

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 THE, CITY OF BRYAN, REPRESENTED BY _____ OWNER OF THE LAND SHOWN ON THIS PLAT, RECORDED IN VOLUME 9460, PAGE 204, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, 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 AND CONSIDERATION HEREIN EXPRESSED.

OWNER _____
 LIENHOLDER APPROVAL (IF ANY) _____

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 SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 2011.

NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS

APPROVAL OF THE CITY ENGINEER

I, _____, 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 _____, 2011.

CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____, CITY PLANNER AND/OR DESIGNATED SECRETARY TO 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 _____, 2011.

CITY PLANNER, BRYAN, 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 _____, 2011 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2011.

CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK

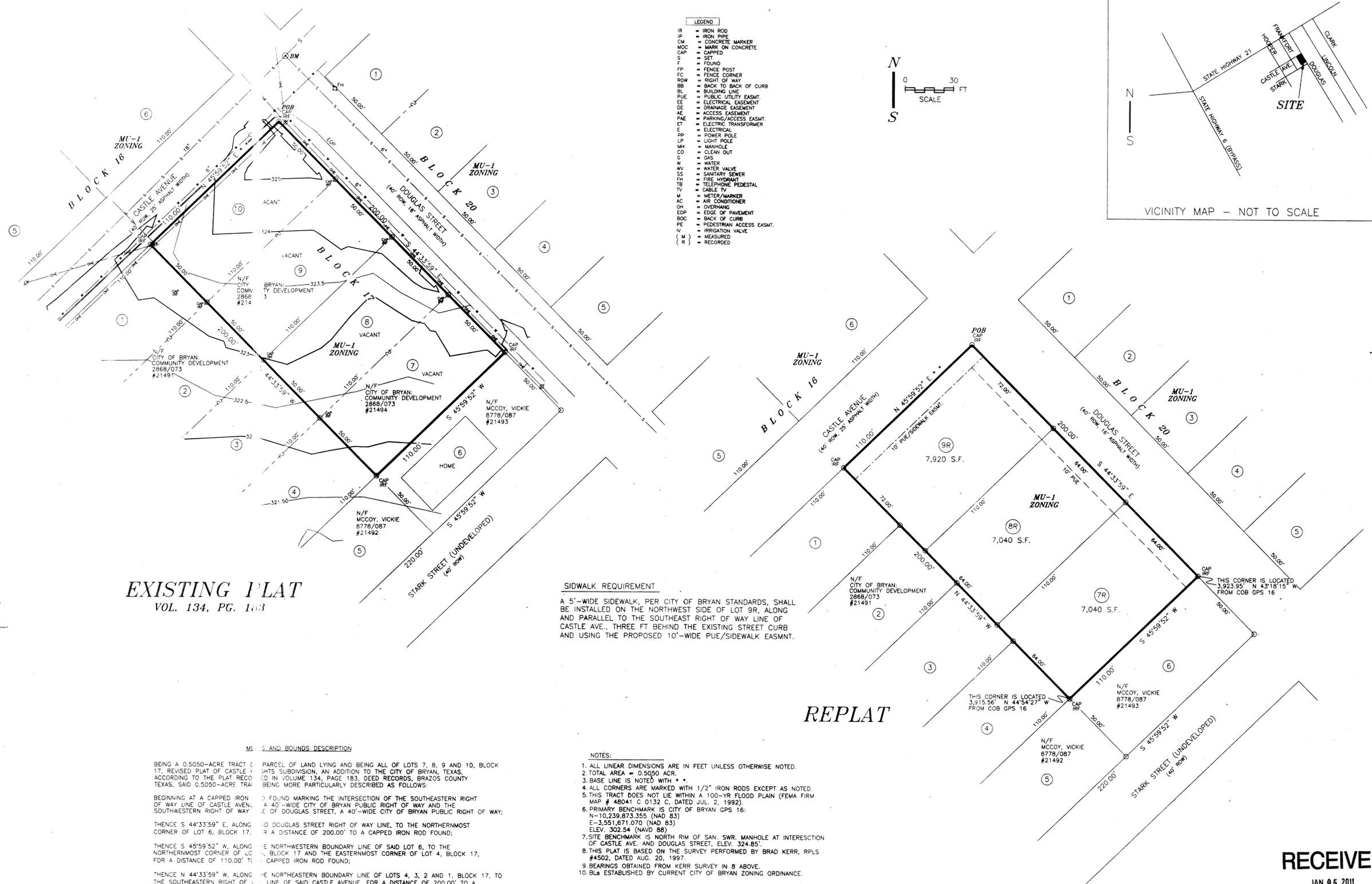
STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2011 AND RECORDED IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME _____ PAGE _____

COUNTY CLERK, BRAZOS COUNTY, TEXAS

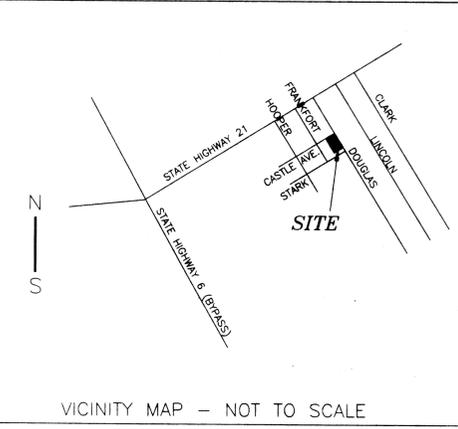
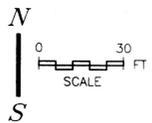
CERTIFICATE OF SURVEYOR AND/OR ENGINEER

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. # 53425, R.P.L.S. # 4473
 JANUARY 5, 2011



- LEGEND**
- IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MARKER
 - HOC = MARK ON CONCRETE
 - CAP = CAPPED
 - S = SET
 - F = FOUND
 - FP = FENCE POST
 - FC = FENCE CORNER
 - 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
 - SS = WATER VALVE
 - SS = SANITARY SEWER
 - TH = 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



EXISTING PLAT
 VOL. 134, PG. 183

SIDWALK REQUIREMENT
 A 5'-WIDE SIDWALK, PER CITY OF BRYAN STANDARDS, SHALL BE INSTALLED ON THE NORTHWEST SIDE OF LOT 9R, ALONG AND PARALLEL TO THE SOUTHEAST RIGHT OF WAY LINE OF CASTLE AVE., THREE FEET BEHIND THE EXISTING STREET CURB AND USING THE PROPOSED 10'-WIDE PUE/SIDWALK EASMT.

REPLAT

METES AND BOUNDS DESCRIPTION

BEING A 0.5050-ACRE TRACT (17, REVISED PLAT OF CASTLE HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, RECORDED IN VOLUME 134, PAGE 183, DEED RECORDS, BRAZOS COUNTY, TEXAS, SAID 0.5050-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD OF WAY LINE OF CASTLE AVENUE, SOUTHWESTERN RIGHT OF WAY LINE, THENCE S 44°33'59" E, ALONG CORNER OF LOT 6, BLOCK 17, THENCE S 45°59'52" W, ALONG NORTHERNMOST CORNER OF LOT 4, BLOCK 17, FOR A DISTANCE OF 110.00' TO THE NORTHERN BOUNDARY LINE OF SAID LOT 6, TO THE NORTHERNMOST CORNER OF LOT 4, BLOCK 17, AND THE EASTERNMOST CORNER OF LOT 4, BLOCK 17, A CAPPED IRON ROD FOUND;

THENCE N 44°33'59" W, ALONG THE SOUTHEASTERN RIGHT OF WAY LINE OF SAID CASTLE AVENUE, FOR A DISTANCE OF 200.00' TO A CAPPED IRON ROD FOUND;

THENCE N 45°59'52" E, ALONG THE POINT OF BEGINNING CONTAINING 0.5050 ACRES OF LAND MORE OR LESS.

FOUND MARKING THE INTERSECTION OF THE SOUTHEASTERN RIGHT OF WAY LINE OF CASTLE AVENUE AND THE EASTERNMOST CORNER OF LOT 4, BLOCK 17, AND THE EASTERNMOST CORNER OF LOT 4, BLOCK 17, A 40'-WIDE CITY OF BRYAN PUBLIC RIGHT OF WAY AND THE EASTERNMOST CORNER OF LOT 4, BLOCK 17, A 40'-WIDE CITY OF BRYAN PUBLIC RIGHT OF WAY;

DOUGLAS STREET RIGHT OF WAY LINE, TO THE NORTHERNMOST CORNER OF SAID LOT 6, TO THE NORTHERNMOST CORNER OF LOT 4, BLOCK 17, AND THE EASTERNMOST CORNER OF LOT 4, BLOCK 17, A CAPPED IRON ROD FOUND;

NORTHWESTERN BOUNDARY LINE OF SAID LOT 6, TO THE NORTHERNMOST CORNER OF LOT 4, BLOCK 17, AND THE EASTERNMOST CORNER OF LOT 4, BLOCK 17, A CAPPED IRON ROD FOUND;

NORTHERN BOUNDARY LINE OF SAID LOT 6, TO THE NORTHERNMOST CORNER OF LOT 4, BLOCK 17, AND THE EASTERNMOST CORNER OF LOT 4, BLOCK 17, A CAPPED IRON ROD FOUND;

NORTHWESTERN BOUNDARY LINE OF SAID LOT 6, TO THE NORTHERNMOST CORNER OF LOT 4, BLOCK 17, AND THE EASTERNMOST CORNER OF LOT 4, BLOCK 17, A CAPPED IRON ROD FOUND;

DOUGLAS STREET RIGHT OF WAY LINE, TO THE NORTHERNMOST CORNER OF SAID LOT 6, TO THE NORTHERNMOST CORNER OF LOT 4, BLOCK 17, AND THE EASTERNMOST CORNER OF LOT 4, BLOCK 17, A CAPPED IRON ROD FOUND;

DOUGLAS STREET RIGHT OF WAY LINE, TO THE NORTHERNMOST CORNER OF SAID LOT 6, TO THE NORTHERNMOST CORNER OF LOT 4, BLOCK 17, AND THE EASTERNMOST CORNER OF LOT 4, BLOCK 17, A CAPPED IRON ROD FOUND;

DOUGLAS STREET RIGHT OF WAY LINE, TO THE NORTHERNMOST CORNER OF SAID LOT 6, TO THE NORTHERNMOST CORNER OF LOT 4, BLOCK 17, AND THE EASTERNMOST CORNER OF LOT 4, BLOCK 17, A CAPPED IRON ROD FOUND;

- NOTES:**
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 - TOTAL AREA = 0.5050 ACR.
 - BASE LINE IS NOTED WITH *.
 - ALL CORNERS ARE MARKED WITH 1/2" IRON RODS EXCEPT AS NOTED.
 - THIS TRACT DOES NOT LIE WITHIN A 100-YR FLOOD PLAIN (FEMA FIRM MAP # 48041 C 0132 C, DATED JUL. 2, 1992).
 - PRIMARY BENCHMARK IS CITY OF BRYAN GPS 16: N=10,239,873.355 (NAD 83) E=-3,551,671.070 (NAD 83) ELEV. 302.54 (NAVD 88)
 - SITE BENCHMARK IS NORTH RIM OF SAN. SWR. MANHOLE AT INTERSECTION OF CASTLE AVE. AND DOUGLAS STREET, ELEV. 324.85'.
 - THIS PLAT IS BASED ON THE SURVEY PERFORMED BY BRAD KERR, RPLS #4502, DATED AUG. 20, 1997.
 - BEARINGS OBTAINED FROM KERR SURVEY IN 8 ABOVE.
 - BLs ESTABLISHED BY CURRENT CITY OF BRYAN ZONING ORDINANCE.

A REPLAT OF LOTS 7 THROUGH 10, BLOCK 17 INTO LOTS 7R, 8R AND 9R, BLOCK 17 OF THE REVISED PLAT OF CASTLE HEIGHTS SUBDIVISION

OWNER/DEVELOPER: ERIC BARTON COMMUNITY DEVELOPMENT SERVICES 405 WEST 28TH STREET BRYAN, TX, 77803 TEL: (979)209-5185 FAX: (979)209-5184	0.5050 ACRE REVISED PLAT OF CASTLE HEIGHTS SUBDIVISION VOL. 134, PG. 183 DEED RECORDS BRYAN, BRAZOS COUNTY, TEXAS	DATE: DECEMBER 22, 2010 DESIGNED BY: CJT APPROVED BY: CAG REVISIONS: JANUARY 5, 2011	PROJECT 25-10 SHEET 1 of 1
		RECEIVED JAN 05 2011 Development & Engineering Services	

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