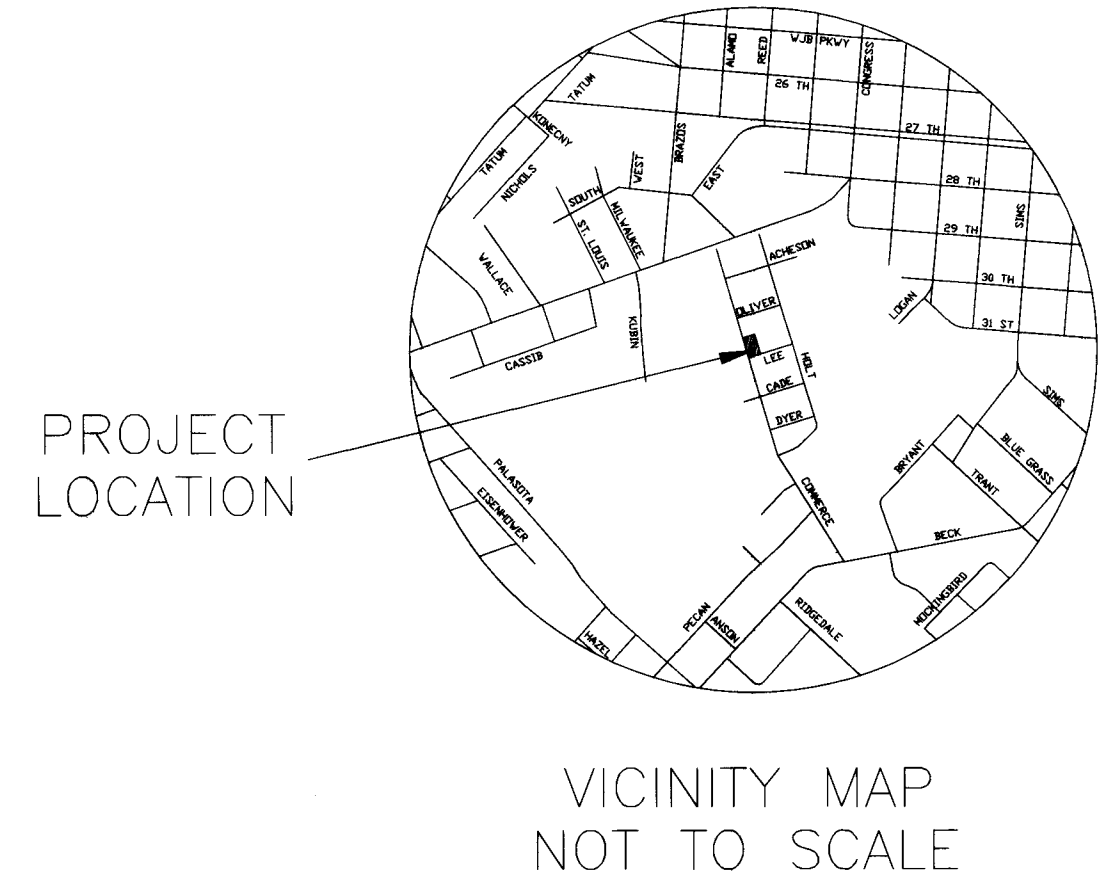
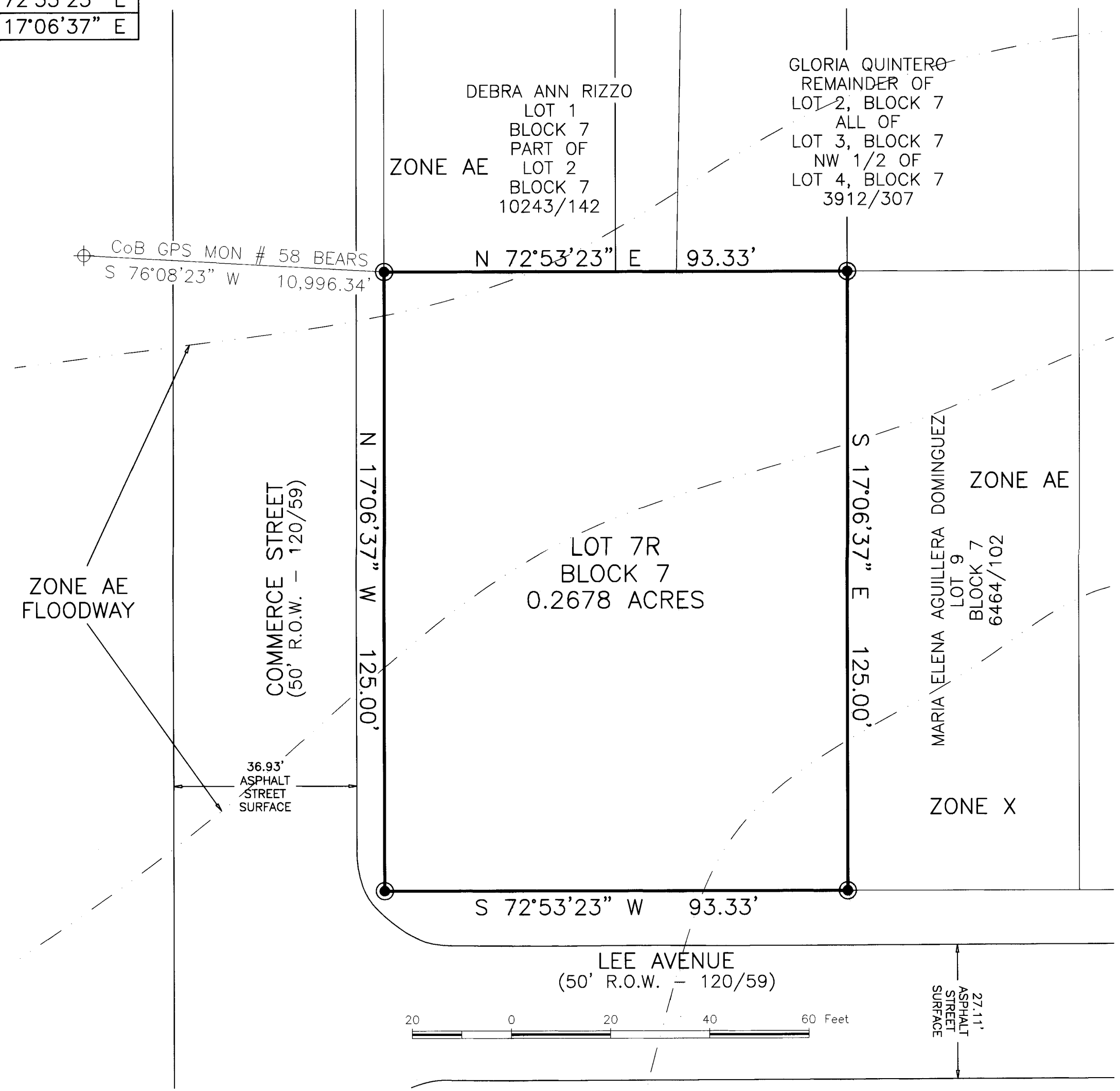
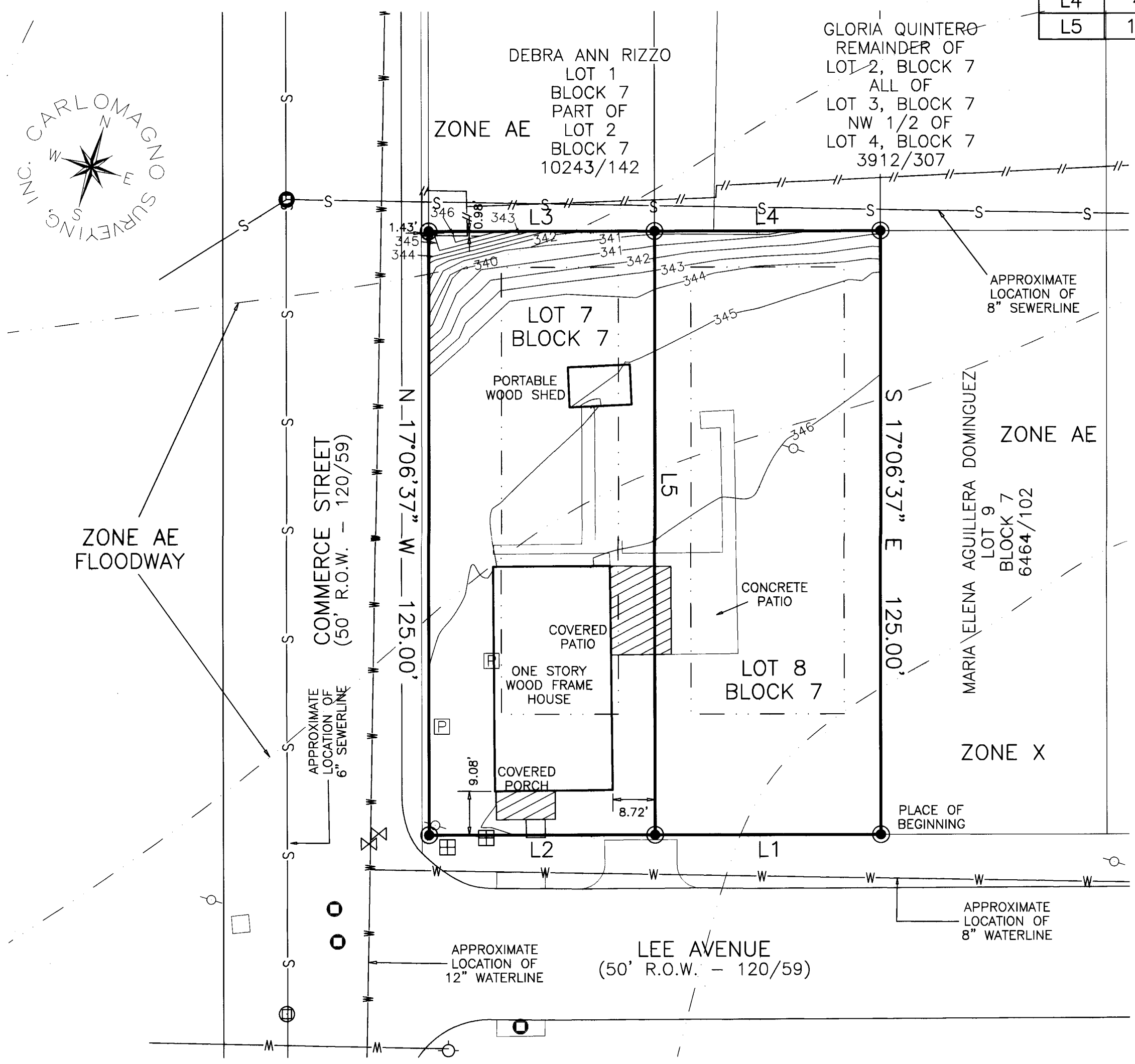


ORIGINAL

REPLAT

LINE	DISTANCE	BEARING
L1	46.67'	S 72°53'23" W
L2	46.67'	S 72°53'23" W
L3	46.67'	N 72°53'23" E
L4	46.67'	N 72°53'23" E
L5	125.00'	S 17°06'37" E



Survey Notes:

- The bearings of this survey are referenced to the Texas State Plane Coordinate System, Lambert Projection, Central Zone, NAD83.
- All setbacks shall be in accordance with applicable City of Bryan ordinances and regulations.
- Subject tract appears 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, as shown on The Cottonwood Branch Letter of Map Revision, dated May 18, 2012 and is designated to be in Zone AE and Zone AE Floodway.
- Scale: 1" = 20'.
- Technician: J. Bailey, Field Crew: R. Rivera

Filed for Record in:
BRAZOS COUNTY
On: Apr 02, 2014 at 03:29P
As a
Plat
Document Number: 01189032
Amount: 67.00
Receipt Number - 504396
By:
Kala Brumser

SURVEY LEGEND

	SUBJECT PROPERTY LINE		COVERED CONC.
	ORIGINAL PROPERTY LINE		5/8" IRON ROD SET
	ELECTRICAL LINE		EASEMENT POINT
	GAS LINE		WATER METER
	CHAINLINK FENCE		WATER VALVE
	WOOD FENCE		AIR HYDRANT
	SAWTOOTH FENCE		ELECTRIC METER
	ACCESS EASEMENT		POWER POLE
	DRIVWAY EASEMENT		TRANSFORMER
	UTILITY EASEMENT		PIPELINE MARKER
	SANITARY/STORM EASEMENT		GAS METER
	PLATTED BUILDING LINE		PROPANE TANK
	RESTRICTION BUILDING LINE		SEWER MANHOLE
			STORM MANHOLE
			SEPTIC TANK
			TELEPHONE
			INDUSTRIAL WELL
			IRON ROD FOUND
			1" IRON PIPE FOUND
			WORM GEAR FOUND

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 Official Public Records of:

BRAZOS COUNTY
as stamped herein by me.
Apr 02, 2014
Karan McQueen, Brazos County Clerk
BRAZOS COUNTY

Doc. Bk. Vol. Pg.
01189032 OR 11931 13

SURVEYOR
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
Texas Registered Professional
Land Surveyor, Number 1562

**METES AND BOUNDS DESCRIPTION
OF A 0.2678 ACRES TRACT
OLIVER ADDITION
TO THE
CITY OF BRYAN
BRAZOS COUNTY, TEXAS**

Being a tract of land containing 0.2678 acres, out of the Oliver Addition to the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, as recorded in Volume 120, Page 59 of the Brazos County Deed Records (B.C.D.R.), being all of Lots Seven (7) and Eight (8), Block Seven (7), of the said Oliver Addition, also being the same tracts of land owned by Solomon Hernandez as recorded in Volume 4559, Page 149 (Lot 8, Block 7) and Volume 11441, Page 230 (Lot 7, Block 7), both of the Brazos County Official Records (B.C.O.R.), the 0.2678 acres tract being more particularly described as follows, with control referenced to the Texas State Plane Coordinate System, Lambert Projection, Central Zone, NAD83:

COMMENCING at a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" found for the north corner of the said Block 7, also being a point at the intersection of the southeast right-of-way line of Oliver Avenue, a 50' right-of-way and the southwest right-of-way line of Holt Street, a 50' right-of-way, also being the north corner of Lot Six (6), Block Seven (7), of the said Oliver Addition;

THENCE along the said southwest right-of-way of Holt Street, South 17°06'37" East, a distance of 250.00 feet to the east corner of Lot Twelve (12), Block Seven (7), of the said Oliver Addition, also being the east corner of the said Block 7, of the said Oliver Addition, also being a point at the intersection of the said southwest right-of-way of Holt Street and the northwest right-of-way line of Lee Avenue, a 50' right-of-way;

THENCE along the said northwest right-of-way of Lee Avenue, South 72°53'23" West, a distance of 186.67 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the PLACE OF BEGINNING of this tract, also being the east corner of the said Lot 8, Block 7 of the said Oliver Addition, also being the south corner of Lot Nine (9), Block Seven (7) of the said Oliver Addition, also being a point along the said northwest right-of-way of Lee Avenue;

THENCE along the said northwest right-of-way of Lee Avenue, South 72°53'23" West, a distance of 93.33 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the south corner of this tract, also being the south corner of the said Lot 7, Block 7 of the said Oliver Addition, also being a point at the intersection of the said northwest right-of-way of Lee Avenue and the northeast right-of-way line of Commerce Street, a 50' right-of-way;

THENCE along the said northeast right-of-way of Commerce Street, North 17°06'37" West, a distance of 125.00 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the west corner of this tract, also being the west corner of the said Lot 7, Block 7 of the said Oliver Addition, also being a point along the said northeast right-of-way of Commerce Street, also being the south corner of the Lot One (1), Block Seven (7) of the said Oliver Addition;

THENCE along the common line between this tract and the said Lot 1, Block 7, passing the said Lot 1, Block 7 and then continuing along the common line between this tract and Lot Two (2), Block Seven (7) of the said Oliver Addition, North 72°53'23" East, a distance of 93.33 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the north corner of this tract, also being the east corner of the said Lot 2, Block 7, also being the south corner of Lot Three (3), Block Seven (7) of the said Oliver Addition, also being the west corner of the said Lot 9, Block 7 of the said Oliver Addition;

THENCE along the common line between this tract and the said Lot 9, Block 7 of the said Oliver Addition, South 17°06'37" East, a distance of 125.00 feet to the PLACE OF BEGINNING containing 0.2678 acres.

PLANNING & ZONING CHAIRMAN
STATE OF TEXAS
COUNTY OF BRAZOS

A.S. HICKLE, the Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certifies that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 10th day of February, 2014, and the same way duly approved on the 10th day of February, 2014, by said Commission.

A.S. Hickle
Chairman, Planning & Zoning Commission, Bryan, Texas

CITY ENGINEER
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 10th day of February, 2014.

W. Paul Ferguson
City Engineer, Bryan, Texas

COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

I, Karan 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 2nd day of April, 2014, in the Official Records of Brazos County in Volume 11931, Page 13.

Karan McQueen
County Clerk, Brazos County, Texas

OWNER CERTIFICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I/We, Solomon Hernandez, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me by the Deed Records of Brazos County in Volume 11441, Page 230, and whose name is 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.

Solomon Hernandez
OWNER(S)

CITY PLANNER
STATE OF TEXAS
COUNTY OF BRAZOS

I, the undersigned, City Planner 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 10th day of February, 2014.

Walter Zimmerman
City Planner, Bryan, Texas

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Solomon Hernandez, 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 24th day of January, 2014.

Walter Zimmerman
Notary Public, Brazos County, Texas

**A FINAL PLAT OF
LOT 7R, BLOCK 7
OF THE OLIVER ADDITION
BEING A REPLAT OF
LOTS SEVEN (7) & EIGHT
(8) BLOCK SEVEN (7)
OF THE
OLIVER ADDITION
0.2678 ACRES
CITY OF BRYAN
BRAZOS COUNTY, TEXAS**

ACRES: 0.2678 LOCATED IN OLIVER ADDITION, 120/59
CALLED ALL OF LOTS SEVEN (7) AND EIGHT (8), BLOCK SEVEN (7)
ALSO BEING SAME TRACTS IN 10773/214 & 10860/68
STREET ADDRESS: 1008 & 1010 LEE AVENUE
CITY: BRYAN COUNTY: BRAZOS
SURVEYED FOR: SOLOMON HERNANDEZ
2805 SILVER SPUR CIRCLE, APARTMENT B
BRYAN, TX 77801

Carlomagno Surveying Inc.
2714 Finfeather Road, Bryan, Texas 77801
Phone: 979-775-2813 Fax: 979-775-2817 e-mail: carlomagno@carlomagno.com
DRAWING NO. 12156-replat.dwg
SHEET 1 OF 1 NOVEMBER 21, 2012