

METES AND BOUNDS DESCRIPTION OF A 0.1190 ACRES TRACT OF LAND CALLED LOT 1 OF THE LOPEZ ADDITION OUT OF THE MITCHELL ADDITION CITY OF BRYAN, BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, in the John Austin Survey, A-8, out of Block 50 of the Mitchell Addition, as recorded in Vol. 10, Page 214, and being a part of the same tract of land conveyed to George Lopez, as recorded in Volume 2805, Page 100, of the Brazos County Official Records, and now more particularly described as follows:

BEGINNING at a 1 1/4" iron rod found for the east corner of Charles Siegert Part of Block 35, as recorded in Vol. 26, Page 145, of the B.C.O.R., and Vol. 1135, Page 206 of the B.C.O.R., also being a point on the southwest right-of-way line of 26th Street, also being the north corner of this tract;

THENCE South 47°06'48" East, a distance of 58.92 feet along the common line between this tract and said right-of-way line of 26th Street to a 5/8" iron rod set for the east corner of this tract, also being the north corner of the Misc. Properties L.L.C., Lot 1, Block 50, of the Mitchell Addition;

THENCE South 45°41'31" West, a distance of 89.43 feet along the common line between this tract and said Misc. Properties L.L.C., Lot 1, Block 50, of the Mitchell Addition, also being the west corner of said Misc. Properties L.L.C. tract, also being a point on the north line of Lot 2 of the Lopez Addition;

THENCE North 46°00'47" West, a distance of 57.81 feet along the common line between this tract and said Lot 2 to a 5/8" iron rod set for the west corner of this tract, also being a point on the southeast line of said Charles Siegert tract;

THENCE North 45°00'00" East, a distance of 88.27 feet along the common line between this tract and said Charles Siegert tract to the PLACE OF BEGINNING containing 5.183 square feet or 0.1190 acres.

METES AND BOUNDS DESCRIPTION OF A 0.2942 ACRES TRACT OF LAND CALLED LOT 2 OF THE LOPEZ ADDITION OUT OF THE MITCHELL ADDITION CITY OF BRYAN, BRAZOS COUNTY, TEXAS

All that tract or parcel of land lying and being situated in Brazos County, Texas, in the John Austin Survey, A-8, out of Block 50 of the Mitchell Addition, as recorded in Vol. 10, Page 214, and being a part of the same tract of land conveyed to George Lopez, as recorded in Volume 2805, Page 100, of the Brazos County Official Records, and now more particularly described as follows:

BEGINNING at a 1" iron pipe found for the west corner of this tract, also being a point on the northeast right-of-way line of 27th Street, also being the south corner of the Charles Siegert Part of Block 35, as recorded in Vol. 26, Page 145, of the B.C.O.R., and Vol. 1135, Page 206 of the B.C.O.R.;

THENCE North 45°00'00" East, a distance of 101.39 feet along the common line between this tract and said Charles Siegert tract to a 5/8" iron rod set for the north corner of this tract, also being the west corner of Lot 1 of said Lopez Subdivision;

THENCE South 46°00'47" East, a distance of 123.50 feet along the common line between this tract and said Lot 1, and the southeast line of the Misc. Properties L.L.C., Lot 1, Block 50 of the Mitchell Addition to a 3/8" iron rod found for the east corner of this tract, also being the south corner of said Misc. Properties L.L.C. tract, also being the west corner of the George Lopez Part of Lot 8, Block 50, as recorded in Vol. 2538, Page 309, of the B.C.O.R., also being the north corner of the Norma I. Tijerina, Etal, as recorded in Vol. 4579, Page 277, called Lot 50B;

THENCE South 44°57'47" West, a distance of 106.69 feet along the common line between this tract and said Norma I. Tijerina, Etal, tract to a 5/8" iron rod set for the south corner of this tract, also being the west corner of said Tijerina tract, also being a point on the northeast right-of-way line of 27th Street;

THENCE North 43°50'10" West, a distance of 123.57 feet along the common line between this tract and said northeast right-of-way line of 27th Street to the PLACE OF BEGINNING containing 12,813 square feet or 0.2942 acres.

Doc 00817690 Bk OR Vol 5367 Pg 221
 Filed for Record in: BRAZOS COUNTY
 On: Jun 16, 2003 at 10:18A
 As a Plat
 Document Number: 00817690
 Amount: 55.00
 Receipt Number - 219895
 By: Flo Workman

STATE OF TEXAS COUNTY OF BRAZOS
 I, George Lopez, County Clerk, do hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped hereon by me.
 Jun 16, 2003

HONORABLE WARREN MCQUEEN, COUNTY CLERK, BRAZOS COUNTY

STATE OF TEXAS COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared George Lopez, 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 purposes stated.
 Given under my hand and seal of office this 16 day of June, 2003.

Notary Public, Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS
 I, George Lopez, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 5367 Page 221 and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

STATE OF TEXAS COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared George Lopez, 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 purposes stated.
 Given under my hand and seal of office this 12 day of June, 2003.

Notary Public, Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS
 I, Dante Carluogno, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County in Volume 5367 Page 221 and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

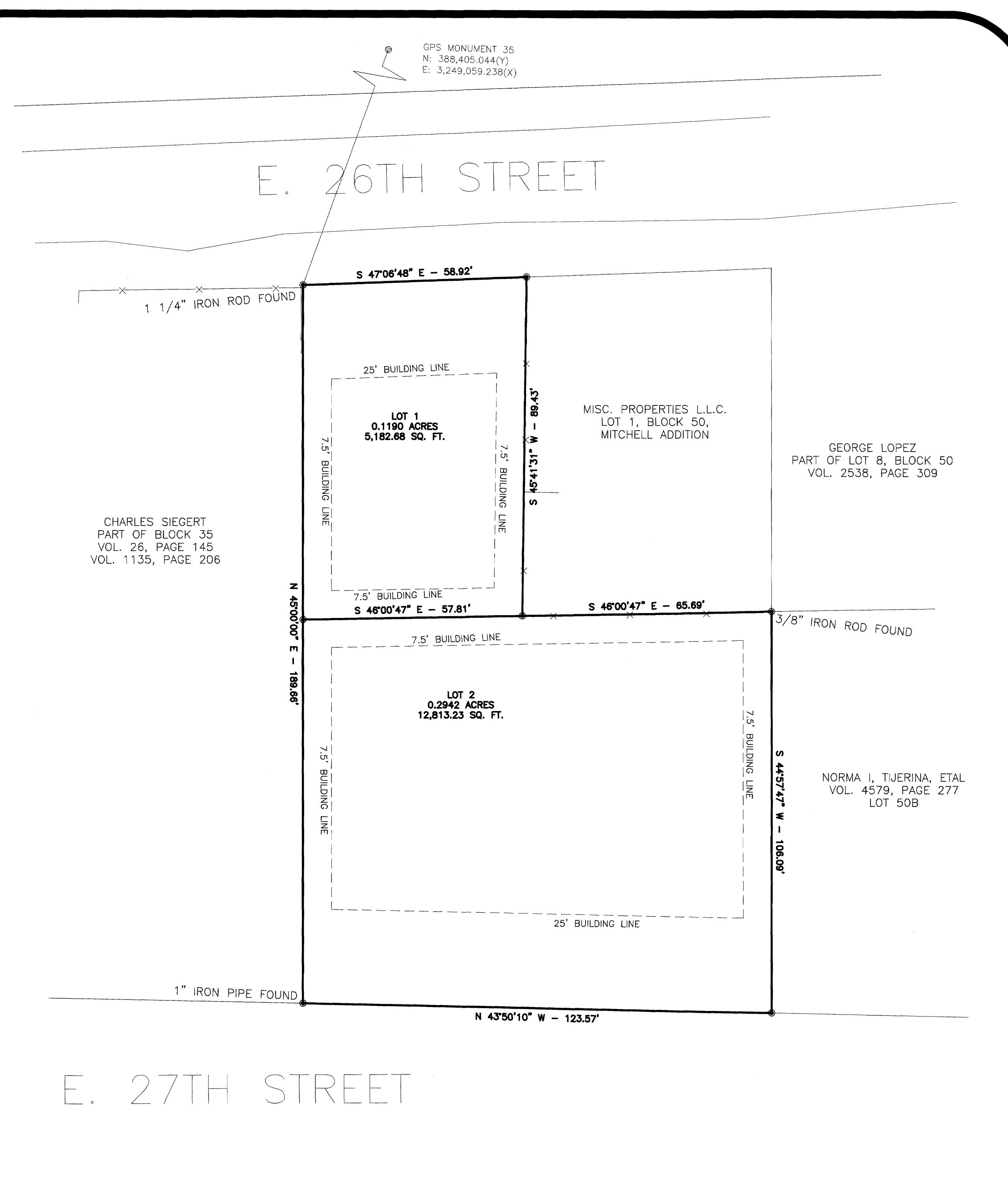
STATE OF TEXAS COUNTY OF BRAZOS
 I, Dante Carluogno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or easements unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

STATE OF TEXAS COUNTY OF BRAZOS
 I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate rules and ordinances of the City of Bryan and was approved on the 15 day of June, 2003.

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 rules and ordinances of the City of Bryan and was approved on the 16 day of June, 2003.

STATE OF TEXAS COUNTY OF BRAZOS
 I, Warren McQueen, the County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication was filed for record in my office on this 16 day of June, 2003, in the Official Records of Brazos County in Volume 5367 Page 221.

Notary Public, Brazos County, Texas
 By: Shelvia



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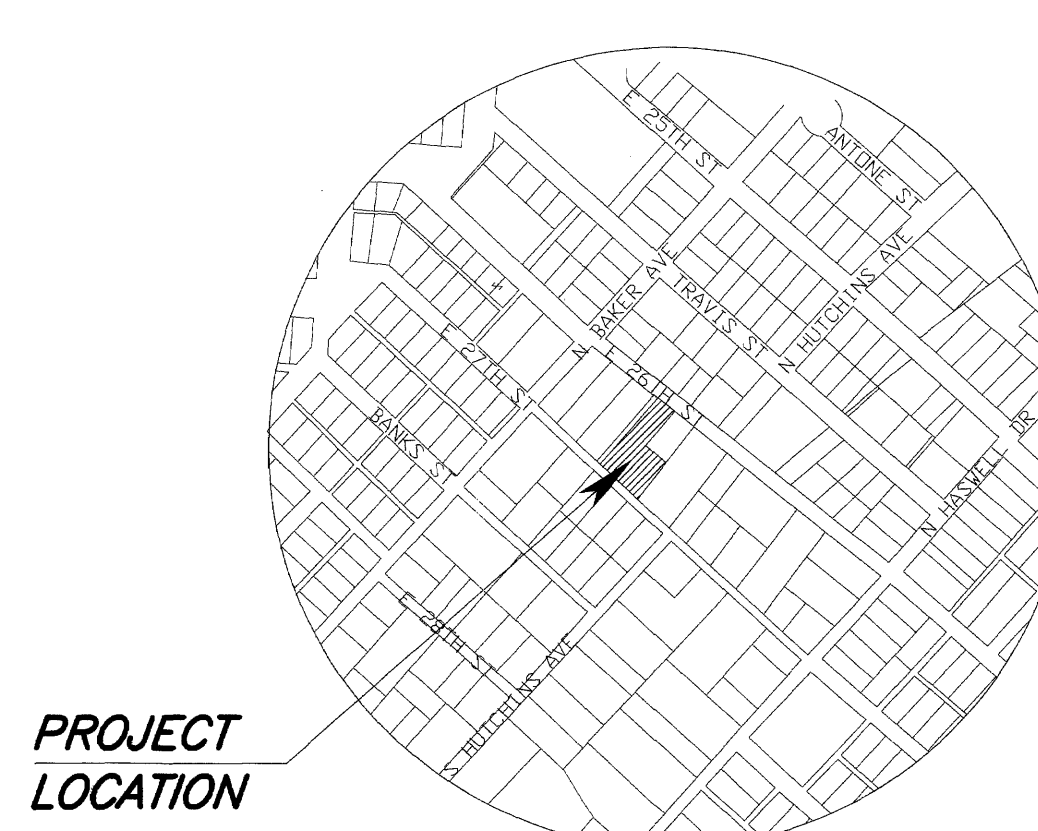
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Notary Public, Brazos County, Texas
 By: Shelvia

PRELIMINARY PLAN

FINAL PLAT

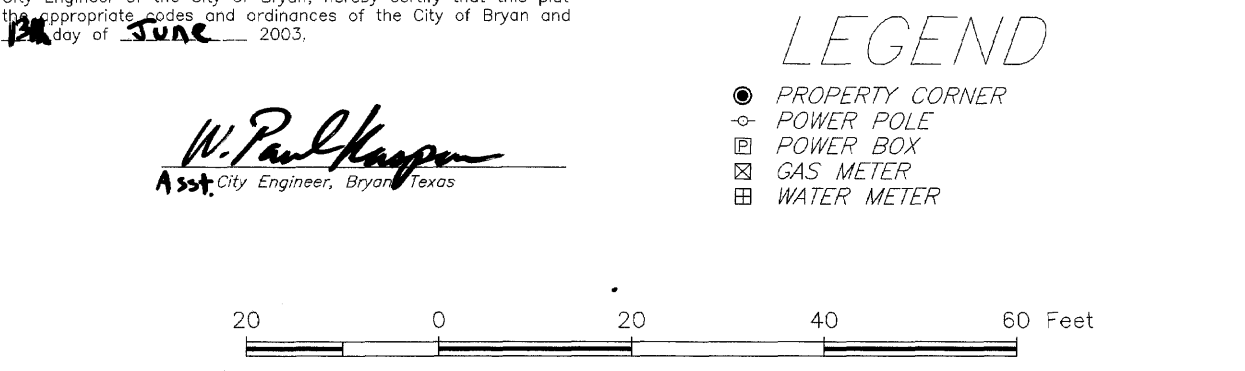
- NOTE:
- 1) ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED.
 - 2) THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041, PANEL MAP NO. 48041C0133 C, EFFECTIVE DATE: JULY 2, 1992.
 - 3) ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE #819.
 - 4) THIS PROPERTY IS SF-5 SINGLE-FAMILY RESIDENTIAL.
 - 5) ALL UTILITIES TO BE CONFIRMED IN FIELD PRIOR TO ANY CONSTRUCTION.
 - 6) The bearing basis of this survey is the EAST line of the previous deed as recorded in Volume 2805, Page 100, of the Official Records of Brazos County, said bearing being N 45°00'00" E



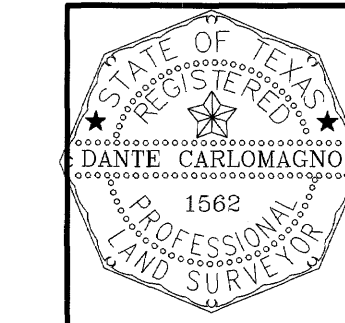
NOT TO SCALE VICINITY MAP

JEANNETTE RAINES
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. 9-7-2004

Notary Public, Brazos County, Texas



FINAL PLAT OF LOPEZ SUBDIVISION
 LOT 1 (0.1190 ACRES) AND LOT 2 (0.2942 ACRES)
 OUT OF THE MITCHELL ADDITION
 0.4132 TOTAL ACRES
 VOL. 10, PAGE 214
 JOHN AUSTIN SURVEY, A-8
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 20' APRIL 28th, 2003



GEORGE LOPEZ
 1610 LUZA
 BRYAN, TEXAS 77802
 (979)775-9070

CARLOMAGNO Surveying Inc
 2714 Finfeather Road, Bryan, Texas 77801
 www.carluogno.com
 Phone (979)775-2833, Fax (979)775-4781, E-mail: CSB@carluogno.com

DRAWN BY: A. WALLACE DRAWING NO. 03235-plot SHEET 1 OF 1