

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, C4 HOLDINGS LLC, REPRESENTED BY MARK CONLEE, OWNER OF THE LAND SHOWN ON THIS PLAT, KNOWN AS LOT 19 OF THE CORRECTED REPLAT OF BLOCK 5, ADD HARE PROPERTY, AND LOT 21 AND AN UNNAMED LOT, SOMETIMES REFERRED TO AS LOT 20, BLOCK 5, UNIT No. 1 OF WOODVILLE ACRES No. 3, DEDICATE TO 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 HOLDER 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

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 _____, 2014.

CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____, 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 OFFICIAL 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 CONSTITUTE 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
APRIL 29, 2014

FOR REVIEW ONLY
NOT FOR RECORD

EXISTING PLAT
PLAT: VOL. 176, PG. 119
REPLAT: VOL. 673, PG. 297

METES AND BOUND RIGHT OF WAY DEDICATION

BEING A 293-SQ. FT. ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BLOCK 5, UNIT No. 1, WOODVILLE ACRES No. 3, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 176, PAGE 119, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND ALSO IN BLOCK 5, OF THE CORRECTED REPLAT OF BLOCK FIVE OF THE EDDIE HARE PROPERTY, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 673/297, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID 293-SQ. FT. TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET MARKING THE EASTERNMOST CORNER OF LOT 18A, BLOCK 5, OF SAID CORRECTED REPLAT OF BLOCK 5, EDDIE HARE PROPERTY, SAID ROD ALSO BEING LOCATED ON SOUTHWESTERN RIGHT OF WAY LINE OF SHIRLEY DR., A 59.1'-WIDE APPARENT CITY OF BRYAN STREET RIGHT OF WAY;

THENCE S 46°43'35" E, ALONG SAID SOUTHWESTERN BOUNDARY LINE OF SHIRLEY DR., FOR A DISTANCE OF 75.00';

THENCE S 43°13'00" W, ALONG THE SOUTHEASTERN BOUNDARY LINE OF LOT 19, FOR A DISTANCE OF 3.90', TO A 1/2" IRON ROD SET MARKING THE NORTHERNMOST CORNER OF A TRACT OF LAND PLATTED AS AN UNNUMBERED LOT IN THE SAID CORRECTED REPLAT OF BLOCK FIVE OF THE EDDIE HARE PROPERTY;

THENCE N 45°43'45" W, THROUGH SAID LOT 19 TO THE SOUTHEAST BOUNDARY LINE OF LOT 18A, BLOCK 5, OF SAID CORRECTED REPLAT OF BLOCK 5, EDDIE HARE PROPERTY, FOR A DISTANCE OF 75.00';

THENCE N 43°13'00" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID LOT 18A, FOR A DISTANCE OF 3.90' TO THE POINT OF BEGINNING, CONTAINING 293 SQ. FT. OF LAND MORE OR LESS.

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:
ARTHUR ROACH, CITY OF BRYAN
COMMUNITY DEVELOPMENT SERVICES
405 WEST 28TH STREET
BRYAN, TX, 77803
TEL: (979)209-5177
FAX: (979)209-5184

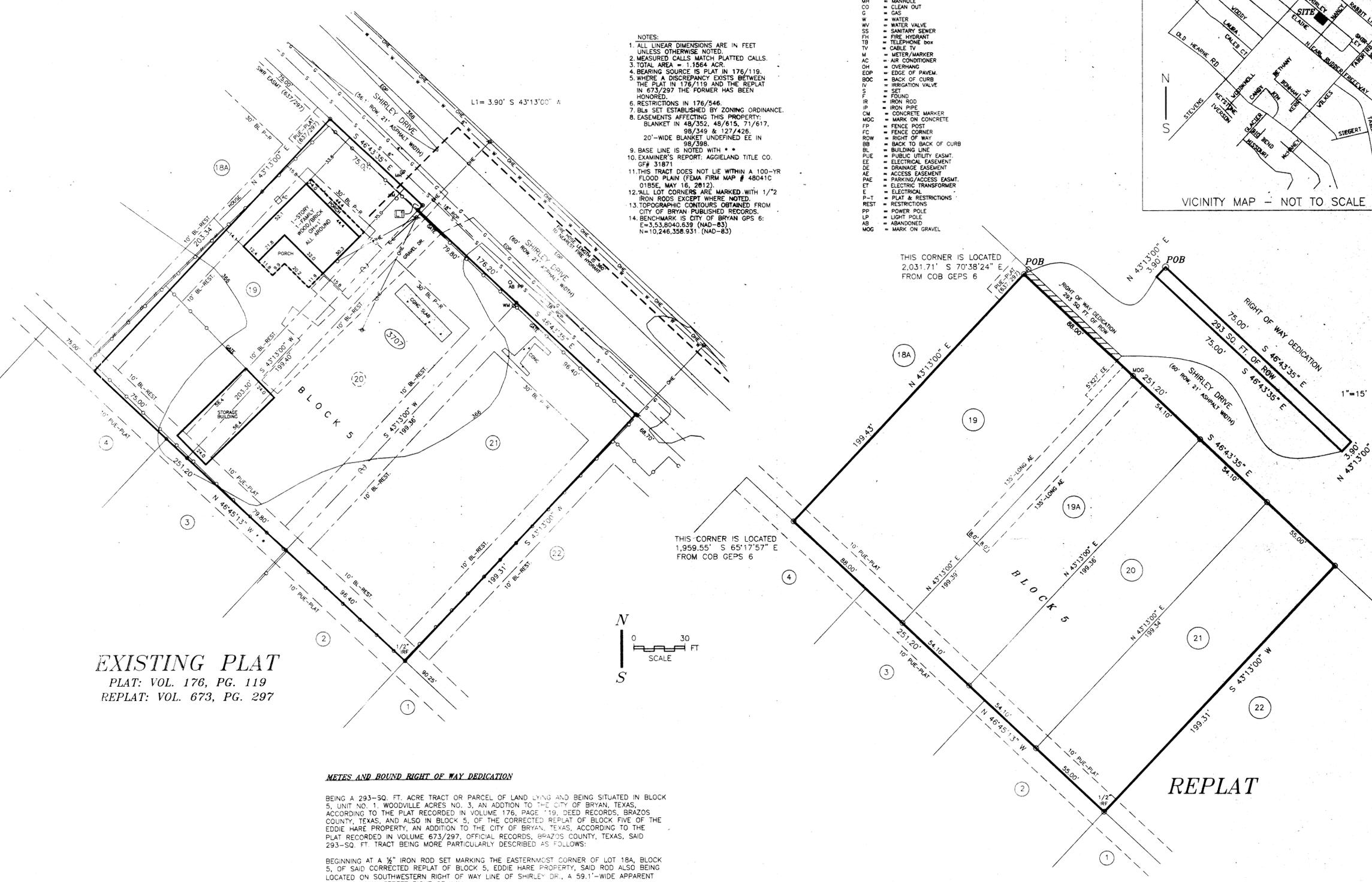
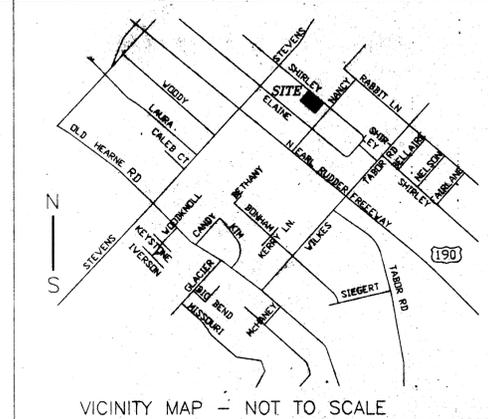
A REPLAT OF LOT 19 OF THE CORRECTED REPLAT OF BLOCK 5, EDDIE HARE PROPERTY, AND LOT 21 AND AN UNNAMED LOT, SOMETIMES REFERRED TO AS LOT 20, BLOCK 5, UNIT No. 1 OF WOODVILLE ACRES No.3
VOL. 176 PG. 119 DEED RECORDS AND VOL. 673, PG. 297 OFFICIAL RECORDS
BRYAN, BRAZOS COUNTY, TEXAS

DATE: APRIL 29, 2014
DESIGNED BY: CJT
APPROVED BY: CAG
REVISIONS:

PROJECT
3-14
SHEET
1 of 1

- LEGEND**
- MH = MANHOLE
 - CO = CLEAN OUT
 - G = GAS
 - W = WATER
 - WV = WATER VALVE
 - SS = SANITARY SEWER
 - FH = FIRE HYDRANT
 - TB = TELEPHONE BOX
 - TV = CABLE TV
 - M = METER/MARKER
 - AC = AIR CONDITIONER
 - OH = OVERHANG
 - EOP = EDGE OF PAVEM.
 - BOC = BACK OF CURB
 - IRV = IRRIGATION VALVE
 - SET = SET
 - IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MARKER
 - MOC = MARK ON CONCRETE
 - 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
 - P-T = PLAT & RESTRICTIONS
 - REST = RESTRICTIONS
 - PP = POWER POLE
 - LP = LIGHT POLE
 - AB = ABANDONED
 - MOG = MARK ON GRAVEL

- NOTES:**
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. MEASURED CALLS MATCH PLATTED CALLS.
 3. TOTAL AREA = 1.1564 ACR.
 4. BEARING SOURCE IS PLAT 176/119.
 5. WHERE A DISCREPANCY EXISTS BETWEEN THE PLAT IN 176/119 AND THE REPLAT IN 673/297 THE FORMER HAS BEEN HONORED.
 6. RESTRICTIONS IN 176/546.
 7. BLK SET ESTABLISHED BY ZONING ORDINANCE.
 8. EASEMENTS AFFECTING THIS PROPERTY: BLANKET IN 48/352, 48/615, 71/617, 98/349 & 127/426. 20'-WIDE BLANKET UNDEFINED EE IN 98/398.
 9. BASE LINE IS NOTED WITH * * *
 10. EXAMINER'S REPORT: AGGIELAND TITLE CO. OF# 31871
 11. THIS TRACT DOES NOT LIE WITHIN A 100-YR FLOOD PLAIN (FEMA FIRM MAP # 48041C 0185E, MAY 16, 2012).
 12. ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS EXCEPT WHERE NOTED.
 13. TOPOGRAPHIC CONTOURS OBTAINED FROM CITY OF BRYAN PUBLISHED RECORDS.
 14. BENCHMARK IS CITY OF BRYAN GPS 6: E=3,53,6040,639 (NAD-83) N=10,246,356,931 (NAD-83)



FINAL PLAT OF
LOTS 19, 19A, 20 AND 21, BLOCK 5
UNIT No. 1 OF WOODVILLE ACRES No.3
1.1497 ACRES

APR 29 2014
RECEIVED