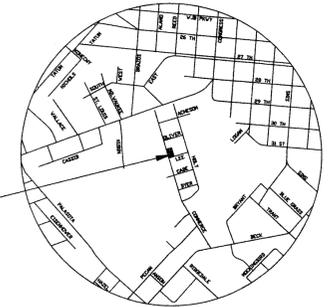


# ORIGINAL

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



PROJECT LOCATION

VICINITY MAP NOT TO SCALE

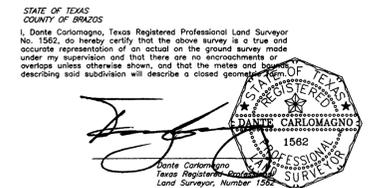
**Survey Notes:**

- The bearings of this survey are referenced to the Texas State Plane Coordinate System, Lambert Projection, Central Zone, NAD83.
- All setbacks shall be in accordance with applicable City of Bryan ordinances and regulations.
- Subject tract appears to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 480410195E, dated May 15, 2012, as shown on the Cottonwood Branch Letter of Map Revision, dated May 15, 2012 and is designated to be in Zone AE and Zone X Floodway.
- Scale: 1" = 20'.
- Technician: J. Bailey; Field Crew: R. Rivera

**SURVEY LEGEND**

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

**SURVEYOR**



**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;

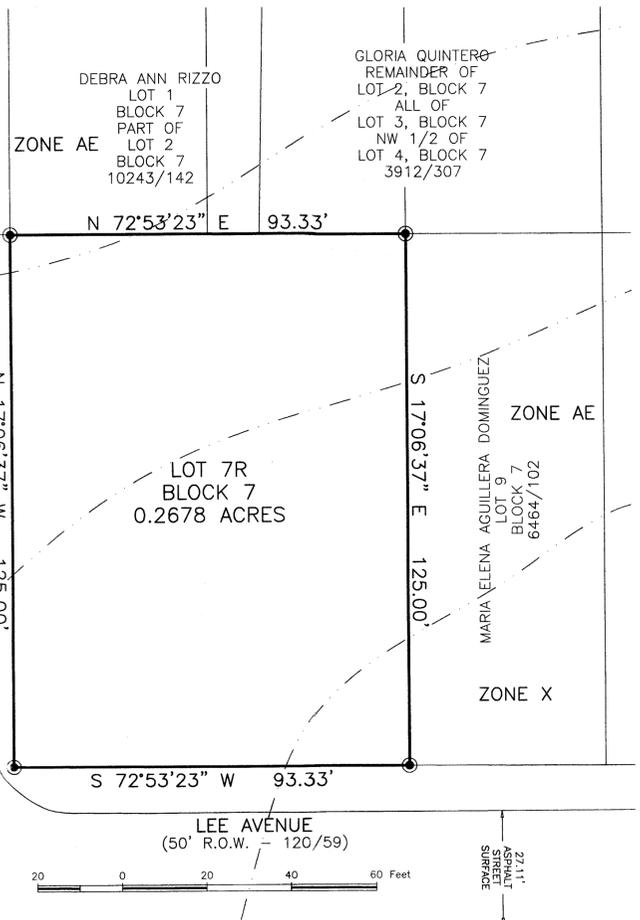
THENCE along the said northwest right-of-way of Lee Avenue, South 72°53'23" West, a distance of 186.67 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the PLACE OF BEGINNING of this tract, also being the east corner of the said Lot 8, Block 7 of the said Oliver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



36.93' ASPHALT STREET SURFACE

27.11' ASPHALT STREET SURFACE

20 0 20 40 60 Feet

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

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

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

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) \_\_\_\_\_, 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\_\_\_\_.

OWNER(S)

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

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally \_\_\_\_\_, 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

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 c@carlomagnosurveying.com  
 DRAWING NO. 12156-replat.dwg  
 SHEET 1 OF 1 NOVEMBER 21, 2012