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FILED

AUG 10 AM 9:13

Notary Public, State of Texas  
Dorinda Johnson

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, BRUCE LEE CROWLEY, OWNER OF THE LAND SHOWN ON THIS PLAT, BEING A PART OF THE TRACT OF LAND CONVEYED TO ME BY DEED RECORDED IN VOLUME 1604, PAGE 54, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND DESIGNATED HEREIN AS THE CROWLEY SUBDIVISION, IN THE CITY OF BRYAN, 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 HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

*Bruce Lee Crowley*  
OWNER(S)

*Dorinda Johnson*  
LIENHOLDER APPROVAL

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Bruce Lee Crowley*, 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 10<sup>th</sup> DAY OF July, 1994, 1994.

*Dorinda Johnson*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS  
FEB. 13, 1997

**CERTIFICATION OF CITY PLANNER**

I, RAFFEEK SHANAA, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

*Raffek Shanaa*  
CITY PLANNER, CITY OF BRYAN

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, John Godfrey, 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 12<sup>th</sup> DAY OF July, 1994 AND SAME WAS DULY APPROVED ON THE 4<sup>th</sup> DAY OF August, 1994.

*John Godfrey*  
CHAIR, PLANNING AND ZONING COMMISSION

**APPROVAL OF THE CITY ENGINEER**

I, BRUCE KARR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

*Bruce Karr*  
CITY ENGINEER, CITY OF BRYAN

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, MARY ANN WARD, 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 10 DAY OF August, 1994, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 2130, PAGE 307.

*Mary Ann Ward*  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

**CERTIFICATE OF SURVEYOR AND/OR ENGINEER**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, REGISTERED 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 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.

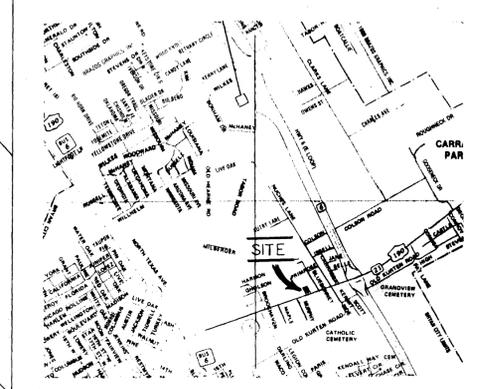


C - ZONING

MORILLE SUBDIVISION  
PLATTED  
145/20

BLUEBONNET STREET  
( 40' ROW )

VICINITY MAP



PART OF  
BRUCE LEE CROWLEY  
4.217 ACRES  
1604/54  
NOT PLATTED

(1)

- LEGEND**
- IR = IRON ROD
  - IP = IRON PIPE
  - CM = CONCRETE MARKER
  - MOC = MARK IN CONCRETE
  - S/F = SET OR FOUND
  - FP = FENCE POST
  - FC = FENCE CORNER
  - RDW = 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.
  - EM = ELECTRIC METER
  - ET = ELECTRIC TRANSFORMER
  - E/P/L = ELECTRICAL/POLE/LIGHT
  - MH = MANHOLE
  - CD = CLEAN OUT
  - VM = WATER METER
  - W/V = WATER/VALVE
  - SS = SANITARY SEWER
  - FH = FIRE HYDRANT
  - GM = GAS METER
  - T/B = TELEPHONE PEDESTAL
  - C/TV = CABLE TV
  - AC = AIR CONDITIONER
  - DH = DIVERHANG
  - ( M ) = MEASURED
  - ( R ) = RECORDED

**NOTES:**

1. ALL LINEAR DIMENSIONS ARE IN FEET.
2. BEARING BASE IS BEARING OF S.H. 21 OBTAINED FROM MORILLE SUBDIVISION ( 145/20 ).
3. ALL CALLS ARE MEASURED CALLS.

**METES AND BOUNDS DESCRIPTION  
0.3377-ACRE TRACT**

Being a 0.3377-acre tract or parcel of land lying and being situated in the Stephen F. Austin League No. 10, and being a part of a 4.217-acre tract conveyed to Bruce Lee Crowley by Olan Burl Armstrong by deed recorded in Volume 1604, Page 54, Official Records, Brazos County, Texas, said 0.3377-acre tract being more particularly described as follows:

Commencing at a 1/2" iron rod found marking the westernmost corner of Lot 9, Morille Subdivision, said rod also marking the southernmost corner of Lot 10, Morille Subdivision, said subdivision being an addition to the City of Bryan, Texas, as platted and recorded in Volume 145, Page 20, Deed Records, Brazos County, and furthermore said rod being located on the northeasterly boundary line of the above referenced 4.217-acre tract;

THENCE S 45°10'33" E, along the common boundary between said Morille Subdivision and said 4.217-acre tract to the northwesterly right of way line of S.H. 21, for a distance of 687.63' to a 1/2" iron rod set;

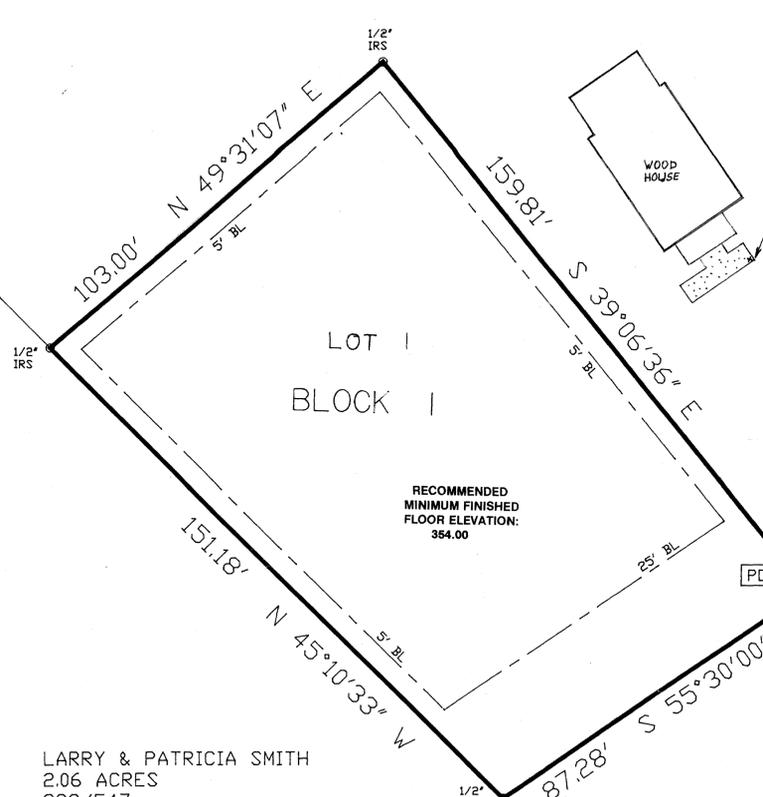
THENCE S 55°30'00" W, along said right of way line for a distance of 116.24' to a 1/2" iron rod set for the PLACE OF BEGINNING;

THENCE S 55°30'00" W, continuing along said right of way line, for a distance of 87.28' to a 1/2" iron rod set on the common boundary line between this 4.217-acre tract and the 2.06-acre tract conveyed to Larry & Patricia Smith by deed recorded in Volume 393, Page 547, Deed Records, Brazos County, Texas;

THENCE N 45°10'33" W, along said common boundary line with the Larry & Patricia Smith tract, for a distance of 151.18' to a 1/2" iron rod set;

THENCE N 49°31'07" E, through said 4.217-acre tract, for a distance of 103.00' to a 1/2" iron rod set;

THENCE S 39°06'36" E, through said 4.217-acre tract to the the northwesterly right of way line of S.H. 21, for a distance of 159.81' to a 1/2" iron rod set which is the PLACE OF BEGINNING containing 0.3377 acres of land more or less.



BM  
CORNER  
CONC. SIDEWALK  
ELEV. 355.83

PART OF  
BRUCE LEE CROWLEY  
4.217 ACRES  
1604/54  
NOT PLATTED

RECOMMENDED  
MINIMUM FINISHED  
FLOOR ELEVATION:  
354.00

P.O.B.

S.H. 21  
( 100' ROW, 52' ASPHALT WIDTH )



SCALE :  
1" = 20'

**FINAL PLAT  
CROWLEY SUBDIVISION**

14,711 SQ. FT. = 0.3377 ACR.

OWNER/DEVELOPER: BRUCE LEE CROWLEY 2702 HWY 21 EAST BRYAN, TX 77803 409-778-2328	PART OF BRUCE LEE CROWLEY'S 4.217 ACRES STEPHEN F. AUSTIN LEAGUE, No. 10 VOLUME 1604, PAGE 54 OFFICIAL RECORDS BRYAN, BRAZOS COUNTY, TEXAS	DATE: JULY 1, 1994	PROJECT
		APPROVED BY: CG	9-94
		REVISIONS: JULY 19, 1994	SHEET
			1 of 1

**ALINDO ENGINEERS AND PLANNERS**  
3833 SOUTH TEXAS AVE., SUITE 280 BRYAN, TEXAS 77802 409-846-8868

on base  
w/ r/s