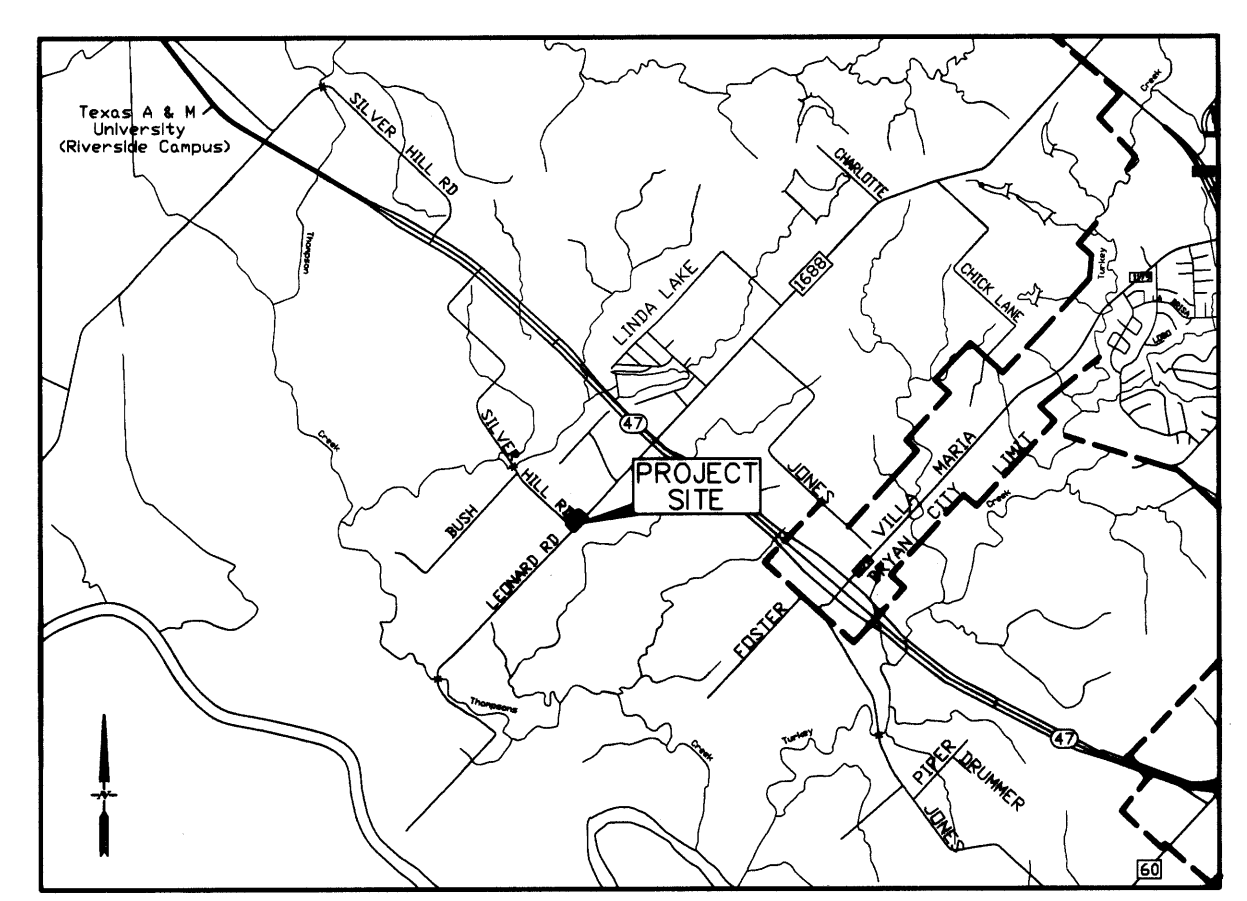


- NOTES:
1. This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0150 C Effective Date: July 2, 1992.
  2. This property lies within the E.T.J. of the City of Bryan.
  3. All Property corners are Set 3/4" Iron Rods unless otherwise stated.
  4. All setbacks shall be in accordance with Brazos County ordinances and regulations.
  5. The purpose of this Replat is to subdivide Tract No. 4 into 2 lots, (Tract 4 and Tract 4R) as depicted hereon.
  6. All lots shall have individual On-Site Sewage Facilities (OSSF) that must comply with Brazos County Health Department Regulations as follows:
    - a. All lots served by an OSSF must comply with County and State Regulations. No OSSF may be installed on any lot without the issuance of an "Authorization to Construct" from the Brazos County Health Department under provisions of the Private Sewage Facility Regulations adopted by the Commissioners' Court of Brazos County pursuant to the provisions of Section 21.004 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells. A sanitary zone must be clearly delineated around all existing public or private wells on the subdivision plat or within 150 feet of the subdivision boundary.
    - b. All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before an OSSF permit may be issued.
    - c. On-Site Sewage Facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively. A sanitary zone must be clearly delineated around all existing wells on the plat.
  7. Water Service for this tract shall be provided by Brushy/Welborn Water Supply. Address: 4118 Greens Prairie Road / 6950 Leonard Road. Phone: (979) 690-6140
  8. Site Address: 5601 Silver Hill Road
  9. This Tract is Not Zoned.
  10. Proposed use: Residential.



Vicinity Map  
N.T.S.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Rosie Alvarez, the owner and developer of the land shown on this plat, being the TRACT 4 of PORTERFIELD/WATSON SUBDIVISION, PHASE I, as conveyed to me in the Official Records of Brazos County in Volume 1152, page 872, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places shown for the purpose identified.

Owner/Developer: *Rosie Alvarez*

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Rosie Alvarez, 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 6<sup>th</sup> day of December 2010.

*Malinda Garrett*  
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, *Kevin Russe!*, 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 23<sup>rd</sup> day of December 2010.

*Kevin Russe!*  
City Planner  
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Michael Beccendorf*, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed in approval with the Planning and Zoning Commission of the City of Bryan on the 23<sup>rd</sup> day of December, 2010 and same was duly approved on the 21<sup>st</sup> day of December, 2010 by said Commission.

*Michael D. Beccendorf*  
Chairman, Planning and Zoning Commission  
City of Bryan, Texas

APPROVAL BY THE COUNTY COMMISSIONER'S COURT.

*Randy Sims* COUNTY JUDGE OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE BRAZOS COUNTY COMMISSIONER'S COURT ON THE 16<sup>th</sup> DAY OF December 2010.

COUNTY JUDGE, BRAZOS COUNTY, TEXAS: *Randy Sims*

Doc	Bk	Vol	Ps
01084105	OR	10038	88
Filed for Record in:			
BRAZOS COUNTY			
On: Feb 17, 2011 at 09:32A			
As a			
Plat			
Document Number:	01084105		
Amount	63.00		
Receipt Number:	407364		
By:	Kim Green		
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 Official Public records of:			
BRAZOS COUNTY			
as stamped hereon by me.			
Feb 17, 2011			
HONORABLE KAREN McQUEEN, COUNTY CLERK BRAZOS COUNTY			

APPROVAL OF THE CITY ENGINEER

I, *Paul Kaspar*, 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 23<sup>rd</sup> day of December, 2010.

*Paul Kaspar*  
City Engineer, Bryan, Texas

STATE OF TEXAS  
COUNTY CLERK  
COUNTY OF BRAZOS

I, Karen McQueen, 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 17<sup>th</sup> day of February, 2011 in the Official Records of Brazos County Texas, in Volume 1131, Page 363.

*Karen McQueen*  
County Clerk, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972 of the State of Texas, hereby certify that this plat is true and correct, and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision and that metes and bounds describing said subdivision were computed by me.

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

REPLAT

Owner/Developer:

Rosie Alvarez  
Address: 2905 Alba Ct.  
Bryan, Texas, 77808  
Phone: (979) 777-8775

