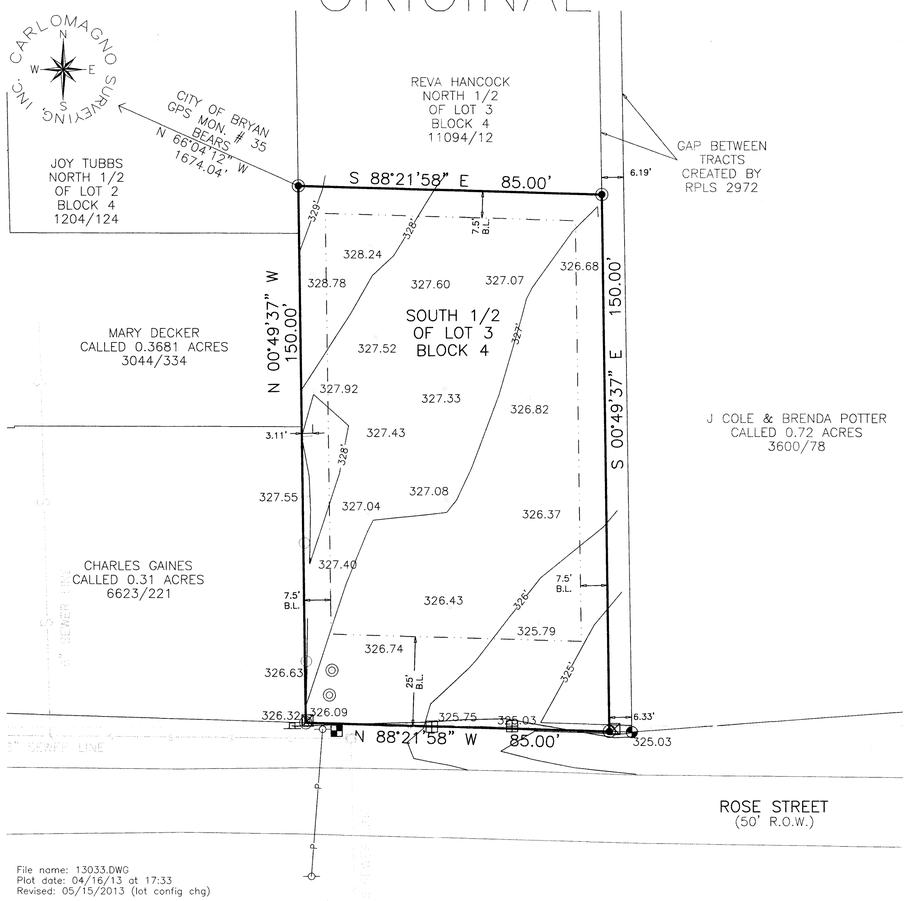
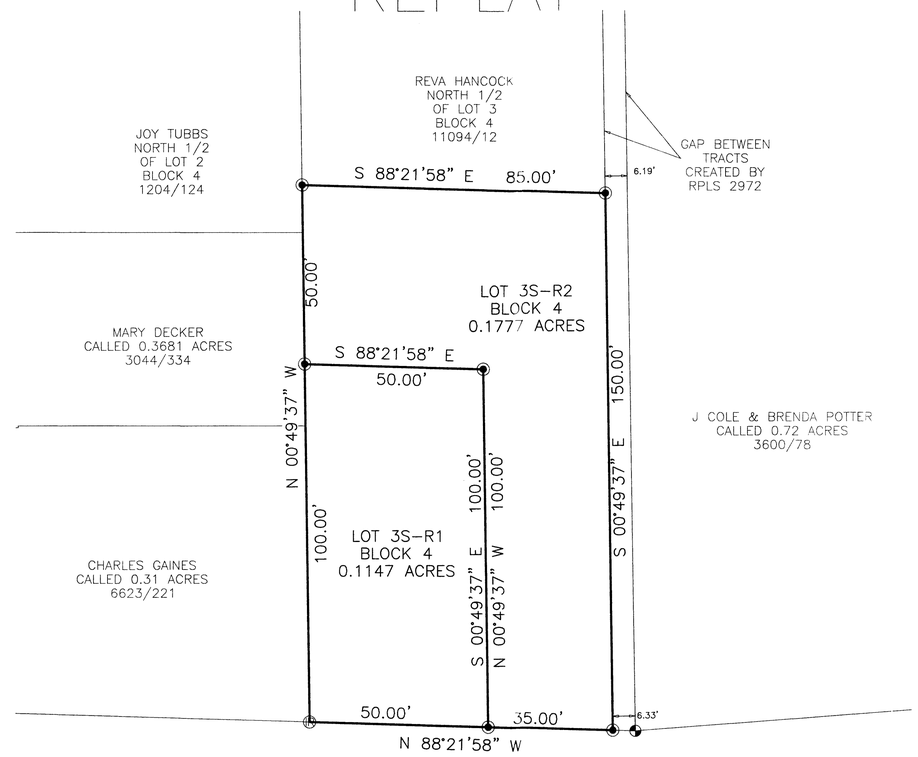
ORIGINAL

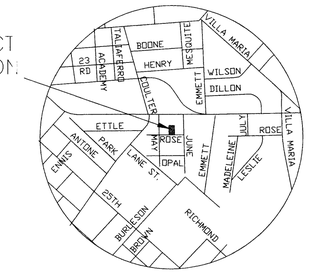


File name: 13033.DWG
Plot date: 04/16/13 at 17:33
Revised: 05/15/2013 (lot config chg)

REPLAT



PROJECT LOCATION:



VICINITY MAP
NOT TO SCALE

Survey Notes:

1). The bearings of this survey are referenced to the Texas State Plane Coordinate System, Lambert Projection, Central Zone, NAD27.

2). All setbacks shall be in accordance with applicable City of Bryan ordinances and regulations.

3). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0215E, Dated: May 16, 2012.

4). Drawing Scale is 1"=20'

5). Technician: J. Bailey; Field Crew: J. Arevalo

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- SUBDIVISION LINE
- CHAINLINK FENCE
- WOOD FENCE
- GASLINE
- WATERLINE
- SEWERLINE
- RIGHT-OF-WAY EASEMENT
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE
- PLATTED BUILDING LINE
- RESTRICTION BUILDING LINE
- 5/8" IRON ROD FOUND
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" SET
- COVERED CONC.
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- POWER POLE
- GUY WIRE ANCHOR
- GAS METER
- NATURAL GROUND POINT
- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC TANK
- TELEPHONE PEDESTAL
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

STATE OF TEXAS REGISTERED DANTE CARLOMAGNO 1562 PROFESSIONAL SURVEYOR

Dante Carlomagno
Texas Registered Professional
Land Surveyor, Number 1562

METES AND BOUNDS DESCRIPTION
OF A 0.2924 ACRES TRACT
REVISED WELCH ADDITION
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

Being a tract of land containing 0.2924 acres, out of the Revised Welch Addition, an addition to the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 121, Page 511 of the Brazos County Deed Records (B.C.D.R.), also being the south one-half (1/2) of Lot Three (3), Block Four (4), Revised Welch Addition, also being the same tract of land owned by D. Rivero Management, LLC, as recorded in Volume 10109, Page 265 of the Brazos County Official Records (B.C.O.R.), the 0.2924 acres tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southwest corner of this tract, also being a point along the north right-of-way line of Rose Street, a 50' right-of-way, also being the southeast corner of the called 0.31 acres tract of land owned by Charles Gaines, as recorded in Volume 6623, Page 221 of the B.C.O.R.;

THENCE along the common line between this tract and the said called 0.31 acres Gaines tract, passing the said called 0.31 acres Gaines tract and then continuing along the common line between this tract and the called 0.3681 acres tract of land owned by Mary Decker as recorded in Volume 3044, Page 334 of the B.C.O.R., passing the said called 0.3681 acres Decker tract and then continuing along the common line between this tract and the north one-half (1/2) of Lot Two (2), Block Four (4) of the said Revised Welch Addition, owned by Joy Tubbs as recorded in Volume 1204, Page 124 of the B.C.O.R., North 00°49'37" West, a distance of 150.00 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the northwest corner of this tract, also being a point along the east boundary line of the said Tubbs tract, also being the southwest corner of the north one-half (1/2) of the said Lot Three (3), Block Four (4), Revised Welch Addition, owned by Reva Hancock, as recorded in Volume 11094, Page 12 of the B.C.O.R.;

THENCE along the common line between this tract and the said Hancock tract, South 88°21'58" East, a distance of 85.00 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the northeast corner of this tract, also being the southeast corner of the said Hancock tract, also being a point along a gap between this tract and the called 0.72 acres tract of land owned by J. Cole and Brenda Potter as recorded in Volume 3600, Page 78 of the B.C.O.R., said gap being created by Donald Garrett, Registered Professional Land Surveyor No. 2972;

THENCE along the said gap between the this tract and the said called 0.72 acres Potter tract, South 00°49'37" East, a distance of 150.00 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the southeast corner of this tract, also being a point along the said north right-of-way of Rose Street;

THENCE along the said north right-of-way of Rose Street, North 88°21'58" West, a distance of 85.00 feet to the PLACE OF BEGINNING containing 0.2924 acres.

I, _____, the Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the _____day of _____, 20____ and the same was duly approved _____ day of _____, 20____ by said Commission.

_____
Chairman, Planning & Zoning Commission, Bryan, Texas

I/We, _____, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Vol(s). _____9815_____, Page(s) _____232_____, 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.

_____
OWNER(S)

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

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and 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

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, the 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 _____ day of _____, 20_____, in the Official Records of Brazos County in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally

appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal of office this _____ day of _____, 20_____.

_____
Notary Public, _____ County, Texas

REPLAT OF THE SOUTH ONE-HALF OF LOT THREE (3), BLOCK FOUR (4) INTO LOTS THREE-S-R1 (3S-R1) AND THREE S-R2 (3S-R2) BLOCK FOUR (4) 0.2924 ACRES REVISED WELCH ADDITION CITY OF BRYAN BRAZOS COUNTY, TEXAS

ACREAGE: 0.2924 **LOCATED IN:** REVISED WELCH ADDITION, 121/511
CALLED: SOUTH ONE-HALF (1/2) OF LOT THREE (3), BLOCK FOUR (4)
ALSO BEING: SAME TRACT IN 10109/265
STREET ADDRESS: 710 ROSE STREET
CITY: BRYAN **COUNTY:** BRAZOS
SURVEYED FOR: D. RIVERA MANAGEMENT, LLC
9191 WHITE CREEK ROAD
COLLEGE STATION, TX 77845

MAY 15 2013

Carlomagno Surveying Inc.
2714 Finfeather Road, Bryan, Texas 77801
Phone 979-775-2873 Fax 979-775-4787 e-mail cs@carlomagnosurveying.com

DRAWING NO. *13033-replat.dwg*
SHEET *1* OF *1* APRIL 24, 2013