CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE LAFOLLETTE CUSTOM HOMESS, ET AL, REPRESENTED BY JASON S. LAFOLLETTE, OWNER OF THE LAND SHOWN HEREON AND HEREIN DESIGNATED AS AVONDALE ON THE PARK, WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

_____
OWNER

_____
LIENHOLDER APPROVAL (IF ANY)

GIVEN UNDER MY HAND AND SEAL ON THIS_____DAY OF _____, 2010.

_____
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF 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 _____, 2010.

_____
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & 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 _____, 2010.

_____
CITY PLANNER, BRYAN, TEXAS

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

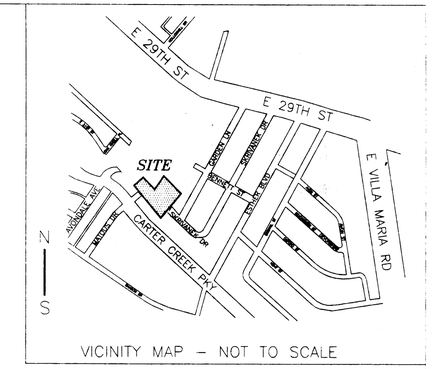
Christian Galindo
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: FEB 2, 2010

STATE OF TEXAS REGISTERED CHRISTIAN ANZE GALINDO 4473 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS CHRISTIAN A GALINDO 53425 LICENSED PROFESSIONAL ENGINEER

NOTES:

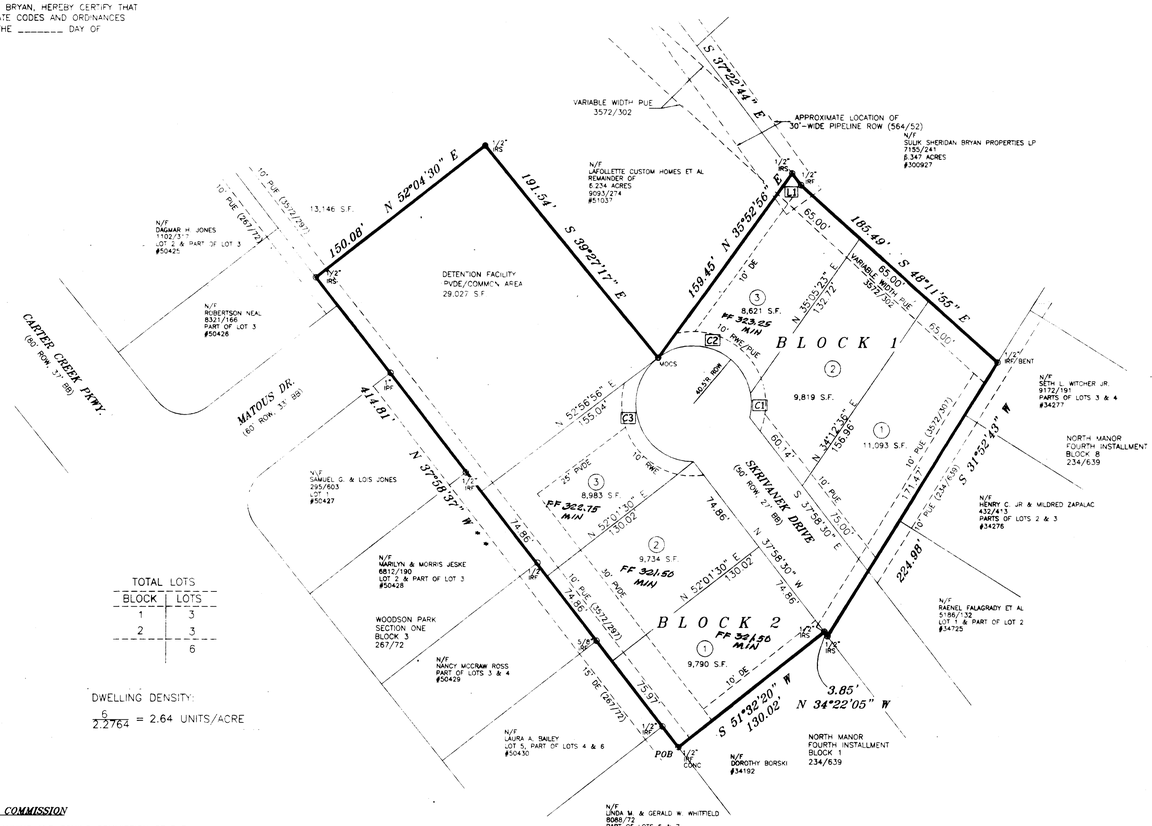
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 2.2764 ACR.
4. BEARING SOURCE IS PLAT OF WOODSON PARK SUBDIVISION RECORDED IN 267/72.
5. BASE LINE IS NOTED WITH * *.
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN (FEMA MAP # 48041C0141C, JULY 2, 1992).
7. BLs PER CURRENT CITY OF BRYAN ORDINANCE FOR ZONING DISTRICT.
8. ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS NOTED OTHERWISE.
9. PRIMARY BENCHMARK IS CITY OF BRYAN GPS 52
   N-10221228.972 (NAD 83)
   E-3545569.902 (NAD 83)
   ELEV. 324.76 (NAVD 88)
10. COMMITMENT REFERENCE: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF# 17265, DATED JAN. 30, 2002.
11. DEED RESTRICTIONS ESTABLISHING A HOMEOWNERS ASSOCIATION OUTLINING THE HOA'S DIRECT RESPONSIBLITY TO REPAIR AND MAINTAIN THE DETENTION FACILITY AND DRAINAGE EASEMENTS SHOWN HEREON WILL BE RECORDED WITH THE BRAZOS COUNTY CLERK IN CONJUNCTION WITH THIS FINAL PLAT.



VICINITY MAP – NOT TO SCALE

CURVE	BEARING	CHORD	RADIUS	DELTA	TANGENT	ARC
C1	N 01°41'30" W	17.14'	40.50'	24°25'55"	8.77'	17.27'
C2	S 69°15'05" E	69.23'	40.50'	117°26'57"	66.68'	83.02'
C3	S 18°55'09" W	76.56'	40.50'	141°52'53"	117.23'	100.29'

LINE	BEARING	LENGTH
L1	S 37°22'44" E	10.25'



LEGEND

IR	= IRON ROD
IP	= IRON PIPE
CM	= CONCRETE MARKER
MOC	= MARK ON CONCRETE
CAP	= CAPPED
S	= SET
F	= FOUND
FP	= FENCE POST
FC	= FENCE CORNER
ROW	= RIGHT OF WAY
BB	= BACK TO BACK OF CURB
BL	= BUILDING LINE
PUE	= PUBLIC UTILITY EASMT.
EE	= ELECTRICAL EASEMENT
DE	= DRAINAGE EASEMENT
PVDE	= PRIVATE DRAINAGE EASEMENT
RWE	= PUBLIC RIGHT OF WAY EASEMENT
PAE	= PARKING/ACCESS EASMT.
ET	= ELECTRIC TRANSFORMER
E	= ELECTRICAL
PP	= POWER POLE
LP	= LIGHT POLE
MH	= MANHOLE
CO	= CLEAN OUT
G	= GAS
W	= WATER
WV	= WATER VALVE
SS	= SANITARY SEWER
FH	= FIRE HYDRANT
TB	= TELEPHONE PEDESTAL
TV	= CABLE TV
M	= METER/MARKER
AC	= AIR CONDITIONER
OH	= OVERHANG
EOP	= EDGE OF PAVEMENT
BOC	= BACK OF CURB
PE	= PEDESTRIAN ACCESS EASMT.
IV	= IRRIGATION VALVE
(M)	= MEASURED
(R)	= RECORDED

TOTAL LOTS

BLOCK	LOTS
1	3
2	3
	6

DWELLING DENSITY:

$\frac{6}{2.2764}$ = 2.64 UNITS/ACRE

TRACT DESCRIPTION

BEING A 2.2764-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILIPS LEAGUE, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PART OF THE TRACT OF LAND, CALLED 6.234 ACRES, DESCRIBED IN DEED TO LAFOLLETTE CUSTOM HOMES ET AL, RECORDED IN VOLUME 9093, PAGE 274, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 2.2764-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN CONCRETE MARKING THE WESTERNMOST CORNER OF BLOCK 1, NORTH MANOR FOURTH INSTALLMENT, AN ADDITION TO THE CITY OF BRYAN, ACCORDING TO THE PLAT RECORDED IN VOLUME 234, PAGE 639, DEED RECORDS, BRAZOS COUNTY, TEXAS, SAID ROD ALSO BEING LOCATED ON THE NORTHEASTERN BOUNDARY LINE OF BLOCK 3, WOODSON PARK SECTION ONE, AN ADDITION TO THE CITY OF BRYAN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 267, PAGE 72, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 37°58'37" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF BLOCK 3, WOODSON PARK SECTION ONE, FOR A DISTANCE OF 414.81', TO A 1/2" IRON ROD SET;

THENCE N 52°04'30" E, THROUGH THE LAFOLLETTE TRACT, FOR A DISTANCE OF 150.08', TO A 1/2" IRON ROD SET;

THENCE S 39°27'17" E, CONTINUING THROUGH THE LAFOLLETTE TRACT, FOR A DISTANCE OF 191.54' TO A MARK ON CONCRETE;

THENCE N 35°52'56" E, CONTINUING THROUGH SAID LAFOLLETTE TRACT, FOR A DISTANCE OF 159.45' TO A 1/2" IRON ROD SET, ON THE SOUTHWESTERN BOUNDARY LINE OF THE SULIK SHERIDAN BRYAN PROPERTIES LP DESCRIBED IN THE DEED RECORDED ON VOLUME 7155, PAGE 241, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 37°22'44" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID SULIK SHERIDAN TRACT, FOR A DISTANCE OF 10.25 TO A 1/2" IRON ROD FOUND;

THENCE S 48°11'55" E, CONTINUING ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID SULIK SHERIDAN TRACT, FOR A DISTANCE OF 185.49' TO A 1/2" IRON ROD FOUND MARKING THE SOUTHERNMOST CORNER OF SAID SULIK SHERIDAN BRYAN TRACT, SAID ROD ALSO BEING LOCATED ON THE NORTHWESTERN BOUNDARY LINE OF BLOCK 8, OF SAID NORTH MANOR FOURTH INSTALLMENT;

THENCE S 31°52'43" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF BLOCK 8, SAID NORTH MANOR FOURTH INSTALLMENT, FOR A DISTANCE OF 224.98', TO A 1/2" IRON ROD SET ON THE NORTHEASTERN BOUNDARY LINE OF BLOCK 1, NORTH MANOR FOURTH INSTALLMENT, SAID ROD ALSO BEING LOCATED ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF SKRIVANEK DRIVE;

THENCE, N 34°22'05" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF BLOCK 1, NORTH MANOR FOURTH INSTALLMENT, FOR A DISTANCE OF 3.85', TO A 1/2" IRON ROD SET MARKING THE NORTHERNMOST CORNER OF SAID BLOCK 1, NORTH MANOR FOURTH INSTALLMENT;

THENCE S 51°32'20" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID BLOCK 1, NORTH MANOR FOURTH INSTALLMENT, FOR A DISTANCE OF 130.02' TO THE POINT OF BEGINNING CONTAINING 2.2764 ACRES OF LAND MORE OR LESS.

NOTE: BEARING SOURCE IS PLAT OF WOODSON PARK, SECTION ONE, RECORDED IN VOLUME 267, PAGE 72, DEED RECORDS, BRAZOS COUNTY, TEXAS.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I,_____, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE _____ DAY OF _____, 2010 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2010.

_____
CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, THE UNDERSIGNED, 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 _____ DAY OF _____, 2010 IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME _____, PAGE _____.

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS

N
SCALE
0 50 FT
S

RECEIVED
FEB 03 2010
Development & Engineering Services

FINAL PLAT
AVONDALE ON THE PARK

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

OWNER/DEVELOPER:			
JASON LAFOLLETTE CUSTOM HOMES ET AL 1723 BALL CIRCLE COLLEGE STATION, TEXAS 77845 TEL: 979-690-7531 FAX: 979-690-0062	*2.2764 ACRES* *PART OF 6.234 ACRES* *ZENO PHILLIPS LEAGUE ABSTRACT 45* *VOL. 9093 PG. 274* *BRYAN, BRAZOS COUNTY, TEXAS*	DATE: JAN. 26, 2010 DESIGNED BY: NCY/CJT APPROVED BY: CAG REVISIONS: FEB. 2, 2010	PROJECT *6-09* SHEET *1* OF *1*