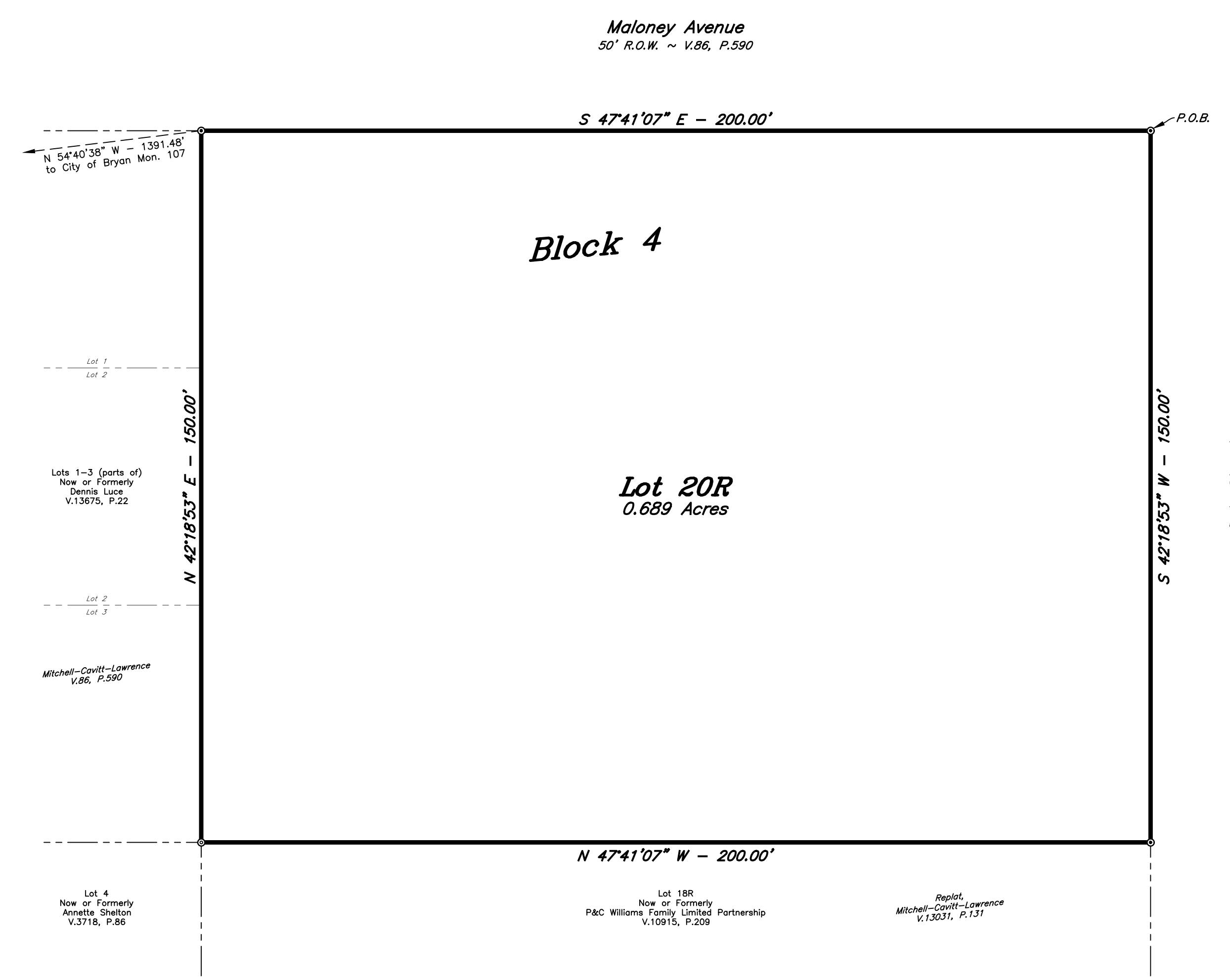
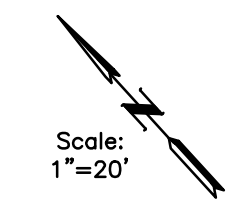


VICINITY MAP



ORIGINAL PLAT

LOTS 20, 21 & 22, BLOCK 4, MITCHELL-CAVITT-LAWRENCE AS RECORDED IN VOLUME 86, PAGE 590

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, DIANA L. WALKER and LARRY J. WALKER owner and developer of LOT 20R, MITCHELL-CAVITT-LAWRENCE ADDITION, as shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 12045, Page 132 (Northeast Half) and Volume 17062, Page 101 (Southwest Half) 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.

Diana L. Walker
Larry J. Walker

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared DIANA L. WALKER and LARRY J. WALKER, 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 _____ day of _____, 20____.

Notary Public, 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 _____ day of _____, 20____.

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 _____ day of _____, 20____.

City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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.

Gregory Hopcus, R.P.L.S. No. 6047

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 this _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____ Page _____.

County Clerk, Brazos County, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45 and being all of Lots 20, 21 and 22, Block 4 of the MITCHELL-CAVITT-LAWRENCE according to the plat recorded in Volume 86, Page 590 (B.C.D.R.), said lots being comprised of 2 tracts described in the deed from Michael H. Wheeler and Katherine M. Wheeler to Diana L. Walker and Larry J. Walker recorded in Volume 12045, Page 132, Official Records of Brazos County (O.R.B.C.) (Northwest Half), and in the deed from Suzanne Magdalena to Diana L. Walker and Larry J. Walker recorded in Volume 17062, Page 101, (O.R.B.C.) (Southeast Half) 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 this herein described tract, said iron rod also marking the east corner of said Lot 22 and being at the intersection of the southwesterly right-of-way line of Maloney Avenue (based on a 50-foot width) and the northwesterly right-of-way line of Oak Street (based on a 50-foot width);

THENCE: S 42°18'53" W along the northwesterly right-of-way line of said Oak Street and said Lots 22, 21, and 20 for a distance of 150.00 feet to a found 1/2-inch iron rod marking the south corner of this tract, said iron rod also marking the south corner of said Lot 20 and the east corner of Lot 18R, Block 4, MITCHELL-CAVITT-LAWRENCE according to the replat recorded in Volume 13031, Page 131 (O.R.B.C.);

THENCE: N 47°41'07" W along the common line of said Lot 20 and Lot 18R for a distance of 200.00 feet to a found 3/4-inch iron pipe marking the west corner of this herein described tract, said iron rod marking the west corner of said Lot 20, the north corner of said Lot 18R, the east corner of Lot 4, Block 4 of said MITCHELL-CAVITT-LAWRENCE and the south corner of Lot 3, Block 4 of said MITCHELL-CAVITT-LAWRENCE;

THENCE: N 42°18'53" E along the common line of said Lots 20, 21, 22, 3 and Lots 2 and 1, Block 4 of said MITCHELL-CAVITT-LAWRENCE for a distance of 150.00 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also marking the north corner of said Lot 22, the east corner of said Lot 1 and being in the southwesterly right-of-way line of the before-said Maloney Avenue;

THENCE: S 47°41'07" E along the southwesterly right-of-way line of Maloney Avenue and said Lot 22 to the POINT OF BEGINNING and containing 0.689 acres of land.

- GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearings system is based on Grid North, Texas State Plane Coordinate System, Central Zone, NAD83. The actual measured distances to the monuments shown hereon are consistent with the plat recorded in Volume 86, Page 590 of the Brazos County Deed Records.
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 480410215F - effective April 2, 2014, this property is not located in a Special Flood Hazard Area.
 3. This property is currently zoned Commercial District (C-3).
 4. Building setback line to be in accordance with the City of Bryan Code of Ordinance for C-3 zoning district. Additional building setback lines may be required by deed restrictions.
 5. Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
 6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 1/2" Iron Rod Found
 - ⊙ - 3/4" Iron Pipe Found
 7. Abbreviations:
 - P.O.B. - Point of Beginning
 - (350) - Contour Elevation

FINAL PLAT

LOT 20R, BLOCK 4
MITCHELL-CAVITT-LAWRENCE
BEING A REPLAT OF LOTS 20, 21 & 22, BLOCK 4
MITCHELL-CAVITT-LAWRENCE
RECORDED IN VOLUME 86, PAGE 590

0.689 ACRES
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS
JANUARY, 2022

Owner: Diana L. Walker and Larry J. Walker
800 Delma Drive
Bryan, TX 77802

Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300