

VICINITY MAP
- N.T.S. -

SCALE: 1" = 20'

* Plat Bearing used as Basis of Bearing

GENERAL NOTES

Current Zoning of the subject property is MU-1 (Mixed Use Residential).
This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 48041C0133 C.
Effective Date July 2, 1992.

BUILDING SET BACK LINES

All Building Setback lines are set by City of Bryan Ordinance No.819.

CERTIFICATE OF THE SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett
Donald D. Garrett, R.P.L.S. No.2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett
Donald D. Garrett, P.E. No.22790

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Roy Flores*, Chairman of the Planning and Zoning Commission of 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 12th day of Aug, 2003 and same was duly approved on the 12th day of Oct, 2003 by said Commission.

Roy Flores
Chairman, Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator 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 12th day of Oct, 2003.

John A. Smith
Planning Administrator
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

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 12th day of Oct, 2003.

John A. Smith
City Engineer, City of Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

I, *Karen McQueen*, 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 the 12th day of August, 2003, in the Official Records of Brazos County in Volume 380 Page 164.

Karen McQueen
County Clerk, Brazos County, Texas

REPLAT
of
LOTS 5 & 6 - BLOCK 20
OAK GROVE PARK ADDITION
Volume 38 - Page 398
0.264 ACRES
STEPHEN F. AUSTIN #9, A-62
Bryan, Brazos County, Texas
Scale : 1" = 20' August, 2003

Prepared For:
Aristeo & Apola Alvarez
1503 Columbus Avenue
Bryan, Texas 77801

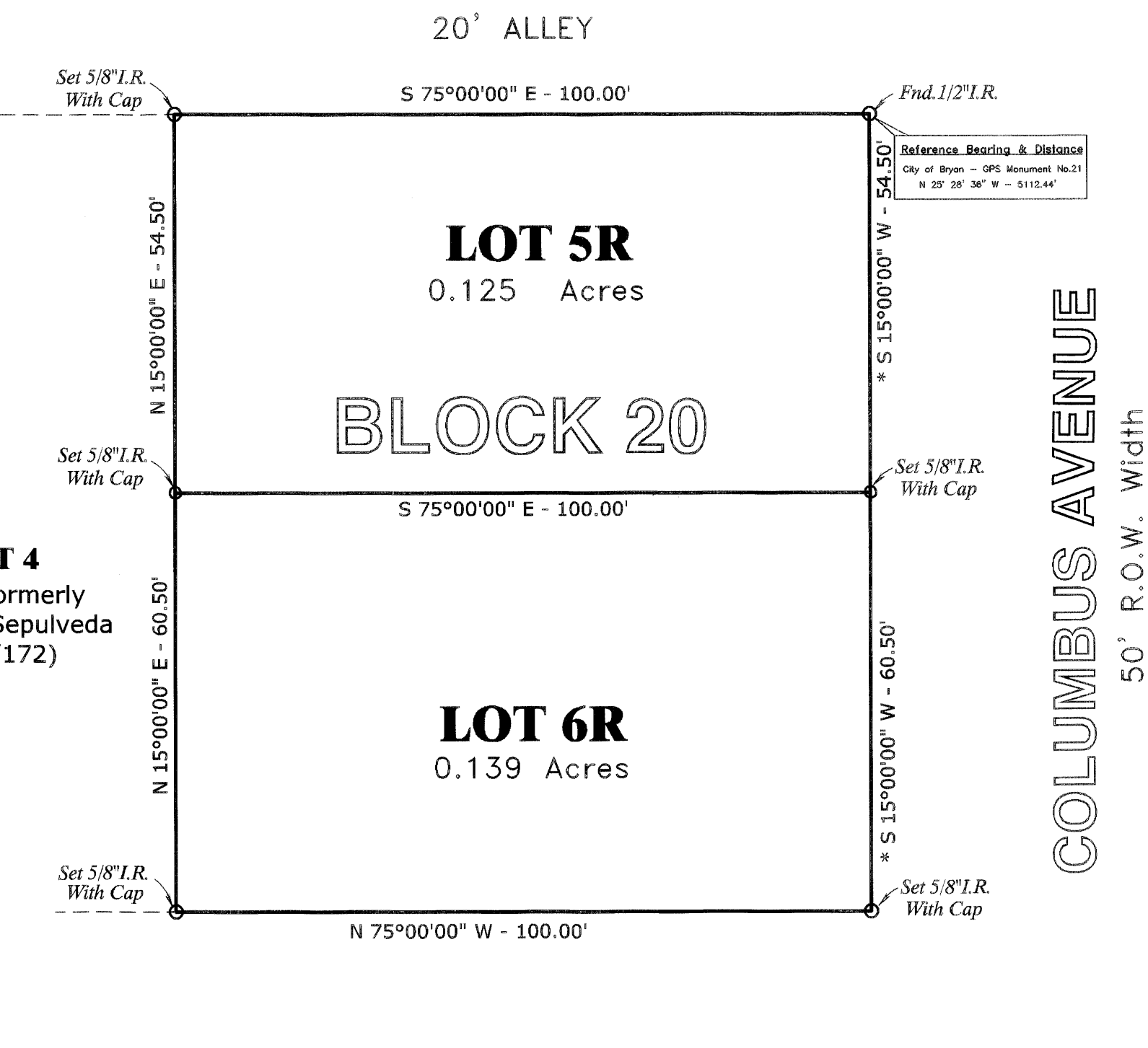
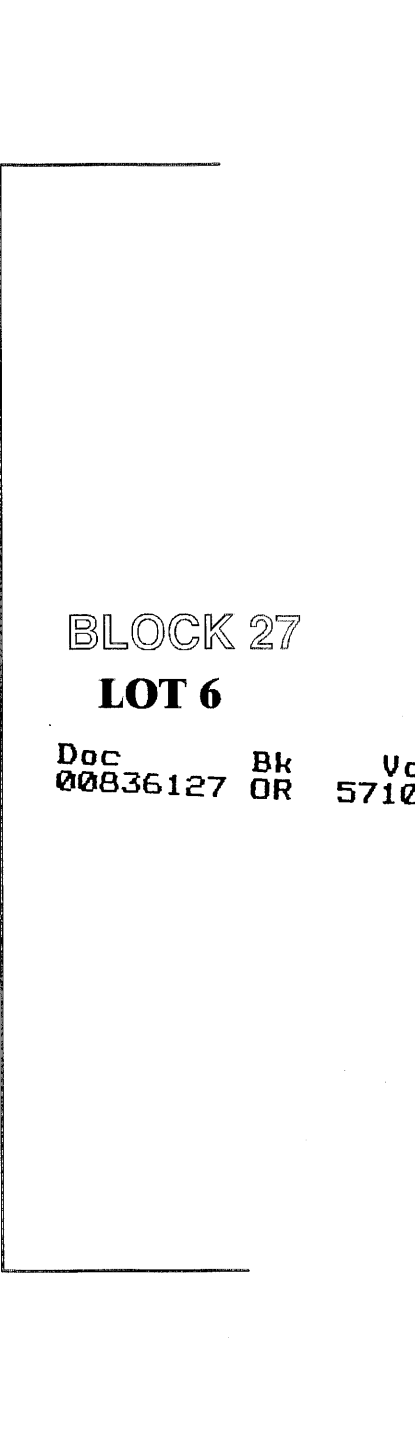
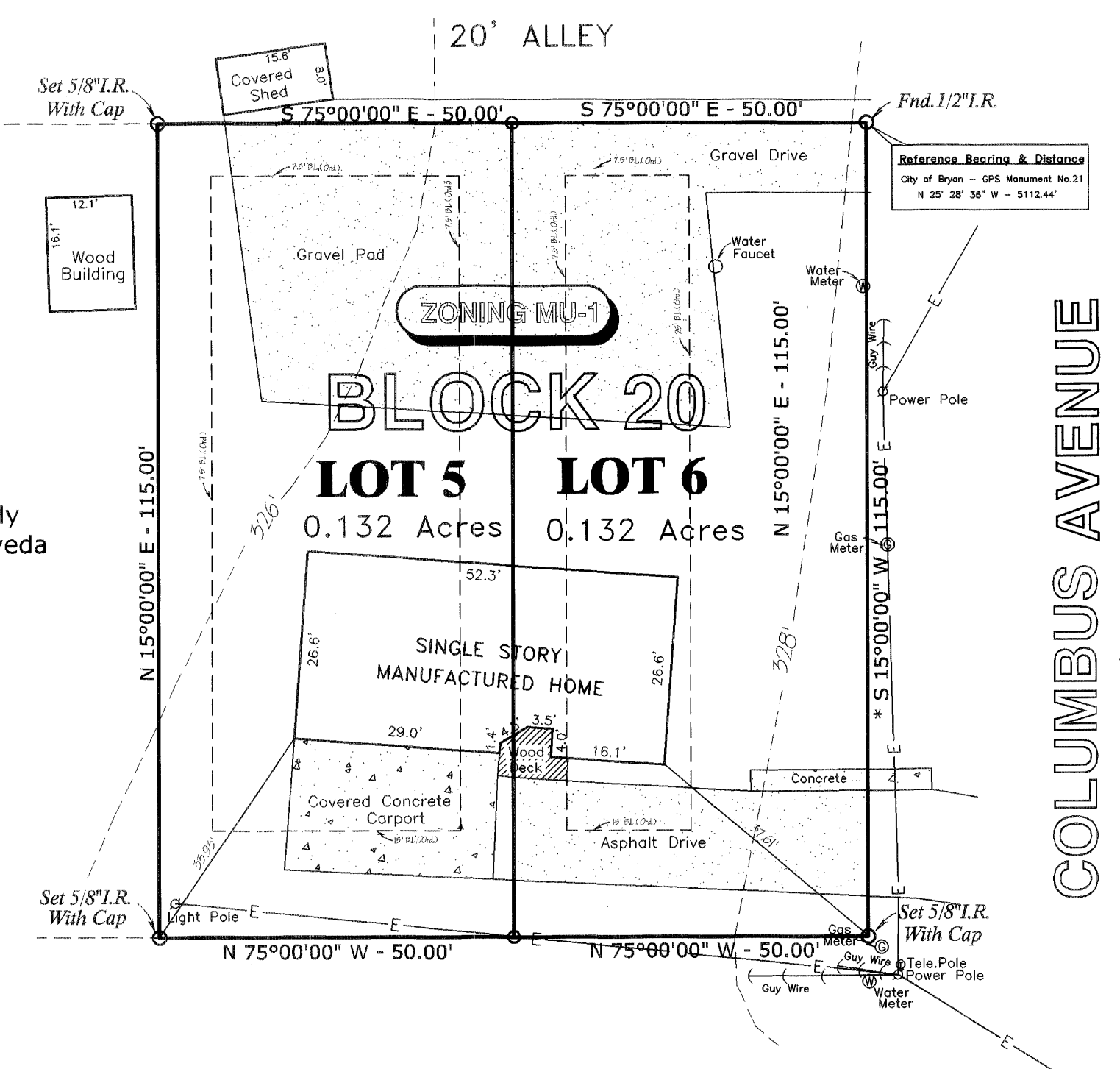
GARRETT ENGINEERING
Civil, Surveying & Land Surveying
4444 Center Creek Parkway Suite 100
Bryan, Texas 77801
Phone: (979) 846-2668
Fax: (979) 846-3094

BLOCK 20
LOT 3 LOT 2 LOT 1

BLOCK 27
LOT 5

BLOCK 20
LOT 3 LOT 2 LOT 1

BLOCK 27
LOT 5



WALNUT STREET
50' R.O.W. Width

WALNUT STREET
50' R.O.W. Width

BLOCK 25
LOT 3 LOT 2 LOT 1

BLOCK 26
LOT 5

BLOCK 25
LOT 3 LOT 2 LOT 1

BLOCK 26
LOT 5

ORIGINAL PLAT

REPLAT

ORIGINAL PLAT
FIELD NOTES
LOTS 5 & 6
0.264 ACRES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No.9, A-62, Brazos County, Texas, and being all of Lot 5 and Lot 6 of BLOCK 20 of OAK GROVE PARK ADDITION, as recorded in Volume 38, Page 398 of Deed Records of Brazos County, Texas and also being the tract of land conveyed to Aristo Alvarez and Apola Torres by Lupe & Jesse Chavarria, as recorded in Volume 5208 Page 233 and the tract of land conveyed to Humberto & Martha Sepulveda by Lupe & Jesse Chavarria, as recorded in Volume 3858 Page 174 of Official Records Of Brazos County, Texas, and being more particularly described as follows;

BEGINNING: at a 1/2" iron rod found in the northwest right-of-way line of Columbus Street at the northeast corner of said Lot 6, said iron rod bearing S 25° 28' 36" E - 5112.44 feet from the City of Bryan GPS Monument No.21, a brass or aluminum disc set in concrete found near the southwest right-of-way line of N. Texas Avenue, approximately 450 feet southeast of the intersection of N. Texas Avenue and Lightfoot Road;

THENCE: S 15° 00' 00" W - 115.00 feet along the northwest right-of-way line of said Columbus Street to a 5/8" iron rod with cap set for the south corner of said Lot 6, said iron rod being on the point of intersection of northwest right-of-way line of Columbus Street and northeast right-of-way line of Walnut Street;

THENCE: N 75° 00' 00" W - 100.00 feet along the northeast right-of-way line of said Walnut Street to a 5/8" iron rod with cap set for the southwest corner of said Lot 5, said iron rod being the most southerly common corner of said Lot 5 and Lot 4 of Humberto Sepulveda (4684/172);

THENCE: N 15° 00' 00" E - 115.00 feet along the common line between said Lot 5 and said Lot 4 of Humberto Sepulveda to a 5/8" iron rod with cap set for the north corner of said Lot 5, said iron rod being the most northerly common corner of said Lot 5 and said Lot 4 of Humberto Sepulveda;

THENCE: S 75° 00' 00" W - 100.00 feet along the northwest line of said Lot 5 and Lot 6 to the PLACE OF BEGINNING and containing 0.264 acres of land more or less.

REPLAT
FIELD NOTES
LOTS 6R
0.125 ACRES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No.9, A-62, Brazos County, Texas, and being a part of Lot 5 and Lot 6 of BLOCK 20 of OAK GROVE PARK ADDITION, as recorded in Volume 38, Page 398 of Deed Records of Brazos County, Texas and also being a part of the tract of land conveyed to Aristo Alvarez and Apola Torres by Lupe & Jesse Chavarria, as recorded in Volume 5208, Page 233 and also being a part of the tract of land conveyed to Humberto & Martha Sepulveda by Lupe & Jesse Chavarria, as recorded in Volume 3858 Page 174 of Official Records Of Brazos County, Texas, and being more particularly described as follows;

BEGINNING: at a 1/2" iron rod found in the northwest right-of-way line of Columbus Street at the northeast corner of said Lot 6, said iron rod bearing S 25° 28' 36" E - 5112.44 feet from the City of Bryan GPS Monument No.21, a brass or aluminum disc set in concrete found near the southwest right-of-way line of N. Texas Avenue, approximately 450 feet southeast of the intersection of N. Texas Avenue and Lightfoot Road;

THENCE: S 15° 00' 00" W - 54.50 feet along the northwest right-of-way line of said Columbus Street to a 5/8" iron rod with cap set for the south corner of Lot 6R;

THENCE: N 75° 00' 00" W - 100.00 feet across said Lot 5 and Lot 6 to a 5/8" iron rod with cap set for the northwest corner of said Lot 6R, said iron rod being on the common line between said Lot 5 and Lot 4 of Humberto Sepulveda (4684/172);

THENCE: N 15° 00' 00" E - 54.50 feet along the common line between said Lot 5 and said Lot 4 of Humberto Sepulveda to a 5/8" iron rod with cap set for the north corner of said Lot 6R, said iron rod being the most northerly common corner of said Lot 5 and said Lot 4 of Humberto Sepulveda;

THENCE: S 75° 00' 00" W - 100.00 feet along the northwest line of said Lot 5 and Lot 6 to the PLACE OF BEGINNING and containing 0.125 acres of land more or less.

REPLAT
FIELD NOTES
LOTS 5R
0.139 ACRES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No.9, A-62, Brazos County, Texas, and being a part of Lot 5 and Lot 6 of BLOCK 20 of OAK GROVE PARK ADDITION, as recorded in Volume 38, Page 398 of Deed Records of Brazos County, Texas and also being a part of the tract of land conveyed to Aristo Alvarez and Apola Torres by Lupe & Jesse Chavarria, as recorded in Volume 5208, Page 233 and also being a part of the tract of land conveyed to Humberto & Martha Sepulveda by Lupe & Jesse Chavarria, as recorded in Volume 3858 Page 174 of Official Records Of Brazos County, Texas, and being more particularly described as follows;

COMMENCING: at a 1/2" iron rod found in the northwest right-of-way line of Columbus Street at the northeast corner of said Lot 6, said iron rod bearing S 25° 28' 36" E - 5112.44 feet from the City of Bryan GPS Monument No.21, a brass or aluminum disc set in concrete found near the southwest right-of-way line of N. Texas Avenue, approximately 450 feet southeast of the intersection of N. Texas Avenue and Lightfoot Road;

THENCE: S 15° 00' 00" W - 54.50 feet along the northwest right-of-way line of said Columbus Street to a 5/8" iron rod with cap set for the east corner of Lot 5R, said iron rod marking the POINT OF BEGINNING;

THENCE: S 15° 00' 00" W - 60.50 feet continuing along the northwest right-of-way line of said Columbus Street to a 5/8" iron rod with cap set for the south corner of Lot 5R;

THENCE: N 75° 00' 00" W - 100.00 feet along the northeast right-of-way line of Walnut Street to a 5/8" iron rod with cap set for the northwest corner of said Lot 5R, said iron rod being the most southerly common corner of said Lot 5 and Lot 4 of Humberto Sepulveda (4684/172);

THENCE: N 15° 00' 00" E - 60.50 feet along the common line between said Lot 5 and said Lot 4 of Humberto Sepulveda to a 5/8" iron rod with cap set for the north corner of said Lot 5R;

THENCE: S 75° 00' 00" W - 100.00 feet across said Lot 5 and Lot 6 to the PLACE OF BEGINNING and containing 0.139 acres of land more or less.

Filed for Record in:
BRAZOS COUNTY
On: Nov 05, 2003 at 04:38P
As a
Plats
Document Number: 00836127
Amount: \$6.00
Receipt Number - 229894
By:
Mary Garcia

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the named records of; BRAZOS COUNTY as stated herein by me.

Nov 05, 2003

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, *Aristeo Alvarez & Apola Torres*, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, as recorded in Volume 5208, Page 233, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Aristeo Alvarez & Apola Torres
Aristeo Alvarez (Owner) Apola Torres (Owner)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Aristeo Alvarez & Apola Torres*, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes stated.

Given under my hand and seal of office this 8 day of SEP, 2003.

Nedra Hopkins
Notary Public, State of Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, *Humberto & Martha A. Sepulveda*, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, as recorded in Volume 3858, Page 174, and whose names are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Humberto Sepulveda & Martha A. Sepulveda
Humberto Sepulveda (Owner) Martha A. Sepulveda (Owner)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Humberto & Martha A. Sepulveda*, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes stated.

Given under my hand and seal of office this 8 day of SEP, 2003.

Nedra Hopkins
Notary Public, State of Texas
My Commission Expires 5/31/07

NOTARY PUBLIC
MELURA HOPKINS
STATE OF TEXAS
My Commission Expires 5/31/2007

ORIGINAL PLAT