

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I, 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.

Owner/Developer

STATE OF TEXAS
COUNTY OF BRAZOS

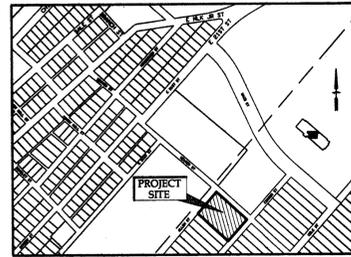
Before me, the undersigned authority, on this day personally appeared Flavio Lopez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20____

Notary Public, 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: *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: Single Family Residential (S.F. 5000).
6. Existing Land Use: Residential
7. The purpose of this to Replat is to combine Lots 10B-R, 11B-R and 12B-R and create lot 1r.



Vicinity Map N.T.S.

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

CERTIFICATE OF ENGINEER

I, Donald Garrett, Registered Professional Engineer No. 22790 of the State of Texas, hereby certify that proper engineering consideration has been given this plat.

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

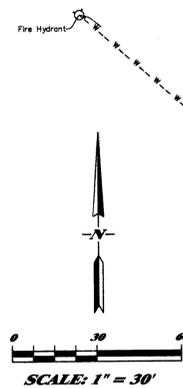
I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____

City Engineer, Bryan, Texas

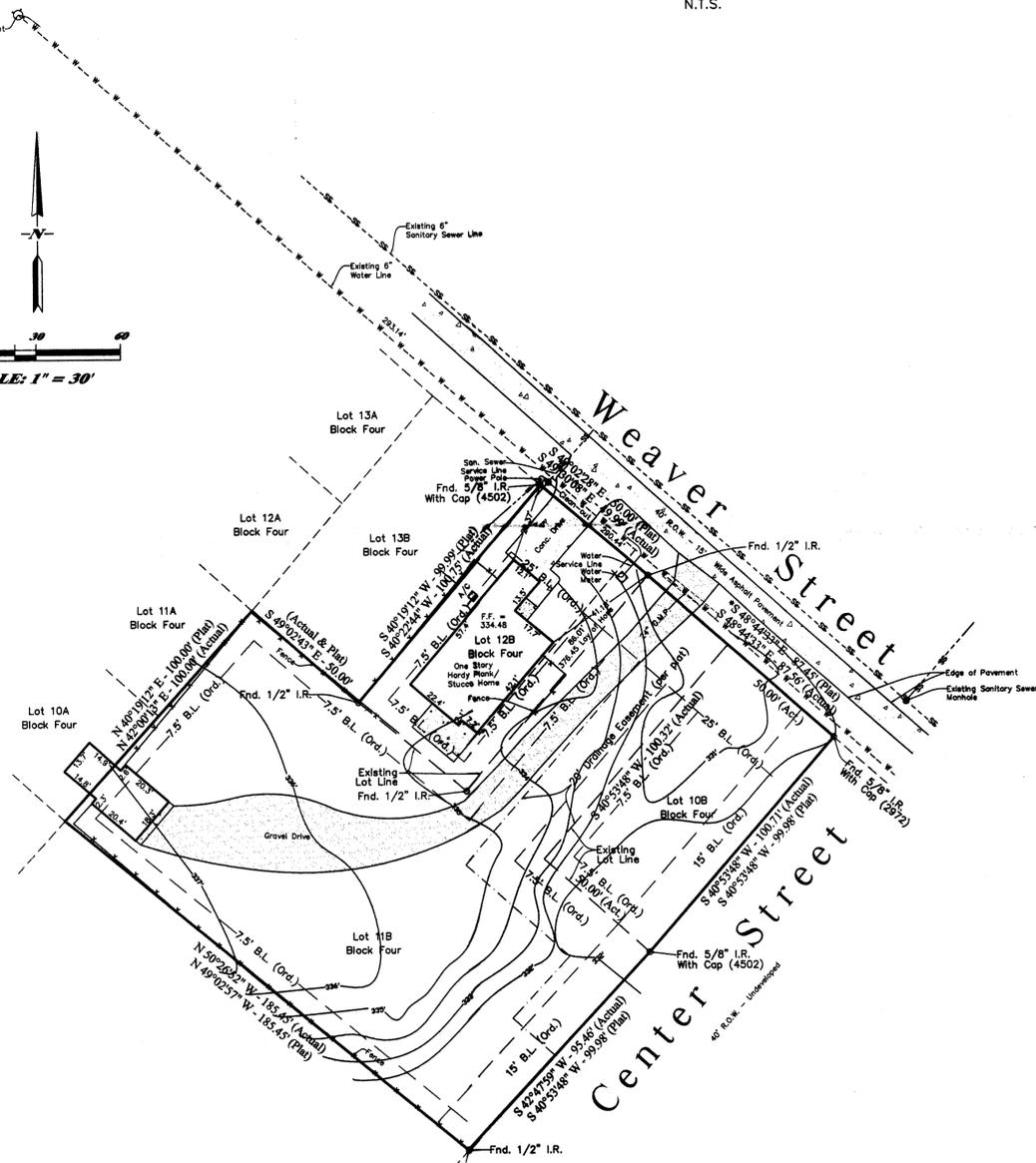
STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

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

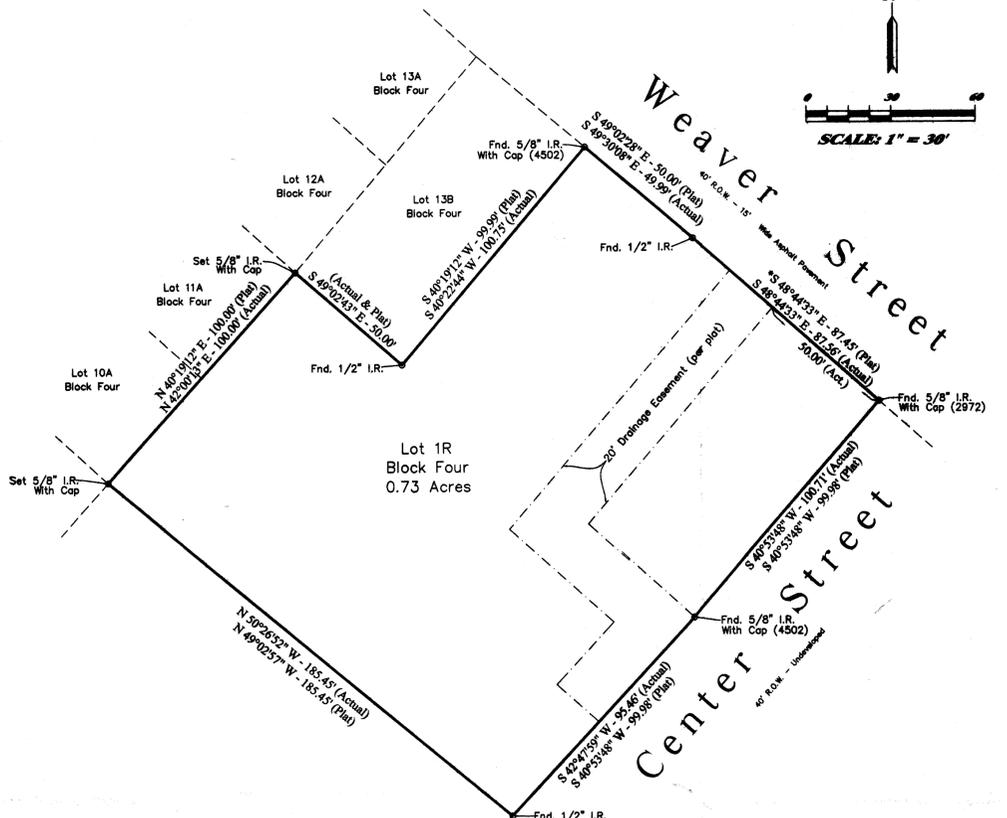
County Clerk, Brazos County, Texas



ORIGINAL PLAT
Scale: 1" = 30'

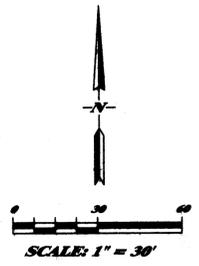


Benchmark:
City of Bryan GPS Monument No. 35
Aluminum cap set in concrete stamped
City of Bryan Monument 35 1997
Bears: N 16°18'59" E - 2301.70'
Elev. = 353.47 - NGVD-1928
Located 31 feet east of a power pole
located near the northeast corner of the
intersection of Groesbeck Road and Bittle Lane.



REPLAT
Scale: 1" = 30'

Benchmark:
City of Bryan GPS Monument No. 35
Aluminum cap set in concrete stamped
City of Bryan Monument 35 1997
Bears: N 16°18'59" E - 2301.70'
Elev. = 353.47 - NGVD-1928
Located 31 feet east of a power pole
located near the northeast corner of the
intersection of Groesbeck Road and Bittle Lane.



Development
Services
AUG 22 2013
RECEIVED

Being a Replat
Of
Lots 10B, 11B and 12B, Block One
Reynolds Addition,
0.73 Acres
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

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone: (979) 846 - 2888
Fax: (979) 846 - 3084