

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We), Eduardo Martinez, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(us) in the Deed Records of Brazos County in Volume _____ Page _____ whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

EDUARDO MARTINEZ
Owner/Developer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Eduardo Martinez, 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 27th day of January 2014

Malinda Garrett
Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We), Flavio Lopez, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(us) in the Deed Records of Brazos County in Volume _____ Page _____ whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

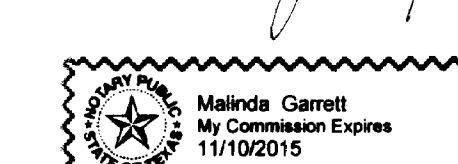
Flavio Lopez
Owner/Developer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Flavio Lopez, 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 27th day of January 2014

Malinda Garrett
Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I, (We), Yesenia Galvan-Castillo Lopez, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(us) in the Deed Records of Brazos County in Volume _____ Page _____ whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

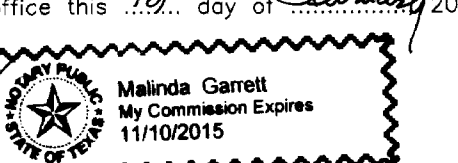
Yesenia Galvan-Castillo Lopez
Owner/Developer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Yesenia Galvan-Castillo Lopez, 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 19th day of February 2014

Malinda Garrett
Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

I, Donald 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 on the ground, and that metes and bounds describing said subdivision will describe a closed geometric form.

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

APPROVAL OF THE CITY PLANNER

I, Mark Zimmerman, 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 11th day of March 2014.

Mark Zimmerman
City Planner
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, ASHICKLE, Chair 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 11th day of March, 2014 and same was duly approved on the 11th day of March 2014 by said Commission.

Chairman, Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

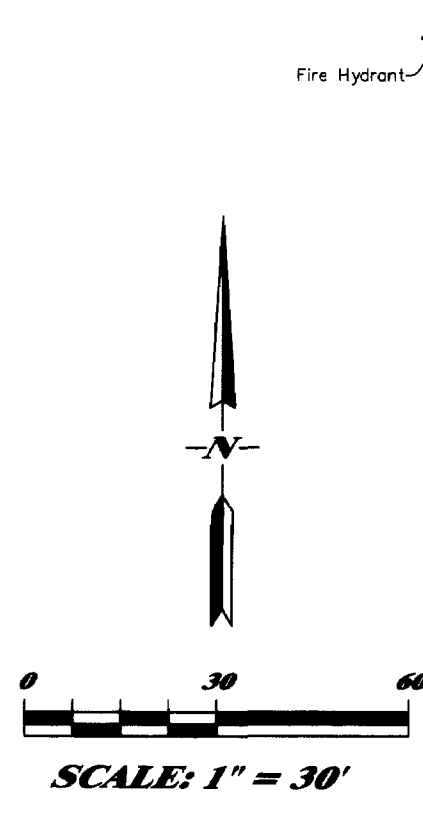
I, W. Paul Kasper, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 11th day of March 2014.

W. Paul Kasper
City Engineer, Bryan, Texas

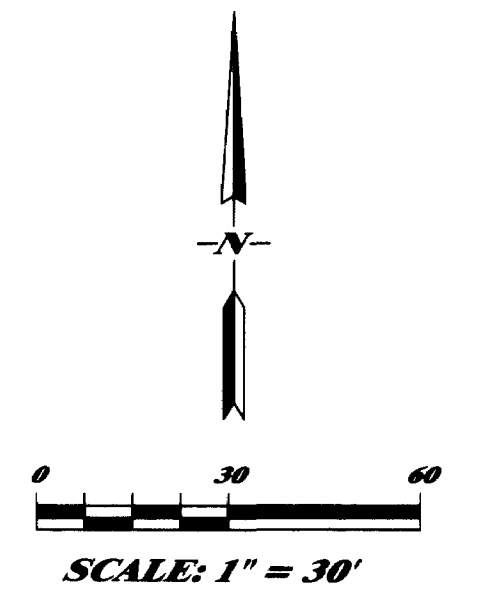
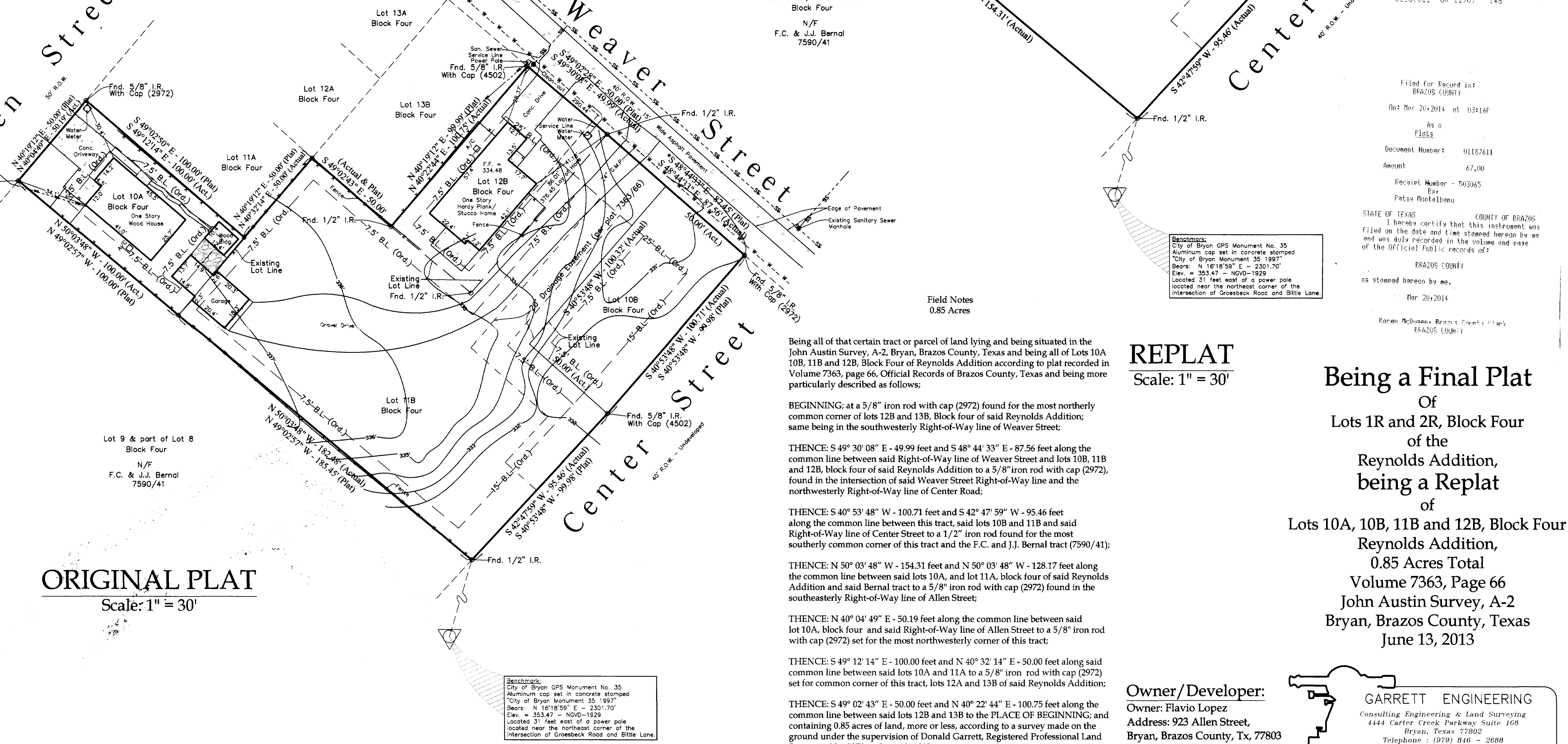
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificate of authentication was filed for record in my office the 20th day of March 2014 in the Official Records of Brazos County Texas, in Volume 1146, Page 146.

Karen McQueen
County Clerk, Brazos County, Texas

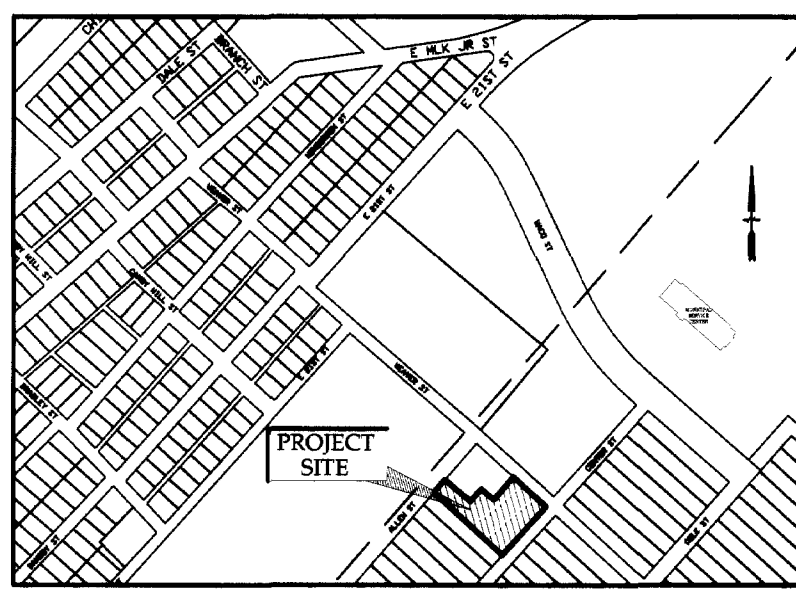
- NOTES:
1. This property is not in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 48041C0215E Effective Date: May 16, 2012.
2. All Property corners are Set 5/8" Iron Rods with cap unless otherwise stated.
3. Basis of Bearing: *Plot Bearing used as basis of bearings.
4. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.
5. This Tract is zoned: Residential District - 5000 (RD-5).
6. Existing Land Use: Residential
7. The purpose of this to Replat is to combine Lots 10B-R, 11B-R, 12B-R 10A and create lot 1r and Lot 2R.



ORIGINAL PLAT
Scale: 1" = 30'



REPLAT
Scale: 1" = 30'



Vicinity Map
N.T.S.

Doc Bk Vol Pg
01137411 OR 11907 142
Filed for Record in
BRAZOS COUNTY
On: Mar 20 2014 at 03:16P
As a
Final Plat
Document Number: 01187611
Amount: 47.00
Receipt Number: 503265
Eva
Patsy Montalbano
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the online and page
of the Official Public records of
BRAZOS COUNTY
as stamped herein by me.
Mar 20 2014
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

Being all of that certain tract or parcel of land lying and being situated in the John Austin Survey, A-2, Bryan, Brazos County, Texas and being all of Lots 10A, 10B, 11B and 12B, Block Four of said Reynolds Addition according to plat recorded in Volume 7363, page 66, Official Records of Brazos County, Texas and being more particularly described as follows:
BEGINNING; at a 5/8" iron rod with cap (2972) found for the most northerly common corner of lots 12B and 13B, Block four of said Reynolds Addition; same being in the southwesterly Right-of-Way line of Weaver Street;
THENCE: S 49° 30' 08" E - 49.99 feet and S 48° 44' 33" E - 87.56 feet along the common line between said Right-of-Way line of Weaver Street and lots 10B, 11B and 12B, block four of said Reynolds Addition to a 5/8" iron rod with cap (2972), found in the intersection of said Weaver Street Right-of-Way line and the northwesterly Right-of-Way line of Center Road;
THENCE: S 40° 53' 48" W - 100.71 feet and S 42° 47' 59" W - 95.46 feet along the common line between this tract, said lots 10B and 11B and said Right-of-Way line of Center Street to a 1/2" iron rod found for the most southerly common corner of this tract and the F.C. and J.J. Bernal tract (7590/41);
THENCE: N 50° 03' 48" W - 154.31 feet and N 50° 03' 48" W - 128.17 feet along the common line between said lots 10A, and lot 11A, block four of said Reynolds Addition and said Bernal tract to a 5/8" iron rod with cap (2972) found in the southeasterly Right-of-Way line of Allen Street;
THENCE: N 40° 04' 49" E - 50.19 feet along the common line between said lot 10A, block four and said Right-of-Way line of Allen Street to a 5/8" iron rod with cap (2972) set for the most northwesterly corner of this tract;
THENCE: S 49° 12' 14" E - 100.00 feet and N 40° 32' 14" E - 50.00 feet along said common line between said lots 10A and 11A to a 5/8" iron rod with cap (2972) set for common corner of this tract, lots 12A and 13B of said Reynolds Addition;
THENCE: S 49° 02' 43" E - 50.00 feet and N 40° 22' 44" E - 100.75 feet along the common line between said lots 12B and 13B to the PLACE OF BEGINNING; and containing 0.85 acres of land, more or less, according to a survey made on the ground under the supervision of Donald Garrett, Registered Professional Land Surveyor, No. 2972 on June 13, 2013.

REPLAT
Scale: 1" = 30'

Being a Final Plat
Of
Lots 1R and 2R, Block Four
of the
Reynolds Addition,
being a Replat
of
Lots 10A, 10B, 11B and 12B, Block Four
Reynolds Addition,
0.85 Acres Total
Volume 7363, Page 66
John Austin Survey, A-2
Bryan, Brazos County, Texas
June 13, 2013

Owner/Developer:
Owner: Flavio Lopez
Address: 923 Allen Street,
Bryan, Brazos County, Tx, 77803
Phone: (979) 450 - 5120

