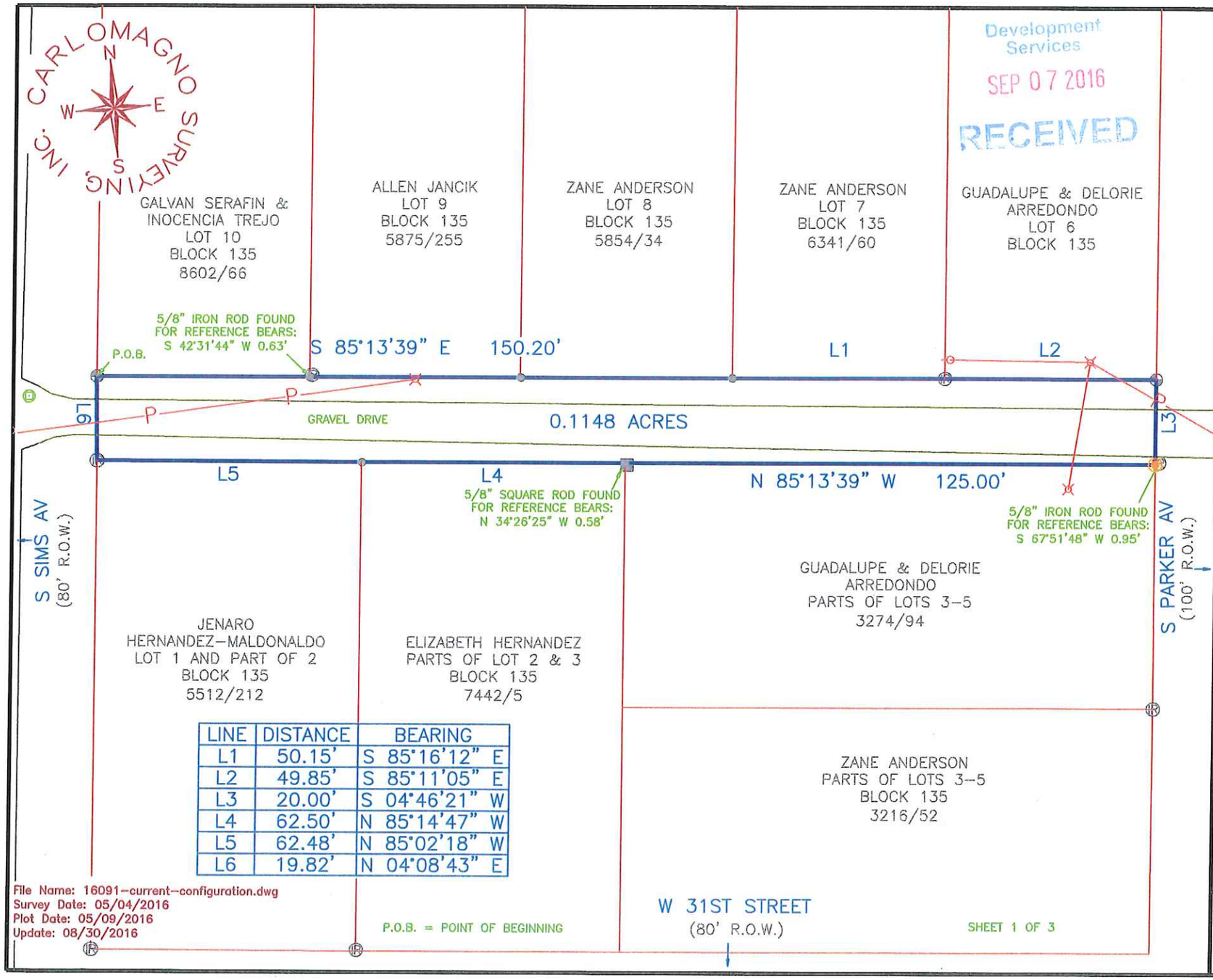


LINE	DISTANCE	BEARING
L1	50.15'	S 85°16'12" E
L2	49.85'	S 85°11'05" E
L3	20.00'	S 04°46'21" W
L4	62.50'	N 85°14'47" W
L5	62.48'	N 85°02'18" W
L6	19.82'	N 04°08'43" E

File Name: 16091-current-configuration.dwg
Survey Date: 05/04/2016
Plot Date: 05/09/2016
Update: 08/30/2016

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ELECTRICAL LINE
- CHAINLINK FENCE
- WOOD FENCE
- BARBWIRE FENCE
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- RIGHT-OF-WAY EASEMENT
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE
- PLATTED BUILDING LINE
- RESTRICTION BUILDING LINE
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" SET
- 5/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- 5/8" SQUARE ROD FOUND
- COVERED CONC.
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- POWER POLE
- TRANSFORMER
- GAS METER
- PROPANE TANK
- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC TANK
- TELEPHONE PEDESTAL
- POINT FOR CORNER

Survey Notes:

1). The bearing basis of this survey is S 85°13'39" E as recorded in Volume H, Page 721 of the B.C.O.R.

2). Drawing Scale is 1"=30'

3). Technician: S.Peevey; Field Crew: G.B.

4). 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. 48041C0195E, Dated: May 16, 2012.

I, Dante Carlomagno, 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.

STATE OF TEXAS
REGISTERED
DANTE CARLOMAGNO
1562
PROFESSIONAL
LAND SURVEYOR

Dante Carlomagno
Registered Professional
Land Surveyor, Number 1562

SURVEY

LOT No.: 20' ALLEY ACREAGE: 0.1148 ACRES

BLOCK No.: ONE HUNDRED THIRTY-FIVE (135)

SUBDIVISION: CITY OF BRYAN TOWNSITE, H/721

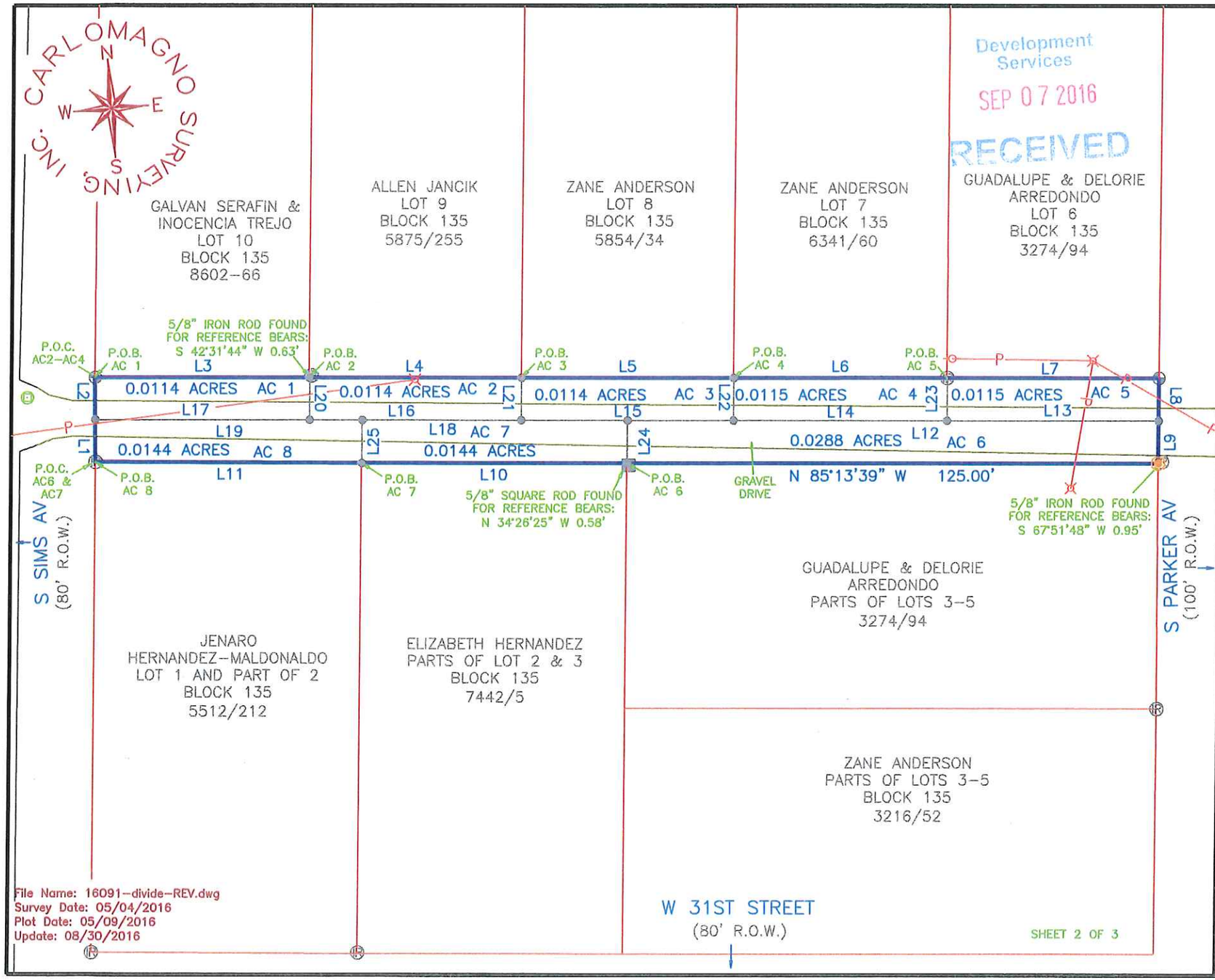
STREET ADDRESS: WEST 31ST STREET AND SOUTH SIMS AVENUE

CITY: BRYAN COUNTY: BRAZOS

SURVEYED FOR: GUADALUPE ARREDONDO

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

Carlomagno Surveying, Inc.
2714 Finfeather Road, Bryan, Texas 77801
PHONE: (979)775-2873 FAX: (979)775-4787
Firm No. 100348-00 www.CarlomagnoSurveying.com



File Name: 16091-divide-REV.dwg
Survey Date: 05/04/2016
Plot Date: 05/09/2016
Update: 08/30/2016

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ELECTRICAL LINE
- CHAINLINK FENCE
- WOOD FENCE
- BARBWIRE FENCE
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- RIGHT-OF-WAY EASEMENT
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE
- PLATTED BUILDING LINE
- RESTRICTION BUILDING LINE
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" SET
- 5/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- 5/8" SQUARE ROD FOUND
- COVERED CONC.
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- POWER POLE
- TRANSFORMER
- GAS METER
- PROPANE TANK
- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC TANK
- TELEPHONE PEDESTAL
- POINT FOR CORNER

Survey Notes:

1). The bearing basis of this survey is S 85°13'39" E as recorded in Volume H, Page 721 of the B.C.O.R.

2). Drawing Scale is 1"=30'

3). Technician: S.Peevey; Field Crew: G.B.

4). 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. 48041C0195E, Dated: May 16, 2012.

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STATE OF TEXAS
REGISTERED
DANTE CARLOMAGNO
1562
PROFESSIONAL LAND SURVEYOR

Dante Carlomagno
Registered Professional
Land Surveyor, Number 1562

SURVEY

LOT No.: 20' ALLEY ACREAGE: 0.1148 ACRES

BLOCK No.: ONE HUNDRED THIRTY-FIVE (135)

SUBDIVISION: CITY OF BRYAN TOWNSITE, H/721

STREET ADDRESS: WEST 31ST STREET AND SOUTH SIMS AVENUE

CITY: BRYAN COUNTY: BRAZOS

SURVEYED FOR: GUADALUPE ARREDONDO

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Firm No. 100348-00 www.CarlomagnoSurveying.com

Development Services

SEP 07 2016

RECEIVED

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING

LINE	DISTANCE	BEARING
L1	9.91'	N 04°08'43" E
L2	9.91'	N 04°08'43" E
L3	50.20'	S 85°13'39" E
L4	50.00'	S 85°13'39" E
L5	50.00'	S 85°13'39" E
L6	50.15'	S 85°16'12" E
L7	49.85'	S 85°11'05" E
L8	10.00'	S 04°46'21" W

LINE	DISTANCE	BEARING
L9	10.00'	S 04°46'21" W
L10	62.50'	N 85°14'47" W
L11	62.48'	N 85°02'18" W
L12	124.99'	N 85°12'22" W
L13	49.85'	N 85°12'22" W
L14	50.14'	N 85°12'22" W
L15	50.00'	N 85°12'22" W
L16	50.00'	N 85°12'22" W

LINE	DISTANCE	BEARING
L17	50.10'	N 85°12'22" W
L18	62.50'	N 85°12'22" W
L19	62.60'	N 85°12'22" W
L20	9.93'	S 04°43'17" W
L21	9.94'	S 04°44'22" W
L22	9.96'	S 04°45'28" W
L23	10.02'	S 04°47'51" W
L24	10.05'	S 04°50'19" W
L25	10.09'	S 04°51'38" W

File Name: 16091-divide.dwg
Survey Date: 05/04/2016
Plot Date: 05/09/2016
Update: 08/30/2016

SURVEY LEGEND

- SUBJECT PROPERTY LINE
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Survey Notes:

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STATE OF TEXAS REGISTERED DANTE CARLOMAGNO 1562 PROFESSIONAL LAND SURVEYOR

Dante Carlomagno
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Land Surveyor, Number 1562

SURVEY

LOT No.: 20' ALLEY ACREAGE: 0.1148 ACRES

BLOCK No.: ONE HUNDRED THIRTY-FIVE (135)

SUBDIVISION: CITY OF BRYAN TOWNSITE, H/721

STREET ADDRESS: WEST 31ST STREET AND SOUTH SIMS AVENUE

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