CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I(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

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 ..... day of ....., 20....

.....
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I(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

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 ..... day of ....., 20....

.....
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, ..., 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 ..... day of ....., 20....

.....
City Planner
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, ..., 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 ..... day of ....., 20.... and same was duly approved on the ..... day of ....., 20.... by said Commission.

.....
Chairman, Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

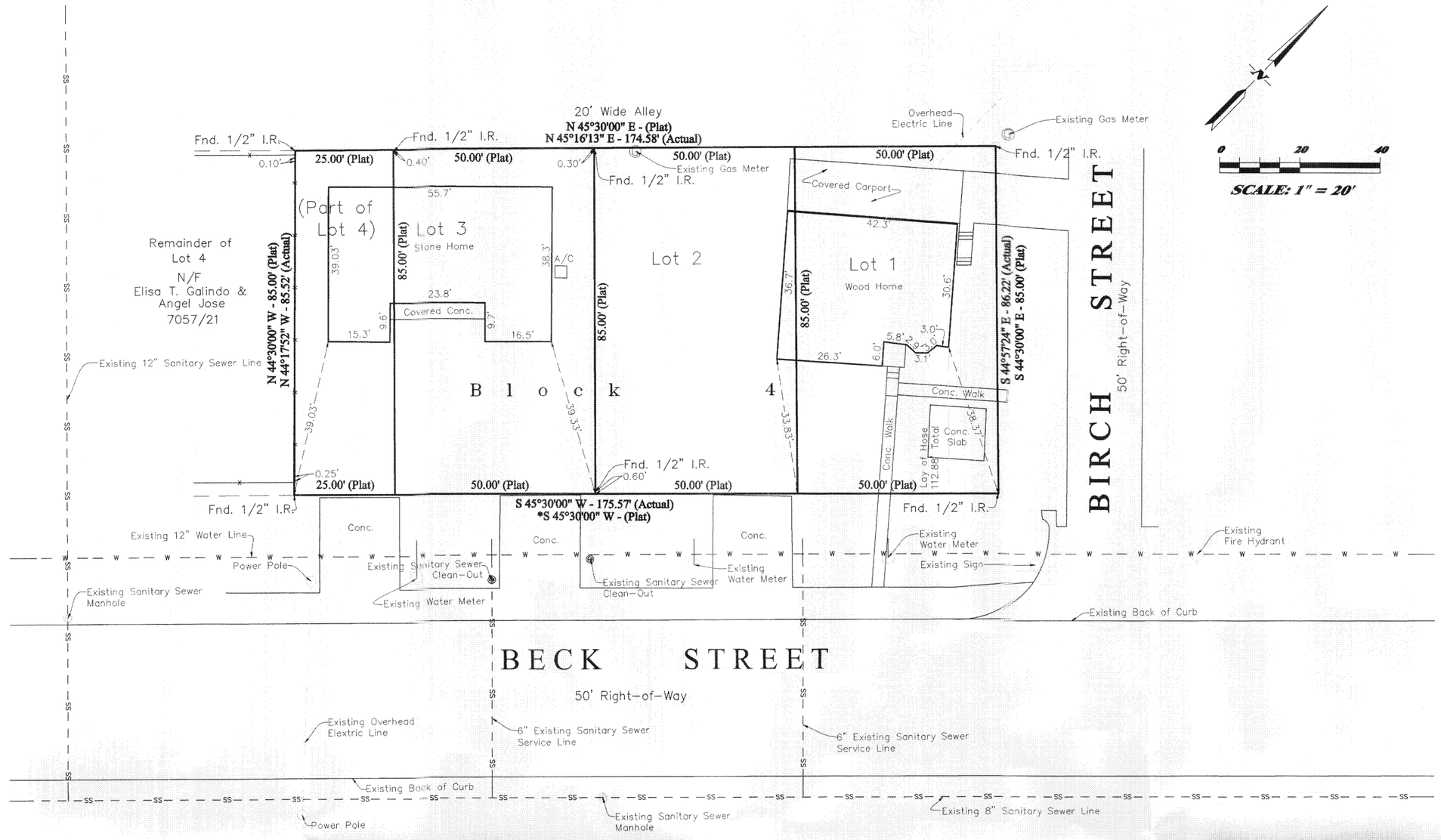
I, ..., the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ..... day of ....., 20....

.....
City Engineer, Bryan, Texas

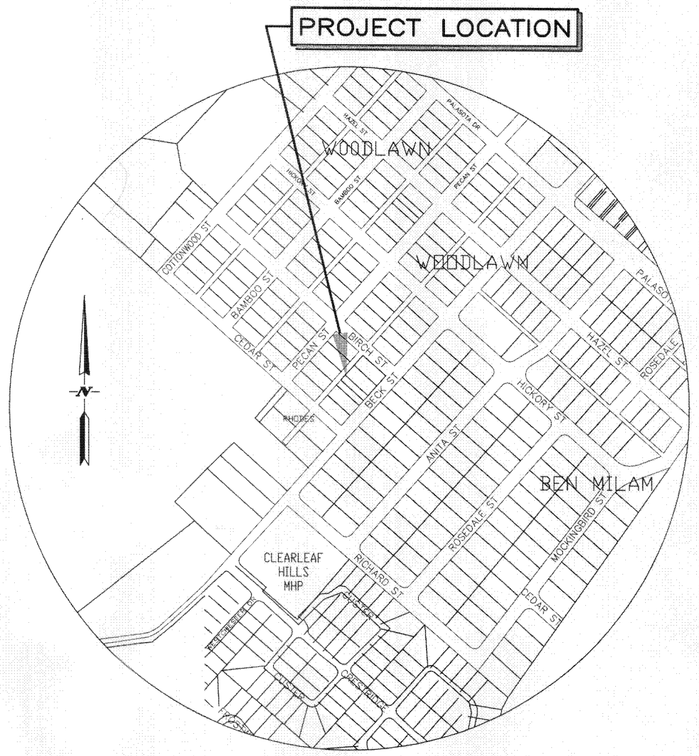
STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

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

.....
County Clerk, Brazos County, Texas



ORIGINAL PLAT
Scale: 1" 20'



Field Notes
0.35 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:

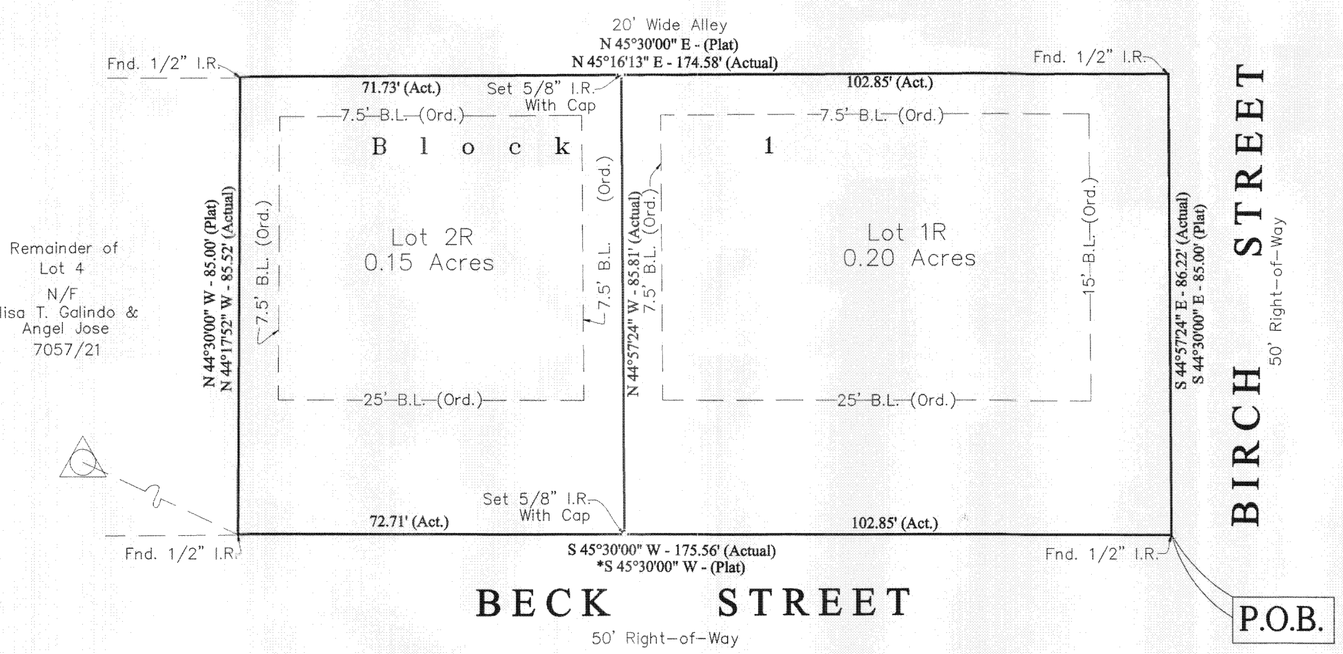
BEGINNING; at a 1/2" iron rod found at the most easterly common corner of this tract and Lot 1; same being the intersection of the northwesterly Right-Of-Way line of Beck Street and the southwesterly Right-Of-Way line of Birch Street;

THENCE: S 45° 30' 00" W – 175.57 feet along the common line between Lots 1, 2, 3, a part of Lot 4 Block 4 of said subdivision and said Beck Street Right-Of-Way line to a 1/2" iron rod found for the most southerly common corner of this tract, said Lot 3R and the remainder of Lot 4, Block 4 of said subdivision conveyed to Elisa T. Galindo and Angel Jose by deed recorded in (7057/21);

THENCE: N 44° 17' 52" W – 85.52 feet across said Lot 4, and along the common line between this tract and said Lot 4 remainder tract to a 1/2" iron rod found for the most westerly corner of this tract; same being in the common line between this tract, said Lot 4 remainder tract and a 20 foot wide alley;

THENCE: N 45° 16' 13" E – 174.58 feet along said common line between this tract, said Lots 1,2,3, part of Lot 4, Block 4 and said alley to a 1/2" iron rod found for the most northerly common corner of this tract and said Lot 1, Block 4 of said subdivision; same being in said northwesterly Right-Of-Way line of Birch Street;

THENCE: S 44° 57' 24" E – 86.22 feet along the common line between this tract, said Lot 1 and said Birch Street Right-Of-Way Line to the PLACE OF BEGINNING; and containing 0.35 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.



Benchmark:
City of College Station GPS Monument No. 57
Aluminum cap set in concrete stamped
"City of Bryan Monument 57 1997"
Bears: N 70°23'48" E – 7199.12'
Elev. = 301.87 – NGVD–1929
From the southeast intersection of
Shiloh Street and Stone City

REPLAT
Scale: 1" 20'

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. 48041C0195E Effective Date: May 16, 2012.

2. All Property corners are Set ⅝" 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 1.

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

Being a Replat
of
Lots 1, 2, 3, Block 4 Woodlawn Addition, and Being a partial Replat of 25' of Lot 4, Block 4 Woodlawn Addition, 0.35 Acres - Total
Stephen F. Austin League, No. 9, A-62
Bryan, Brazos County, Texas
October 4, 2012

RECEIVED
JAN 10 2013
Development & Engineering Services

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone : (979) 846 – 2688
Fax : (979) 846 – 3094

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