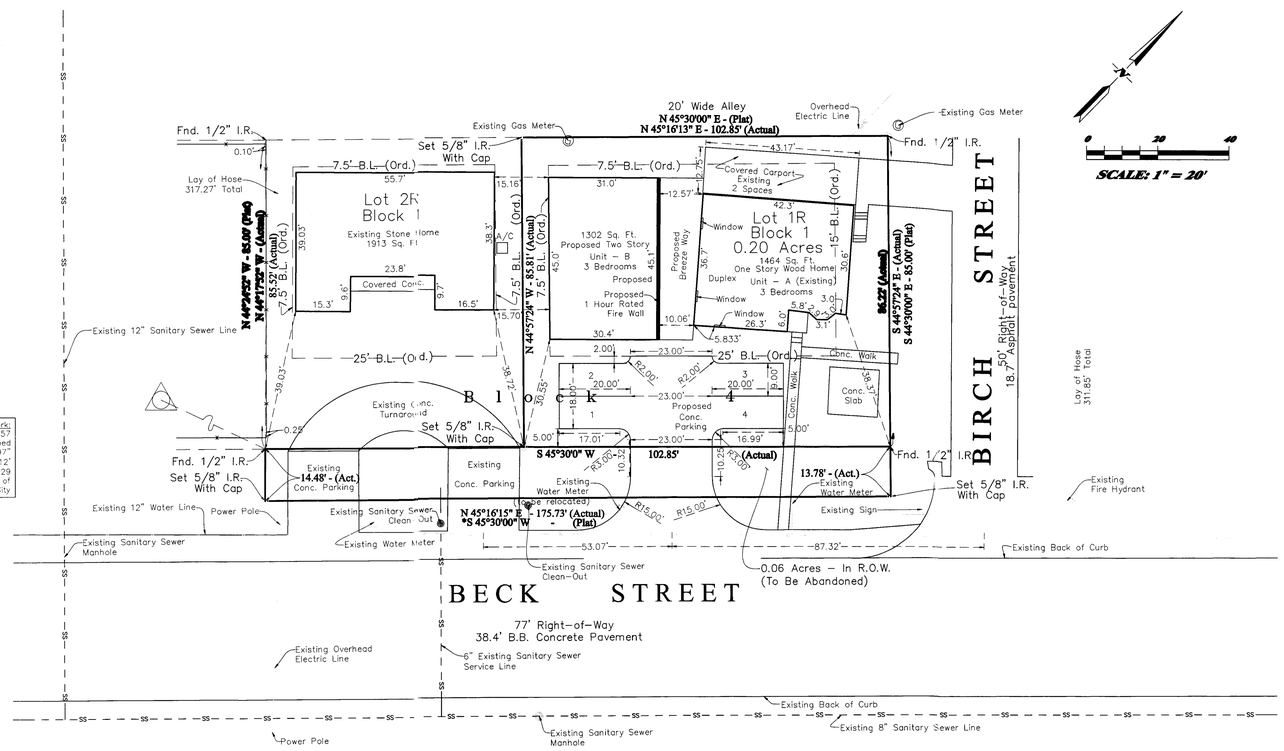

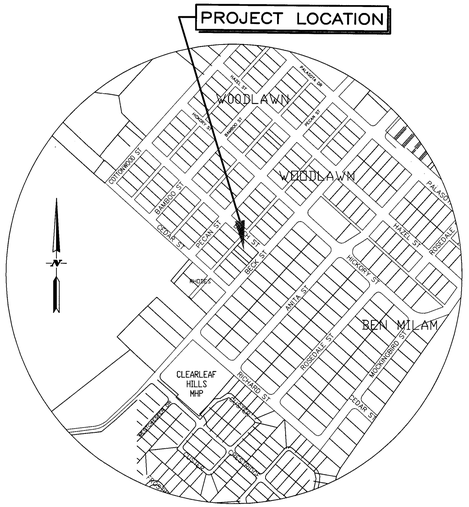

Benchmark:
City of Bryan GPS Monument No. 57
Aluminum disk set in concrete stamped "City of Bryan Monument 57 1997"
Bearing: N 70°23'48" E - 7199.12'
Elev. = 301.87 - NGVD-1929
From the southeast intersection of Shiloh Street and Stone City

NOTES:

1. This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0195E Effective Date: May 16, 2012.

2. All Property corners are Set ⅝" Iron Rods with cap unless otherwise stated.

3. Basis of Bearing: *Plat Bearing used as basis of bearings.

4. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.

5. This Tract is zoned Mixed Use Residential. (MU-1)

6. Existing Land Use: Residential

7. The purpose of this site plan is to create a Duplex and 4 additional parking spaces.

PARKING ANALYSIS:

Existing Wood Home (Unit A)
Parking required: 1 parking space per Bedroom.
3 Bedrooms = 3 Parking Spaces.
Parking provided: 3 Spaces

Proposed Brick Home (Unit B)
Parking required: 1 parking space per Bedroom.
3 Bedrooms = 3 Parking Spaces.
Parking provided: 3 Spaces

Total Parking spaces required: 6
Total Parking spaces provided 6

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FEB 13 2013
Development & Engineering Services

CERTIFICATE OF SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No. 2972 of 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, and that metes and bounds describing said subdivision will describe a closed geometric form.

_____
Donald Garrett, R.P.L.S. No. 2972

Site Plan
of
Lots 1R, Block 1
Woodlawn Addition,
0.20 Acres - Total
Stephen F. Austin League, No. 9, A-62
Bryan, Brazos County, Texas
October 4, 2012

Owner/Developer:
Owner: Manuel J. & Juana R. Lopez
Address: 1800 Beck Street
Bryan, Tx, 77803
Phone: (979) 229 - 9312

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone : (979) 846 - 2688
Fax : (979) 846 - 3094

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