

VICINITY MAP
NOT TO SCALE

Doc 00791331 Blk OR Vol 4888 Pg 80

Filed for Record in:
BRAZOS COUNTY
On: Oct 07, 2002 at 02:24P
As a
Plats
Document Number: 00791331
Amount 55.00
Receipt Number - 203951
By:
Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS
I 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.
Oct 07, 2002

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

PLAT

LEGEND

- PROPERTY CORNER
- ⊕ POWER POLE
- ⊙ SEWER MANHOLE
- ⊕ FIRE HYDRANT

- NOTES:
- The bearing basis of this survey is the northeast right-of-way line of Nevada Street as recorded in Volume 480, Page 341 of the Brazos County Deed Records, said bearing being N 45°00'00" W
 - Said tract is not under the 100 year flood plain as identified by the Federal Emergency Management Agency, on Community Panel No. 48041C0133 C. Dated: 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.
 - All building lines/setbacks are in accordance with the City of Bryan Site Development Review Ordinance No. 819.
 - Zoned MU-1 - Mixed Use Residential

CITY OF BRYAN
STATE OF TEXAS
COUNTY OF BRAZOS

I, Joey Dunn, AICP, 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 and Zoning Commission of the City of Bryan on the 3rd day of October, 2002 by said Commission.

Joey Dunn
Planning Administrator
Bryan, 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 7 day of October, 2002 in the Official Records of Brazos County in Volume 4888, Page 80.

Karen McQueen
County Clerk, Brazos County, Texas
By: *Susie L. Cohen*
Deputy Clerk

STATE OF TEXAS
COUNTY OF BRAZOS

I, Ernest Nolin, the owner and developer of Lots 1-4, Nolin Estates shown on this plat, being the tract of land as conveyed to me in the Brazos County Official Records in Volume 2041, Page 82, Volume 2555, Page 85, and Volume 4480, Page 233, 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.

Ernest Nolin
Ernest Nolin

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
Texas Registered Professional
Land Surveyor, Number 1562



CITY OF BRYAN
STATE OF TEXAS
COUNTY OF BRAZOS

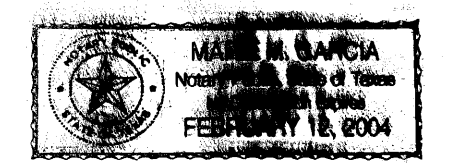
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 1 day of October, 2002.

John
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Ernest Nolin, known to me to be the person whose name is 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 3rd day of October, 2002.

Marie M Garcia
Notary Public, Brazos County, Texas



FINAL PLAT
NOWLIN ESTATES
VOLUME 2041, PAGE 82 (0.1585 AC.)
VOLUME 2555, PAGE 85 (0.2411 AC.)
VOLUME 4480, PAGE 233 (0.3960 AC.)
0.7956 ACRES
S.F. AUSTIN LEAGUE #9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
Scale: 1" = 20' SEPT. 05, 2002

ERNEST NOWLIN
707 EAST 10th STREET
BRYAN, TEXAS, 77803
(979) 823-0568

CARLOMAGNO Surveying Inc
2714 Finfeather Road, Bryan, Texas 77801
Phone 979-775-2873 Fax 979-775-4787 e-mail CSBCarlomagnoSurveying.com

DRAWN BY: SLES
JOB #: 99254-Final.DWG
DRAWING NO. 7
SHEET 1 OF 1

File name: 99254-FINAL.DWG
Plot date: 09/05/2002 at 11:34
Revised: 09/17/2002
Revised: 09/26/2002-added word "private" before R.O.W.

on line up desks