

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
(We), Manuel J. Lopez, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(Us) in the Official Records of Brazos County in Volume 4940, Page 259, 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.

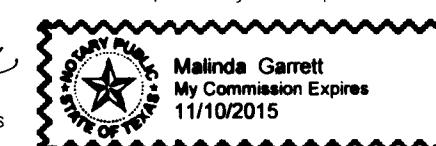
Owner/Developer: Manuel J. Lopez

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Manuel J. 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 24th day of March, 2013

Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
(We), Juana R. Lopez, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(Us) in the Official Records of Brazos County in Volume 4940, Page 259, 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.

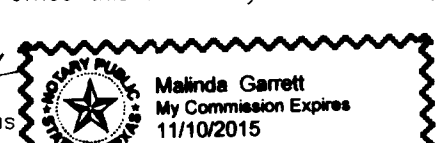
Owner/Developer: Juana R. Lopez

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Juana R. 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 26th day of March, 2013

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 geometric form.



APPROVAL OF THE CITY PLANNER

I, Kala Brunner, 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 20th day of March, 2013.

City Planner, City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Michael Beckwith, 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 20th day of March, 2013, and same was duly approved on the 20th day of March, 2013, 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 20th day of March, 2013.

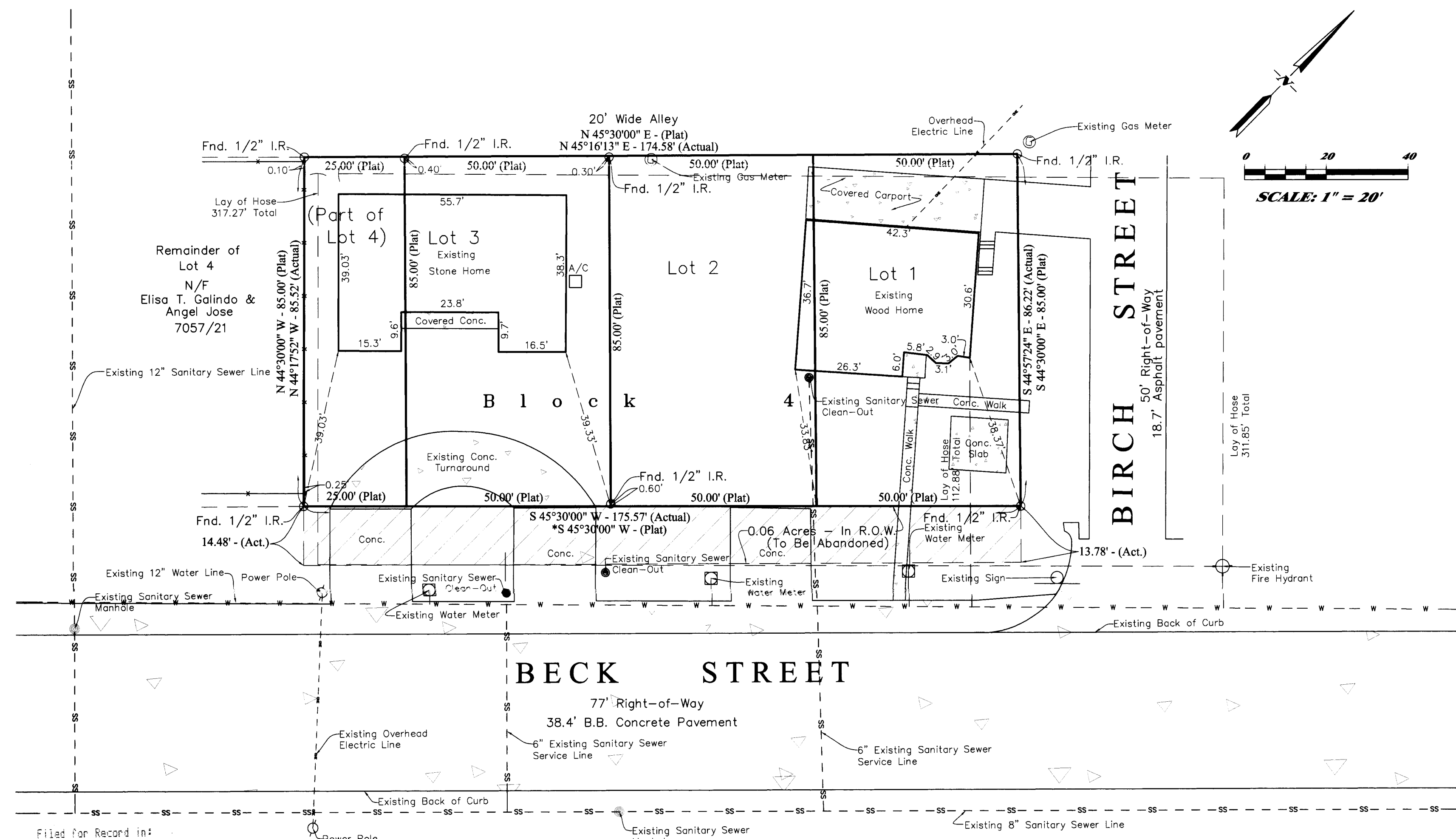
City Engineer, Bryan, Texas

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 certificate of authenticity was filed for record in my office this 20th day of March, 2013, in the Official Records of Brazos County, Texas, in Volume 11422, Page 17.

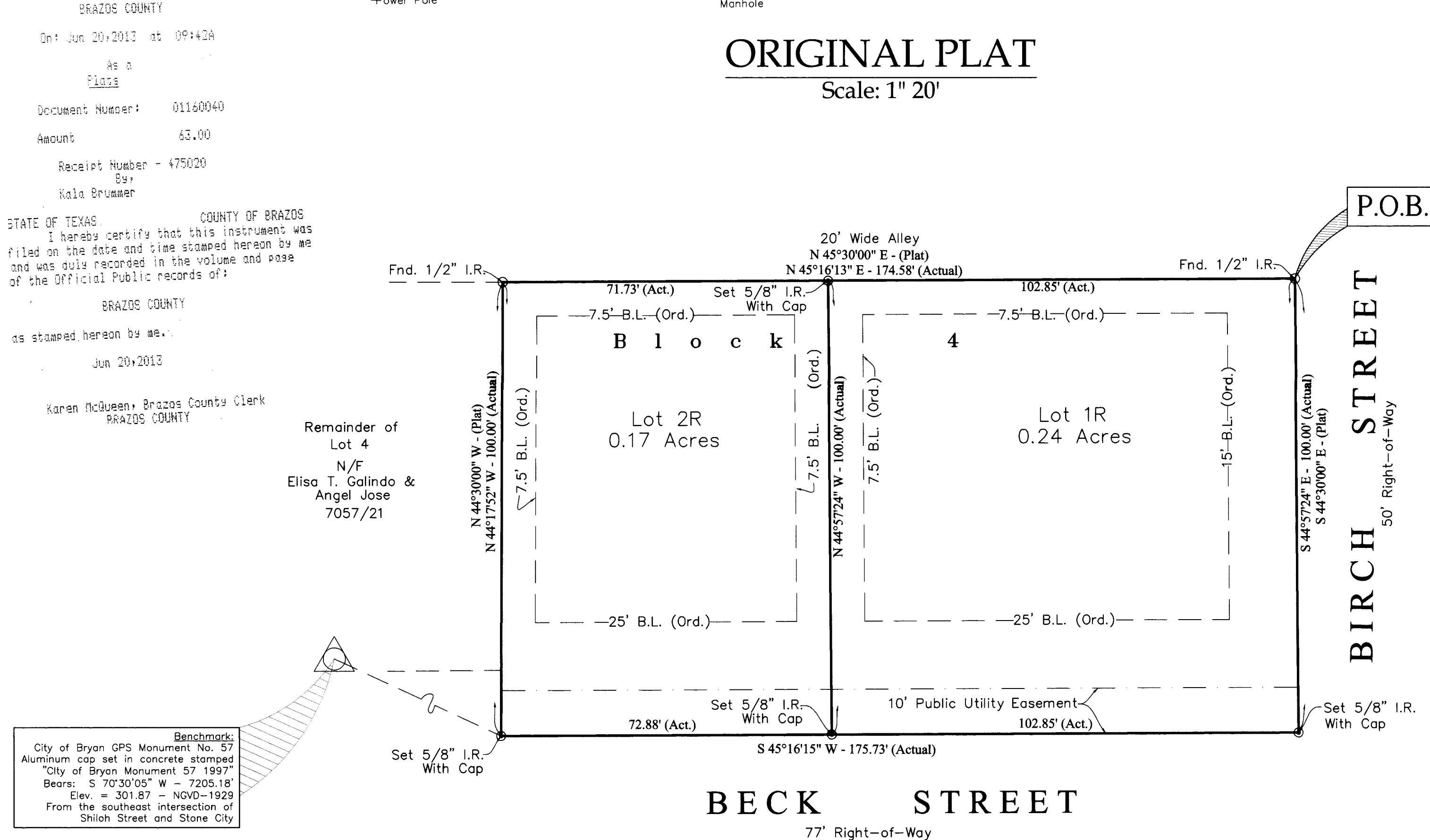
County Clerk, Brazos County, Texas

Signature of Kala Brunner



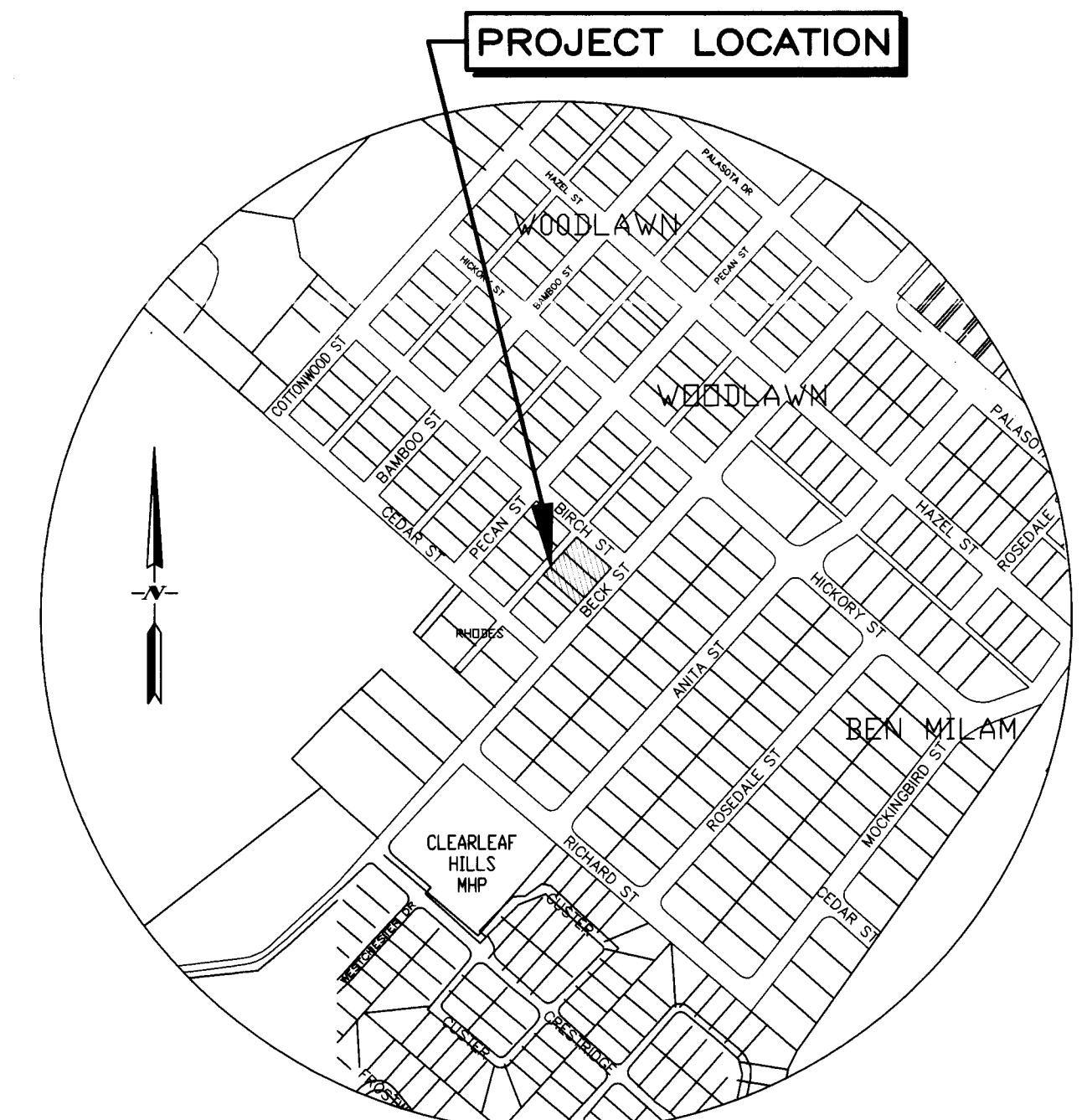
ORIGINAL PLAT

Scale: 1" = 20'



REPLAT

Scale: 1" = 20'



Field Notes 0.41 Acres

Being all that certain tract or parcel of land, lying and being situated in the Stephen F. Austin League, No. 9, A-62, and being all of Lots 1, 2, 3 and a part of Lot 4, Block 4 of the WOODLAWN ADDITION City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 112, page 516 of the Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2" iron rod found at the most easterly common corner of this tract and Lot 1 of said subdivision; same being the intersection of the southeasterly line of a 20 foot wide alley and the southwesterly Right-of-Way line of Birch Street;

THENCE, S 44° 57' 24" E - 100.00 feet along the common line between this tract, said Lot 1 and said Birch Street Right-of-Way line across said Beck Street Right-of-Way line to a 5/8" iron rod with cap set for the most southeasterly corner of this tract;

THENCE, S 45° 16' 15" W - 175.73 feet across said Beck Street Right-of-Way line to a 5/8" iron rod with cap set for the most southwesterly corner of this tract;

THENCE, N 44° 17' 52" W - 100.00 feet across said Beck Street Right-of-Way line and said Lot 4 to a 1/2" iron rod found for the most northwesterly corner of this tract; same being in the common line between said alleyway line, said Lots 1, 2, 3 and 4, of said subdivision;

THENCE, N 45° 16' 14" E - 174.58 feet along the common line between this tract, said Lots 1, 2, 3, and 4 and said alleyway line to the PLACE OF BEGINNING; and containing 0.41 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 October 4, 2012.

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- 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. 4804100195E Effective Date: May 16, 2012.
2. All Property corners are Set 3/8" Iron Rods with cap unless otherwise stated.
3. Basis of Bearing: *Plat 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 Mixed Use Residential. (MU-1)
6. Existing Land Use: Residential
7. The purpose of this replat is to create Lots 1R, and 2R, Block 4.

Owner/Developer:
Owner: Manuel J. & Juana R. Lopez
Address: 1800 Beck Street
Bryan, Tx, 77803
Phone: (979) 229 - 9312

