:**  
 David Borski  
 4887 Whispering Oaks  
 College Station, TX 77845