

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

WE, SANDIA JOINT VENTURE, REPRESENTED BY ROBERT H. ALLEN, OWNER OF THE PROPERTY SHOWN ON THIS PLAT DESIGNATED AS THE "FINAL PLAT OF LOT 9R, SANDIA PLAZA", CONVEYED TO US BY DEED RECORDED IN VOLUME 3948, PAGE 75, 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. ALL SUCH DEDICATIONS SHALL BE IN FEE SIMPLE UNLESS EXPRESSLY PROVIDED OTHERWISE.

LIEN HOLDER APPROVAL (IF NONE PLEASE INDICATE SO)

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 \_\_\_\_\_, 2016.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

**APPROVAL OF THE CITY ENGINEER**

\_\_\_\_\_, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, 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 \_\_\_\_\_, 2016.

CITY ENGINEER, BRYAN, TEXAS

**APPROVAL OF THE CITY PLANNER**

\_\_\_\_\_, 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 \_\_\_\_\_, 2016.

CITY PLANNER, BRYAN, TEXAS

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, \_\_\_\_\_, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 AND WAS RECORDED IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

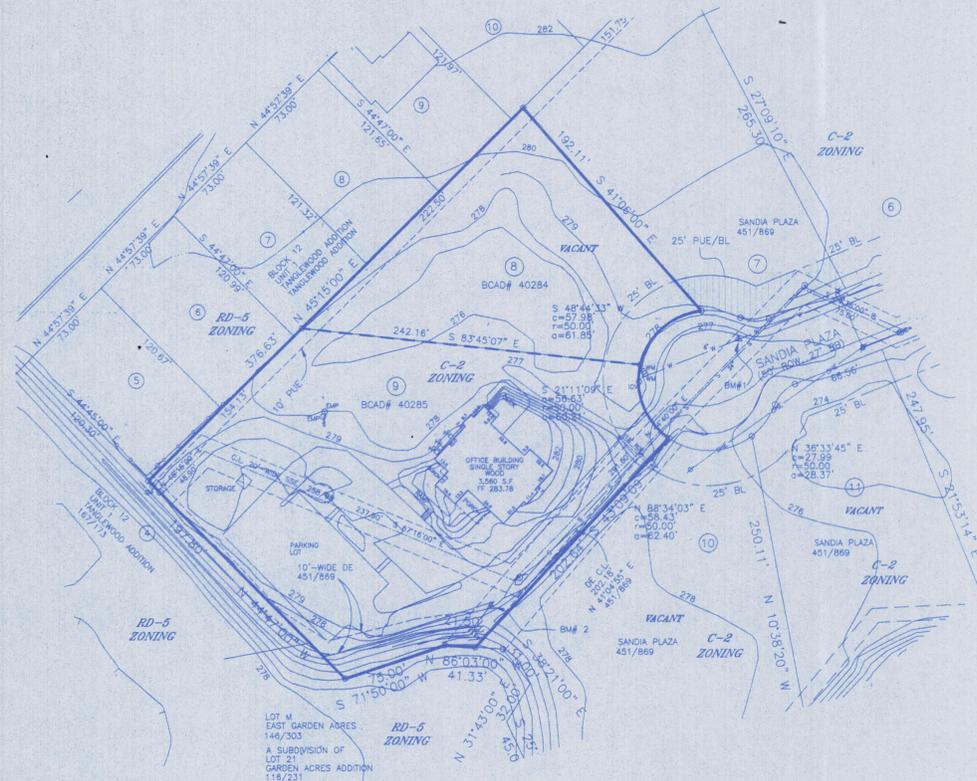
COUNTY CLERK, BRAZOS COUNTY, TEXAS

**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 ON THE GROUND UNDER MY DIRECTION, SUPERVISION AND CONTROL, THAT THE METES AND BOUNDS DESCRIBING THIS PROPERTY 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  
 DATE: OCTOBER, 2016



**EXISTING PLAT  
 V. 451, P. 869**

**METES AND BOUNDS DESCRIPTION**

BEING A 1.9162-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, A-B, BRAZOS COUNTY, TEXAS, AND BEING ALL OF LOTS 8 AND 9, SANDIA PLAZA, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, PLATTED AND RECORDED IN VOLUME 451, PAGE 869, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 1.9162-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD SET MARKING THE WESTERMOST CORNER OF LOT 7, SANDIA PLAZA, SAID ROD ALSO LYING ON THE SOUTHERN BOUNDARY LINE OF LOT 10, UNIT 1 - TANGLEWOOD ADDITION, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, PLATTED AND RECORDED IN VOLUME 167, PAGE 173, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 41°06'00" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 7, FOR A DISTANCE OF 192.11', TO A 1/2" IRON ROD SET ON THE NORTH-WESTERN RIGHT OF WAY LINE OF SANDIA PLAZA;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, WHICH IS A CURVE TO THE LEFT WITH THE FOLLOWING DATA: CHORD BEARING S 14°14'49" W, CHORD DISTANCE 93.93', RADIUS 50.00', DELTA ANGLE 139°51'36", ARC LENGTH 122.05', TO A 1/2" IRON ROD SET MARKING THE NORTHWEST PROPERTY CORNER OF LOT 10, SANDIA PLAZA;

THENCE S 43°09'06" W, ALONG THE WESTERN BOUNDARY LINE OF LOT 10, FOR A DISTANCE OF 202.65' TO A 1/2" IRON ROD SET ON THE NORTHERN BOUNDARY LINE OF LOT M, EAST GARDEN ACRES, AN ADDITION TO THE CITY OF BRYAN PLATTED AND RECORDED IN VOLUME 146, PAGE 303, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 86°03'00" W, ALONG THE SAID NORTHERN BOUNDARY LINE OF LOT M, FOR A DISTANCE OF 21.50';

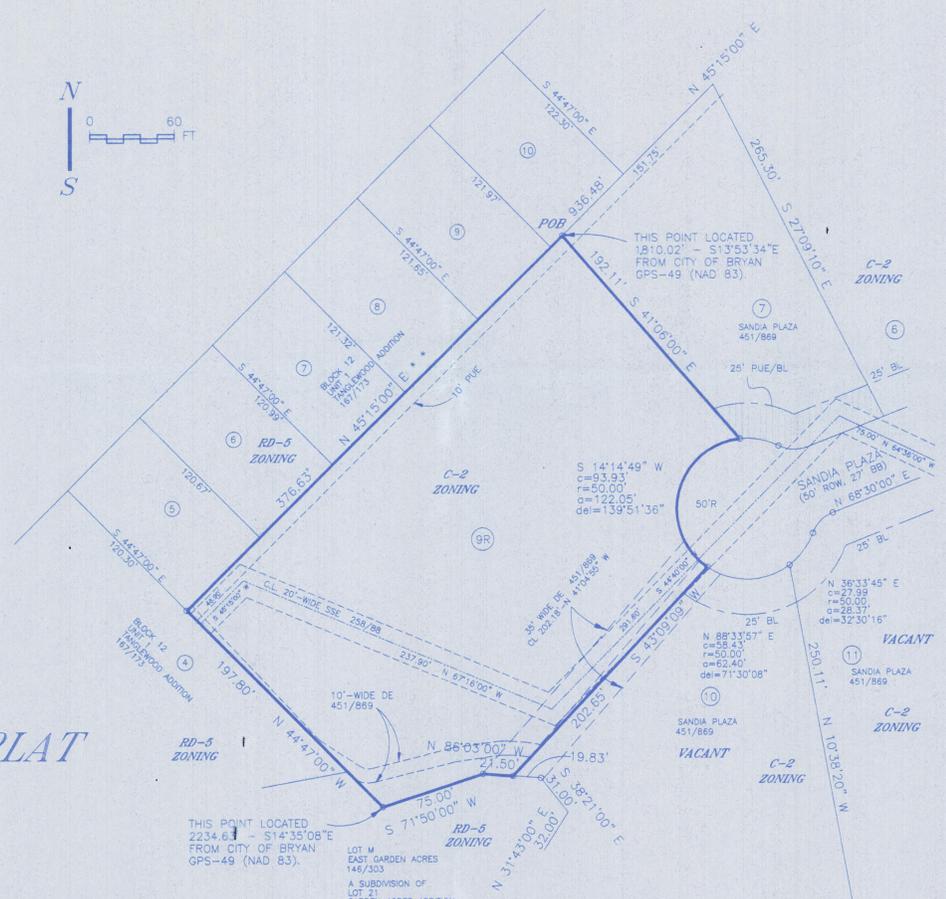
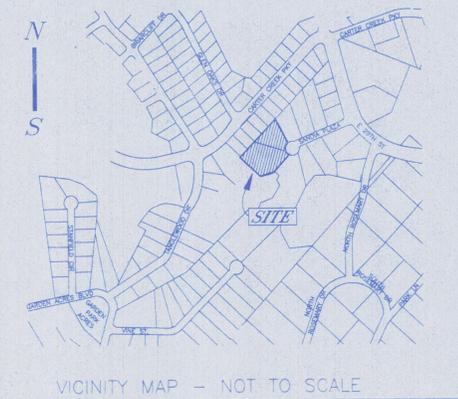
THENCE S 71°50'00" W, CONTINUING ALONG SAID BOUNDARY LINE OF LOT M, FOR A DISTANCE OF 75.00' TO THE EASTERN CORNER OF LOT 4, BLOCK 12, UNIT 1 - TANGLEWOOD ADDITION;

THENCE N 44°47'00" W ALONG THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 4, TO THE SOUTHERNMOST CORNER OF LOT 5, UNIT 1 - TANGLEWOOD ADDITION, FOR A DISTANCE OF 197.80' TO A 1/2" IRON ROD SET;

THENCE N 45°15'00" E, ALONG SOUTHEASTERN BOUNDARY LINES OF LOTS 5-10, UNIT 1 - TANGLEWOOD ADDITION, FOR A DISTANCE OF 376.63' TO THE POINT OF BEGINNING, CONTAINING 1-9162 ACRES OF LAND MORE OR LESS.

- GENERAL NOTES**
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  - MEASURED CALLS MATCH RECORDED CALLS.
  - BEARING BASE IS PLAT IN 451/869.
  - BASE LINE IS DESIGNATED WITH
  - SANITARY SEWER LINE EASEMENT IS DESCRIBED AND RECORDED IN VOL. 258 PG. 88. TEMPORARY CONSTRUCTION WIDTH OF 35' HAS PRESUMABLY EXPIRED.
  - BLs SET BY PLAT IN 451/869 FOR THESE LOTS ARE HEREBY VACATED.
  - BLs ESTABLISHED BY CURRENT CITY ZONING ORDINANCE WILL APPLY TO ANY NEW DEVELOPMENT IN THIS REPLAT.
  - THIS PROPERTY LIES WITHIN THE REGULATORY FLOOD PLAIN OF BURTON CREEK AS SHOWN IN FEMA MAP 48041C 0215F, DATED APRIL 2, 2014. BASE FLOOD ELEVATION: 281.0 NGVD 88.
  - ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS SHOWN OTHERWISE.
  - COMMITMENT REF: OLD REPUBLIC NATIONAL TITLE INSURANCE CO. GF# 16072 ISSUED: AUGUST 4, 2000.
  - DRAINAGE EASEMENT IN 187/708 DOES NOT AFFECT THIS PROPERTY.
  - 30'-WIDE PIPELINE EASEMENT IN 576/244 IS NO LONGER IN EFFECT AND HAS REVERTED TO THE GRANTOR'S SUCCESSORS SINCE IT HAS NOT BEEN USED FOR LONGER THAN 30 DAYS. REF: PAGE 246 OF THE DOCUMENT.
  - PRIMARY BENCHMARK: CITY OF BRYAN GPS-49  
 N = 10,221,797.695 NAD 83  
 E = 3,554,369.248 NAD 83  
 Z = 295.83 NAVD 88
  - SITE TOPOGRAPHIC MAP DEVELOPED BY THE UNDERSIGNED COMPLETED BY CITY OF BRYAN TOPOGRAPHY FOR THE EXTENDED AREA.
  - SITE BENCHMARKS:  
 BM# 1 - MAG NAIL IN NORTH SIDE OF CUL DE SAC, ELEV. 278.82  
 BM# 2 - SQUARE CUT NEAR TOP OF FLUME, ELEV. 278.06
  - AN UPDATED FEMA ELEVATION CERTIFICATE IS BEING SUBMITTED FOR THE EXISTING CONDITIONS IN LOT 9.

- LEGEND**
- IR = IRON ROD
  - IP = IRON PIPE
  - CM = CONCRETE MARKER
  - MOC = MARK ON CONCRETE
  - S = SET
  - F = FOUND
  - FP = FENCE POST
  - FC = FENCE CORNER
  - ROW = RIGHT OF WAY
  - BE = 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
  - LT = LIGHT TOWER
  - PH = POWER POLE
  - LP = LIGHT POLE
  - MA = MANHOLE
  - CC = CLEAN OUT
  - W = WATER
  - WM = WATER METER
  - WV = WATER VALVE
  - SS = SANITARY SEWER
  - SSE = SANITARY SEWER EASMT
  - FI = FIRE HYDRANT
  - CM = GAS METER
  - TH = TELEPHONE PEDESTAL
  - AI = AIR CONDITIONER
  - OH = OVERHANG
  - EOP = EDGE OF PAVEMENT
  - BOC = BACK OF CURB



**REPLAT**

**FINAL PLAT OF LOT 9R  
 SANDIA PLAZA  
 1.9162-ACRES  
 1401 and 1403 SANDIA PLAZA**

**GALINDO ENGINEERS AND PLANNERS, INC.**  
 3633 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

OWNER/DEVELOPER: ROBERT H. ALLEN SANDIA JOINT VENTURE 1401 SANDIA PLAZA BRYAN, TX 77802 PHONE: (979) 324-3030 EMAIL: bud@agency-systems.com	A REPLAT OF LOTS 8 AND 9 SANDIA PLAZA VOLUME 451, PAGE 869, DEED RECORDS BRYAN, BRAZOS COUNTY, TEXAS	DATE: OCTOBER 18, 2016 DRAWN BY: YZZ, CAG APPROVED BY: CAG REVISIONS:	PROJECT 10-16 SHEET 1 OF 1
---------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------	-------------------------------------

Development Services  
 OCT 18 2016  
 RECEIVED