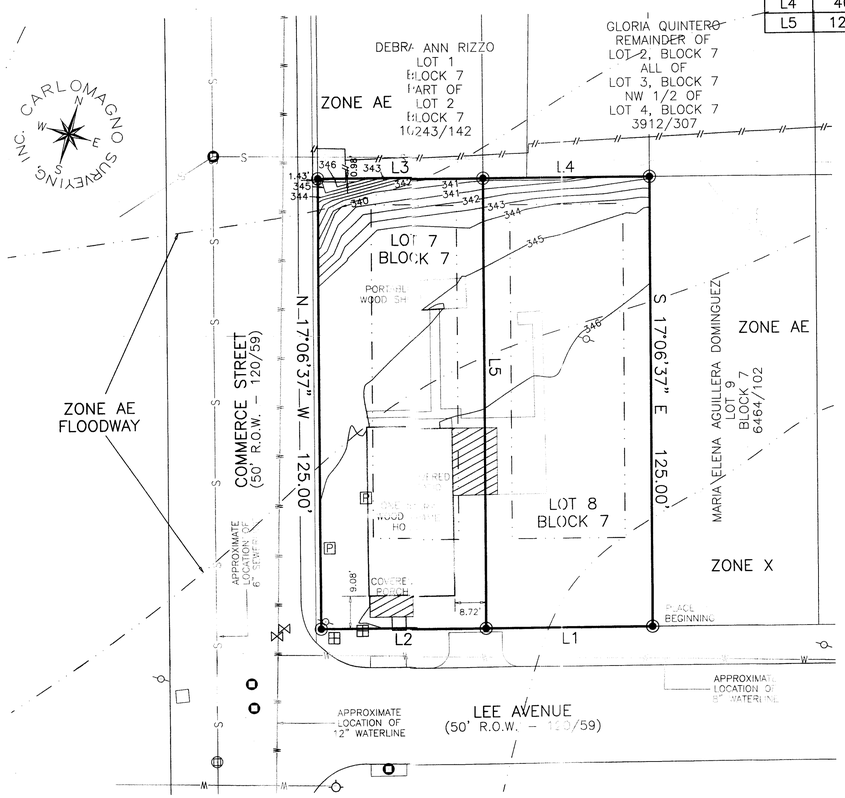
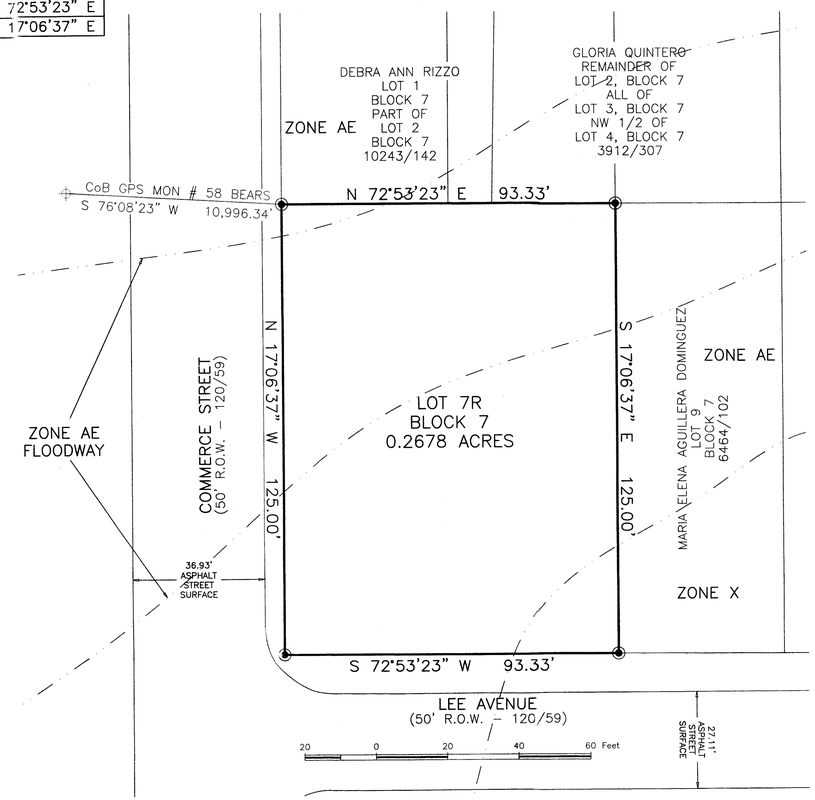
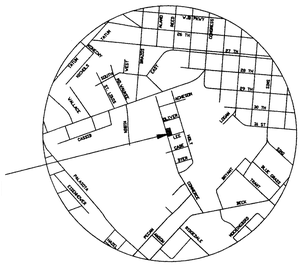
ORIGINAL

LINE	DISTANCE	BEARING
L1	46.67'	S 72°53'23" W
L2	46.67'	S 72°53'23" W
L3	46.67'	N 72°53'23" E
L4	46.67'	N 72°53'23" E
L5	125.00'	S 17°06'37" E



REPLAT





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, NAD83

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

3). Subject tract appears to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0195E. Dated: May 16, 2012, as shown on The Cottonwood Branch Letter of Map Revision, dated May 18, 2012 and is designated to be in Zone AE and Zone AE Floodway.

4). Scale: 1" = 20'.

5). Technician: J. Bailey; Field Crew: R. Rivera

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ORIGINAL PROPERTY LINE
- ELECTRICAL LINE
- GAS LINE
- CHAINLINK FENCE
- WOOD FENCE
- BARBWIRE FENCE
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- INGRESS/EGRESS EASEMENT
- RIGHT-OF-WAY EASEMENT
- SANITARY/STORM EASEMENT
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE
- PLATTED BUILDING LINE
- RESTRICTION BUILDING LINE
- IRON ROD FOUND
- 1" IRON PIPE FOUND
- COVERED CONC.
- 5/8" IRON ROD SET
- EASEMENT POINT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- POWER POLE
- LIGHT POLE
- TRANSFORMER
- PIPELINE MARKER
- GAS METER
- PROPANE TANK
- SANITARY MANHOLE
- STORM MANHOLE
- CLEANOUT
- SEPTIC TANK
- TELEPHONE PEDESTAL
- WORM GEAR FOUND

METES AND BOUNDS DESCRIPTION OF A 0.2678 ACRES TRACT OLIVER ADDITION TO THE CITY OF BRYAN BRAZOS COUNTY, TEXAS

Being a tract of land containing 0.2678 acres, out of the Oliver Addition to the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 120, Page 59 of the Brazos County Deed Records (B.C.D.R.), being all of Lots Seven (7) and Eight (8), Block Seven (7), of the said Oliver Addition, also being the same tracts of land owned by Solomon Hernandez as recorded in Volume 4559, Page 149 (Lot 8, Block 7) and Volume 11441, Page 230 (Lot 7, Block 7), both of the Brazos County Official Records (B.C.O.R.), the 0.2678 acres tract being more particularly described as follows, with control referenced to the Texas State Plane Coordinate System, Lambert Projection, Central Zone, NAD83:

COMMENCING at a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for the north corner of the said Block 7, also being a point at the intersection of the southeast right-of-way line of Oliver Avenue, a 50' right-of-way and the southwest right-of-way line of Holt Street, a 50' right-of-way, also being the north corner of Lot Six (6), Block Seven (7), of the said Oliver Addition;

THENCE along the said southwest right-of-way of Holt Street, South 17°06'37" East, a distance of 250.00 feet to the east corner of Lot Twelve (12), Block Seven (7), of the said Oliver Addition, also being the east corner of the said Block 7, of the said Oliver Addition, also being a point at the intersection of the said southwest right-of-way of Holt Street and the northwest right-of-way line of Lee Avenue, a 50' right-of-way;

THENCE along the said northwest right-of-way of Lee Avenue, South 72°53'23" West, a distance of 186.67 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562"set for the PLACE OF BEGINNING of this tract, also being the east corner of the said Lot 8, Block 7 of the said Oliver Addition, also being the south corner of Lot Nine (9), Block Seven (7) of the said Oliver Addition, also being a point along the said northwest right-of-way of Lee Avenue;

THENCE along the said northwest right-of-way of Lee Avenue, South 72°53'23" West, a distance of 93.33 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562"set for the south corner of this tract, also being the south corner of the said Lot 7, Block 7 of the said Oliver Addition, also being a point at the intersection of the said northwest right-of-way of Lee Avenue and the northeast right-of-way line of Commerce Street, a 50' right-of-way;

THENCE along the said northeast right-of-way of Commerce Street, North 17°06'37" West, a distance of 125.00 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the west corner of this tract, also being the west corner of the said Lot 7, Block 7 of the said Oliver Addition, also being a point along the said northeast right-of-way of Commerce Street, also being the south corner of the Lot One (1), Block Seven (7) of the said Oliver Addition;

THENCE along the common line between this tract and the said Lot 1, Block 7, passing the said Lot 1, Block 7 and then continuing along the common line between this tract and Lot Two (2), Block Seven (7) of the said Oliver Addition, North 72°53'23" East, a distance of 93.33 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the north corner of this tract, also being the east corner of the said Lot 2, Block 7, also being the south corner of Lot Three (3), Block Seven (7) of the said Oliver Addition, also being the west corner of the said Lot 9, Block 7 of the said Oliver Addition;

THENCE along the common line between this tract and the said Lot 9, Block 7 of the said Oliver Addition, South 17°06'37" East, a distance of 125.00 feet to the PLACE OF BEGINNING containing 0.2678 acres.

PLANNING & ZONING CHAIRMAN

STATE OF TEXAS
COUNTY OF BRAZOS

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

CITY ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

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

COUNTY CLERK

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

OWNER CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZOS

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). _____, Page(s) _____ 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)

CITY PLANNER

STATE OF TEXAS
COUNTY OF BRAZOS

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

NOTARY PUBLIC

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

SURVEYOR

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 LAND SURVEYOR

_____
Dante Carlomagno
Texas Registered Professional Land Surveyor, Number 1562

A FINAL PLAT OF LOT 7R, BLOCK 7 OF THE OLIVER ADDITION BEING A REPLAT OF LOTS SEVEN (7) & EIGHT (8) BLOCK SEVEN (7) OF THE OLIVER ADDITION 0.2678 ACRES CITY OF BRYAN BRAZOS COUNTY, TEXAS

ACREAGE: 0.2678 LOCATED IN: OLIVER ADDITION, 120/59
CALLED: ALL OF LOTS SEVEN (7) AND EIGHT (8), BLOCK SEVEN (7)
ALSO BEING: SAME TRACTS IN 10773/214 & 10860/68
STREET ADDRESS: 1008 & 1010 LEE AVENUE
CITY: BRYAN COUNTY: BRAZOS
SURVEYED FOR: SOLOMON HERNANDEZ
2131 MEGAN DRIVE
BRYAN, TX 77808

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

DRAWING NO. *12156-replat.dwg*
SHEET *1* OF *1* NOVEMBER 21, 2012