CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, NOSHAD TEJANI, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 3598, PAGE 155, AND 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 IDENTIFIED.

_____
OWNER

_____
LIENHOLDER APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 _____, 2006.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, TAZMIN RASHID, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 3598, PAGE 155, AND 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 IDENTIFIED.

_____
OWNER

_____
LIENHOLDER APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 _____, 2006.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JAY ANDING, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 2226, PAGE 233, AND 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 IDNETIFIED.

_____
OWNER

_____
LIENHOLDER APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 _____, 2006.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION BE THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 _____,

2006, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, _____, CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION

OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 2006

AND THE SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2006 BY SAID COMMISSION.

_____
CHAIRMAN, PLANNING & ZONING COMMISSION
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 _____, 2006.

_____
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLINACE WITH THE APPROPRIATE CODES AND ORDINANCES

OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2006

_____
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATE OF SURVEYOR AND ENGINEER

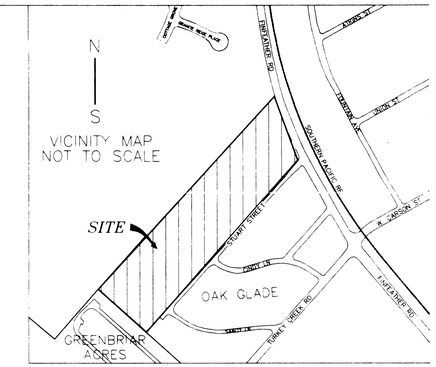
STATE OF TEXAS
COUNTY OF BRAZOS

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.

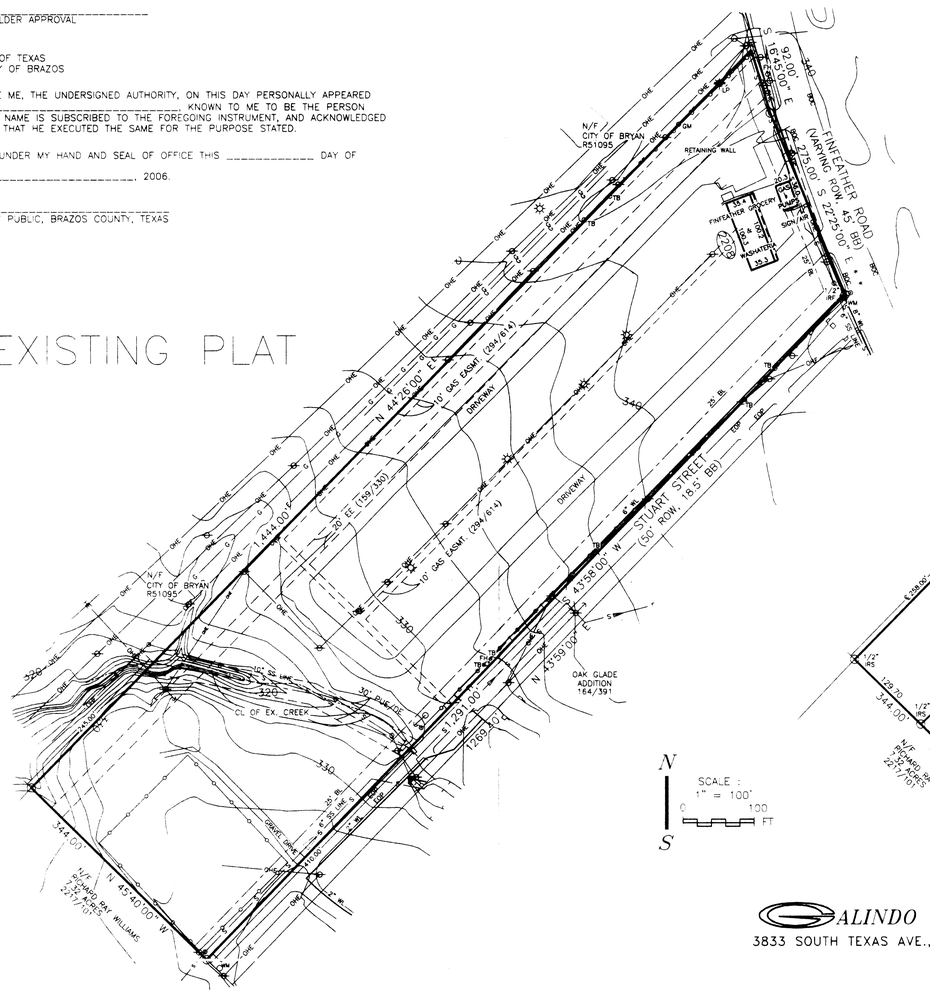
_____
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: AUGUST 1, 2006

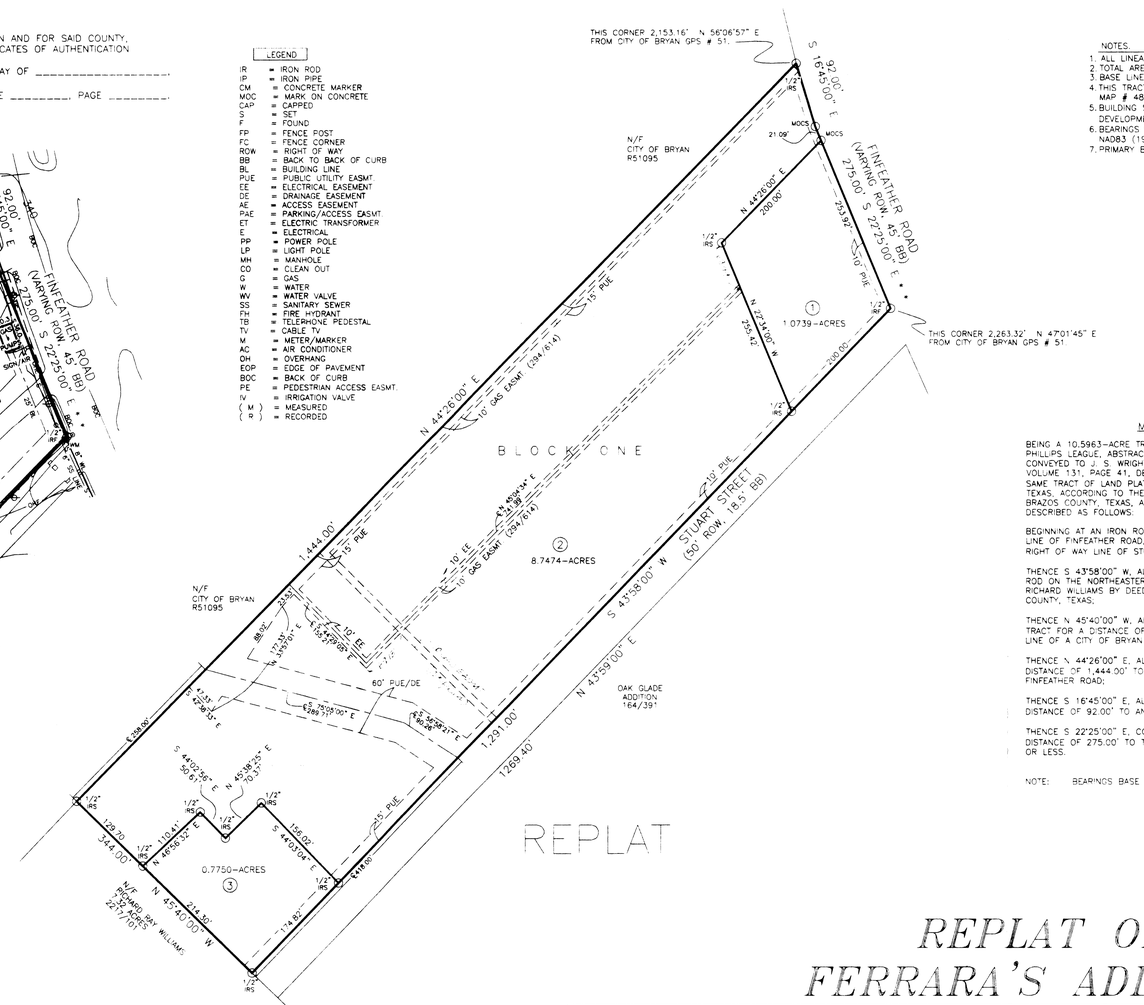
STATE OF TEXAS — REGISTERED — CHRISTIAN ANZE GALINDO — 4473 — PROFESSIONAL — LAND SURVEYOR

STATE OF TEXAS — CHRISTIAN A. GALINDO — 53425 — LICENSED — PROFESSIONAL ENGINEER



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
AE	= ACCESS 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	= TELERHONE 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





NOTES.
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. TOTAL AREA = 10.5963 ACRES.
3. BASE LINE IS NOTED WITH " *".
4. THIS TRACT DOES NOT LIE WITHIN A 100-YR FLOOD PLAIN (FEMA FIRM MAP # 48041 C 0133 C, DATED JULY 2, 1992).
5. BUILDING SETBACK LINES IN REPLAT ARE SET BY CURRENT SITE DEVELOPMENT REVIEW ORDINANCE.
6. BEARINGS WERE OBTAINED FROM CITY OF BRYAN'S CONTROL MONUMENTS, NAD83 (1993).
7. PRIMARY BM IS CITY OF BRYAN GPS MON. #51, ELEV.=327.06 (NAVD 88).

METES & BOUNDS DESCRIPTION

BEING A 10.5963-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT CONVEYED TO J. S. WRIGHT BY T. W. WRIGHT, ET AL. ON JULY 16, 1947, AND RECORDED IN VOLUME 131, PAGE 41, DEED RECORDS, BRAZOS COUNTY, TEXAS, FURTHERMORE BEING THE SAME TRACT OF LAND PLATTED AS FERRARA'S ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 314, PAGE 616, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 10.5963-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD MARKING THE INTERSECTION OF THE SOUTHWEST RIGHT OF WAY LINE OF FINEFEATHER ROAD, A CITY OF BRYAN PUBLIC RIGHT OF WAY, AND THE NORTHWEST RIGHT OF WAY LINE OF STUART STREET, A 50'-WIDE CITY OF BRYAN PUBLIC RIGHT OF WAY;

THENCE S 43°58'00" W, ALONG SAID STUART STREET, FOR A DISTANCE OF 1,291.00' TO AN IRON ROD ON THE NORTHEASTERN PROPERTY LINE OF A 7.32-ACRE TRACT OF LAND CONVEYED TO RICHARD WILLIAMS BY DEED RECORDED IN VOLUME 2217, PAGE 101, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 45°40'00" W, ALONG SAID NORTHEASTERN BOUNDARY LINE OF THE SAID 7.32-ACRE TRACT FOR A DISTANCE OF 344.00' TO AN IRON ROD SET ON THE SOUTHEASTERN PROPERTY LINE OF A CITY OF BRYAN TRACT;

THENCE N 44°26'00" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID COB TRACT, FOR A DISTANCE OF 1,444.00' TO AN IRON ROD SET ON THE SOUTHWEST RIGHT OF WAY LINE OF FINEFEATHER ROAD;

THENCE S 16°45'00" E, ALONG THE SOUTHWEST RIGHT OF WAY LINE OF FINEFEATHER ROAD, FOR A DISTANCE OF 92.00' TO AN MARK ON CONCRETE SET FOR A CORNER;

THENCE S 22°25'00" E, CONTINUING ALONG THE RIGHT OF WAY LINE OF FINEFEATHER ROAD, FOR A DISTANCE OF 275.00' TO THE POINT OF BEGINNING CONTAINING 10.5963-ACRES OF LAND MORE OR LESS.

NOTE: BEARINGS BASE IS CITY OF BRYAN'S CONTROL MONUMENTS, NAD83 (1993).

N
S
SCALE : 1" = 100'
0 100 FT

REPLAT OF FERRARA'S ADDITION

Received
AUG 01 2006
Development & Engineering Services

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

OWNER/DEVELOPER:			
NOSHAD TEJANI 2208 FINFEATHER RD. BRYAN, TEXAS, 77801 TEL: (979) 823-6591 FAX: (979) 823-0054	*10.5963-ACRES* *ZENO PHILLIPS LEAGE, A-45* *BRYAN, BRAZOS COUNTY, TEXAS*	DATE: JUNE 26, 2006 DESIGNED BY: JTM APPROVED BY: CAG REVISIONS: AUGUST 1, 2006	PROJECT *13-06* SHEET OF