CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, ROBERT BUFFINGTON JR. & PHYLLIS NITCH BUFFINGTON, OWNER OF THE LAND SHOWN ON THIS PLAT, CONVEYED TO PHYLLIS NITCH BUFFINGTON BY DEED RECORDED IN VOL. 386, PAGE 20, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND TO ROBERT BUFFINGTON JR. & WIFE BY DEED RECORDED IN VOL. 427, PAGE 570, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND WHOSE NAMES ARE 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

_____
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 _____, 2014.

_____
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS

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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS_____ DAY OF _____, 2014.

_____
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 ORDINACES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2014.

_____
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____, CITY PLANNER AND/OR DESIGNATED SECRETARY FO 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 _____, 2014.

_____
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 THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF_____, 2014 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2014.

_____
CHAIR, PLANNING AND ZONING COMMISSION, BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2014 AND RECORDED IN THE OFFIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME _____, PAGE _____.

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

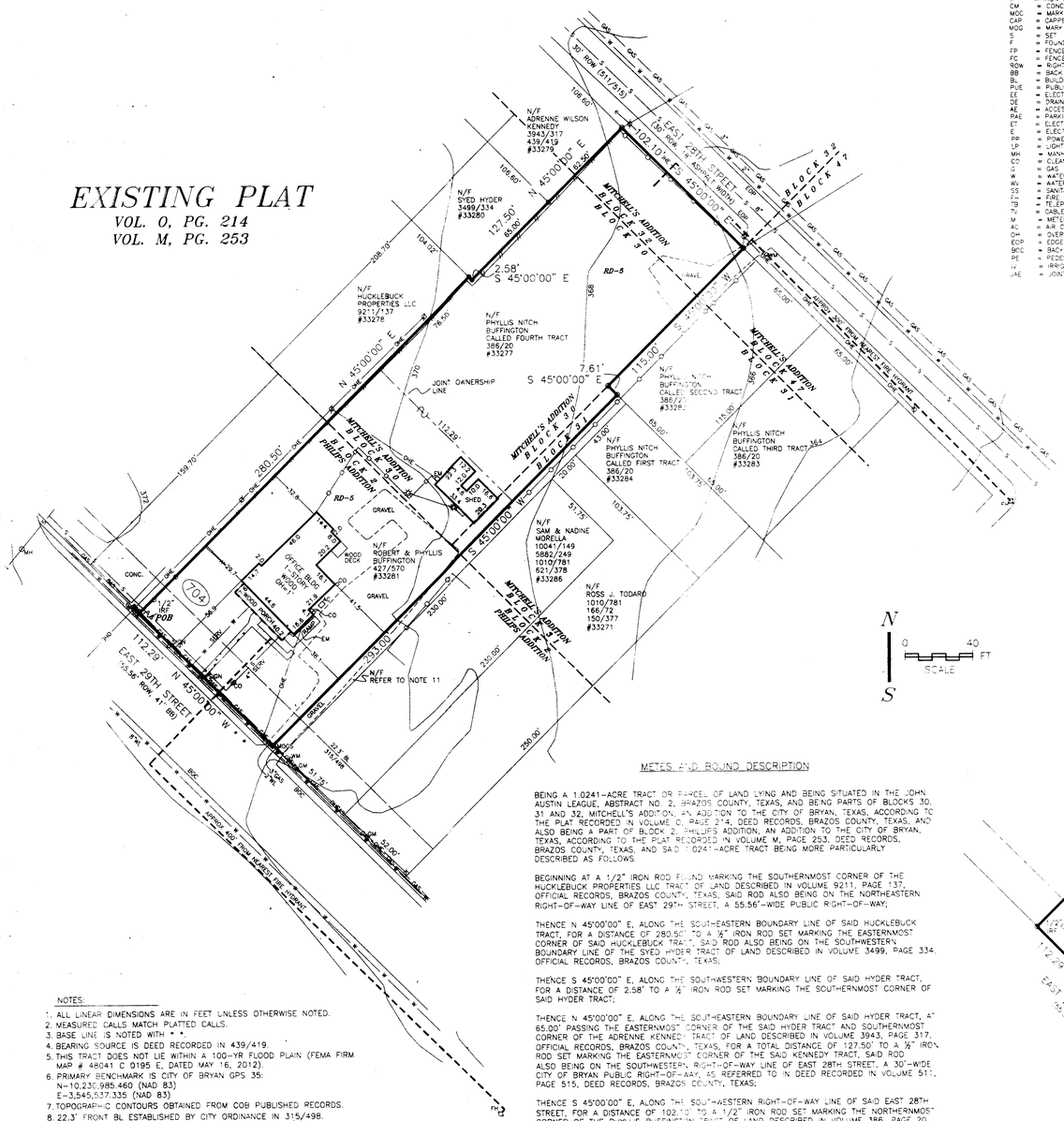
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT 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.# 53425, R.P.L.S.# 4473
JULY , 2014

FOR REVIEW ONLY
NOT FOR RECORD

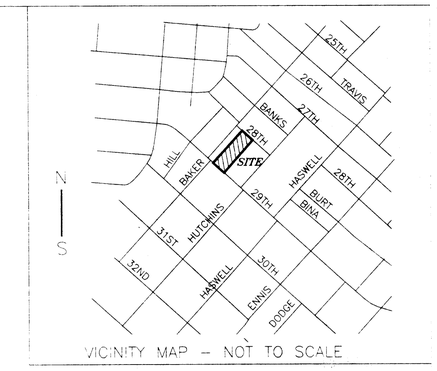
EXISTING PLAT

VOL. 0, PG. 214
VOL. M, PG. 253



LEGEND

IR	=	IRON ROD
IP	=	IRON PIPE
CM	=	CONCRETE MARKER
MOC	=	MARK ON CONCRETE
CAP	=	CAPPED
MOG	=	MARK ON GRAVEL
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	=	TELEPHONE PEDESTAL
TV	=	CABLE TV
M	=	METER/MARKER
AC	=	AIR CONDITIONER
OH	=	OVERHANG
EOP	=	EDGE OF PAVEMENT
BCP	=	BACK OF CURB
PE	=	PEDESTRIAN ACCESS EASMT
IV	=	IRRIGATION VALVE
JAE	=	JOINT ACCESS EASEMENT



VICINITY MAP – NOT TO SCALE

N
S
0 40 FT
SCALE

METES AND BOUND DESCRIPTION

BEING A 1.0241-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRAZOS COUNTY, TEXAS, AND BEING PARTS OF BLOCKS 30, 31 AND 32, MITCHELL'S ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 0, PAGE 214, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND ALSO BEING A PART OF BLOCK 2, PHILLIPS ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME M, PAGE 253, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 1.0241-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND MARKING THE SOUTHERNMOST CORNER OF THE HUCKLEBUCK PROPERTIES LLC TRACT OF LAND DESCRIBED IN VOLUME 9211, PAGE 137, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID ROD ALSO BEING ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF EAST 29TH STREET, A 55.56'-WIDE PUBLIC RIGHT-OF-WAY;

THENCE N 45°00'00" E, ALONG THE SOUTH-EASTERN BOUNDARY LINE OF SAID HUCKLEBUCK TRACT, FOR A DISTANCE OF 280.50' TO A ½" IRON ROD SET MARKING THE EASTERNMOST CORNER OF SAID HUCKLEBUCK TRACT, SAID ROD ALSO BEING ON THE SOUTHWESTERN BOUNDARY LINE OF THE SYED HYDER TRACT OF LAND DESCRIBED IN VOLUME 3499, PAGE 334, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 45°00'00" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID HYDER TRACT, FOR A DISTANCE OF 2.58' TO A ½" IRON ROD SET MARKING THE SOUTHERNMOST CORNER OF SAID HYDER TRACT;

THENCE N 45°00'00" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID HYDER TRACT, AT 65.00' PASSING THE EASTERNMOST CORNER OF THE SAID HYDER TRACT AND SOUTHERNMOST CORNER OF THE ADRENNE KENNEDY TRACT OF LAND DESCRIBED IN VOLUME 3943, PAGE 317, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 127.50' TO A ½" IRON ROD SET MARKING THE EASTERNMOST CORNER OF THE SAID KENNEDY TRACT, SAID ROD ALSO BEING ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF EAST 28TH STREET, A 30'-WIDE CITY OF BRYAN PUBLIC RIGHT-OF-WAY, AS REFERRED TO IN DEED RECORDED IN VOLUME 511, PAGE 515, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 45°00'00" E, ALONG THE SOUTHWESTERN RIGHT-OF-WAY LINE OF SAID EAST 28TH STREET, FOR A DISTANCE OF 102.10' TO A 1/2" IRON ROD SET MARKING THE NORTHERNMOST CORNER OF THE PHYLLIS BUFFINGTON TRACT OF LAND DESCRIBED IN VOLUME 386, PAGE 20, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 45°00'00" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID PHYLLIS BUFFINGTON TRACT FOR A DISTANCE OF 115.00' TO A ½" IRON ROD SET, MARKING THE WESTERNMOST CORNER OF THE SAID PHYLLIS BUFFINGTON TRACT;

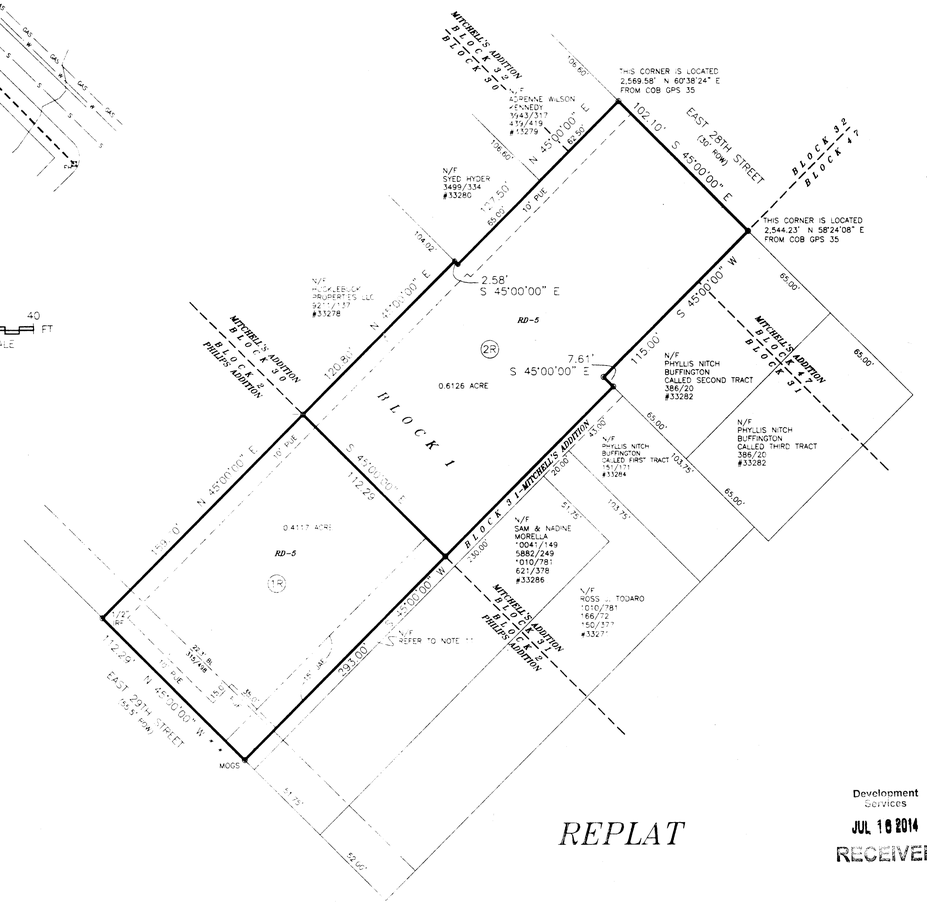
THENCE S 45°00'00" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID PHYLLIS BUFFINGTON TRACT FOR A DISTANCE OF 7.61' TO A ½" IRON ROD SET ON THE NORTHWESTERN BOUNDARY LINE OF A 7.5'-WIDE REMAINDER STRIP OF LAND UNSOLD FROM THE DEED RECORDED IN VOLUME 25, PAGE 315, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 45°00'00" W, ALONG THE NORTHWESTERN LINE OF SAID 7.5' STRIP OF LAND, FOR A DISTANCE OF 293.00' TO A MARK SET IN GRAVEL ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF SAID EAST 29TH STREET;

THENCE N 45°00'00" W, ALONG THE NORTHEASTERN RIGHT-OF-WAY LINE OF SAID EAST 29TH STREET FOR A DISTANCE OF 112.29' TO THE POINT OF BEGINNING, CONTAINING A 1.0241 ACRES OF LAND MORE OR LESS.

NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. MEASURED CALLS MATCH PLATTED CALLS.
3. BASE LINE IS NOTED WITH " ".
4. BEARING SOURCE IS DEED RECORDED IN 439/419.
5. THIS TRACT DOES NOT LIE WITHIN A 100-YR FLOOD PLAIN (FEMA FIRM MAP # 48041 C 0195 E, DATED MAY 16, 2012).
6. PRIMARY BENCHMARK IS CITY OF BRYAN GPS 35:
   N-10,230,985.460 (NAD 83)
   E-3,545,537.335 (NAD 83)
7. TOPOGRAPHIC CONTOURS OBTAINED FROM COB PUBLISHED RECORDS.
8. 22.3' FRONT BL ESTABLISHED BY CITY ORDINANCE IN 315/498.
9. OTHER BLS ESTABLISHED BY CURRENT CITY OF BRYAN ZONING ORDINANCE.
10. ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS EXCEPT WHERE NOTED.
11. STRIP OF LAND, 7.5'-WIDE, HEIRS OF C.A. ADAMS AND J.W. BATTS, BOTH DECEASED, BY DEED 27/315 (EXISTING ACCESS).
12. THE FOLLOWING TWO UNIVERSITY TITLE CO. TITLE REPORTS HAVE BEEN CONSULTED FOR THE PREPARATION OF THIS PLAT:
    GF # 142647 AS TO THE ADJOINING 7.5'-WIDE STRIP OF LAND
    GF # 143069 AS TO THE AREA SUBJECT OF THIS REPLAT.



Development Services
JUL 16 2014
RECEIVED

REPLAT

BUFFINGTON SUBDIVISION

1.0241 ACRE

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'S CONTACT:
ROBERT BUFFINGTON JR.
809 EAST 28TH STREET
BRYAN, TX, 77803
TEL: 979-822-1683

A REPLAT OF PARTS OF BLOCKS 30, 31 AND 32 MITCHELL'S ADDITION, VOL. 0, PAGE 214, DEED RECORDS & PART OF BLOCK 2, PHILLIPS ADDITION, VOL. M, PAGE 253, DEED RECORDS BRAZOS COUNTY, TEXAS

DATE: JULY 16, 2014
DESIGNED BY: CJT
APPROVED BY: CAG
REVISIONS:

PROJECT 4-14
SHEET 1 OF 1