

- LEGEND**
- PROPERTY CORNER
 - ⊙ WATER METER
 - ⊙ GAS METER
 - ⊙ POWER POLE
 - ⊙ LIGHT POLE
 - ⊙ ELEC. METER
 - ⊙ FIRE HYDRANT
 - ⊙ SAN. SEW. MANHOLE
 - ⊙ SAN. SEW. CLEANOUT
 - ⊙ WATER VALVE
 - ⊙ CUIV WIRE
 - ⊙ SIGN
 - ⊙ TELEPHONE BOX
 - FENCE
 - EASEMENT
 - SET BACK LINE
 - PROPERTY LINE

PROJECT LOCATION

Dec Bl Vol Ps
00989086 DR 8446 205

Filed for Record in:
BRAZOS COUNTY

On: Feb 15, 2008 at 12:18P

As a
Plat

Document Number: 00989086

Amount: 58.00

Receipt Number: 335105

By:
Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the Official Public Records of:

BRAZOS COUNTY

as stamped herein by me.
Feb 15, 2008

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

NOTES:

- The bearing basis of this survey is the EAST line of the previous survey as recorded in Volume 38, Page 588 of the Brazos County Deed Records, said bearing being S 31°30'00" E
- Said tract is not under the 100 year flood plain as identified by the Federal Emergency Management Agency, on Community Panel No. 4804103141 C. Date: July 2, 1992
- All corners are represented by ● and are 5/8" iron rods set unless otherwise noted.
- All utilities to be verified in field prior to construction.
- This property is Zoned = MU-2
- All building lines/setbacks are in accordance with the City of Bryan Site Development Review Ordinance No. 819.

STATE OF TEXAS
COUNTY OF BRAZOS

We Elena & Zoltan Szilagyi, the owners and developers of Lot 8-R shown on this plat, being the tract of land as conveyed to us in the Brazos County Official Records in Volume 2925, Page 87, and whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purpose identified.

Elena Szilagyi Zoltan Szilagyi
Elena Szilagyi/owner Zoltan Szilagyi/owner

Kim Caser
I, *Kim Caser*, 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 of the 14th day of April, 2002, by said Commission.

Kevin Russell
I, *Kevin Russell*, the Planning Administrator for 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 of the 20th day of April, 2007, by said Commission.

STATE OF TEXAS
COUNTY OF BRAZOS

I ~~Floyd Charlie Teeter~~, the owner and developer of Lot 7-R shown on this plat, being the tract of land as conveyed to us in the Brazos County Official Records in Volume 112, Page 446, and whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purpose identified.

~~Floyd Charlie Teeter~~

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 20 day of April, 2007.

STATE OF TEXAS
COUNTY OF BRAZOS

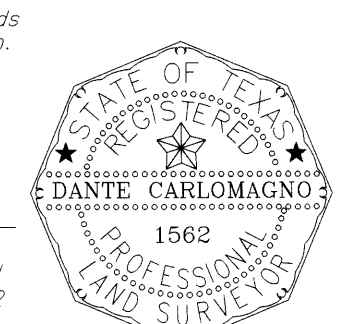
Before me, the undersigned authority, on this day personally appeared Elena & Zoltan Szilagyi, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 20 day of May, 2005.

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.

Dante Carlomagno
Dante Carlomagno, Professional Land Surveyor, Number 1562



STATE OF TEXAS
COUNTY OF BRAZOS

I, ~~_____~~, the County Judge and for said County, do hereby certify that the above instrument, with its certificates of authentication was filed for record in my office the 20 day of February, 2008, in the Official Records of Brazos County in Volume 8446, Page 205.

Karen McQueen
County Judge, Brazos County, Texas

JEANNETTE RAINES
Notary Public
STATE OF TEXAS
My Comm. Exp. 04/08/2008

Jeannette Raines
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, *Karen McQueen*, 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 15th day of February, 2008, in the Official Records of Brazos County in Volume 8446, Page 205.

Karen McQueen
County Clerk, Brazos County, Texas

REPLAT
C.M. EVANS SUBDIVISION
VOLUME 38, PAGE 588
PART OF LOT 6, 7, 8, & 9
0.4848 ACRES
VOLUME 2925, PAGE 87
ZENO PHILLIPS LEAGUE, A-45
2116 S. COLLEGE AVE. BRYAN, BRAZOS COUNTY, TEXAS
Scale: 1" = 50' March 20, 2002 Revised April 2, 2002

OTTO'S HUNGARIAN BAKERY ELENA & ZOLTAN SZILAGYI 2116 SOUTH COLLEGE AVE. BRYAN, TEXAS 77802 823-1889	
CARLOMAGNO Surveying Inc 2714 Fintesther Road, Bryan, Texas 77801 Phone 409-775-2873 Fax 409-775-4787 e-mail: Water@CARLOMAGNO.com	
DRAWN BY: S. LILES JOB #: 01638REPLAT	DRAWING NO. 7 SHEET 1 OF 1