CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL A. SZABUNIEWICZ, OWNER OF THE PROPERTY SHOWN ON THIS PLAT CONVEYED TO ME BY DEEDS RECORDED IN VOL 9032, PG. 160 AND VOL 9201, PG. 263, 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 SHWON HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. ALL SUCH DEDICATIONS SHALL BE IN FEE SIMPLE UNLESS EXPRESSLY PROVIDED OTHERWISE.

_____

_____
LIENHOLDER (IF ANY) APPROVAL

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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS_____ DAY OF _____ 2016.

_____
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 _____, 2016.

_____
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 _____, 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 THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2016 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 WITH 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 Galindo

CHRISTIAN A. GALINDO, P.E.# 53425, R.P.L.S.# 4473
JUNE 15, 2016

STATE OF TEXAS · CHRISTIAN A. GALINDO · 53425 · LICENSED · PROFESSIONAL ENGINEER

STATE OF TEXAS · REGISTERED · CHRISTIAN ANZE GALINDO · 4473 · PROFESSIONAL · LAND SURVEYOR

METES AND BOUNDS DESCRIPTION

BEING A 0.7217-ACRE TRACT OR PARCEL OF LAND LYING IN AND BEING A PART OF LOT 36 AND ALL OF LOT 37, GARDEN ACRES ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, PLATTED AND RECORDED IN VOLUME 116, PAGE 231, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND BEING THE AGGREGATE OF THE TRACTS DESCRIBED IN DEED RECORDED IN VOLUME 9032, PAGE 160, AND IN DEEDS RECORDED IN VOLUME 9201, PAGE 263, BOTH IN THE DEED RECORDS, BRAZOS COUNTY, TEXAS AND THIS 0.7217-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN CONCRETE MARKING THE EAST CORNER OF LOT 35, GARDEN ACRES ADDITION, SAID ROD ALSO FOUND IN THE NORTHERN RIGHT OF WAY LINE OF NORTH GARDEN ACRES BOULEVARD, A 50'-WIDE CITY OF BRYAN PUBLIC RIGHT OF WAY;

THENCE N 43°57'00" W, ALONG THE NORTH-EASTERN BOUNDARY LINE OF SAID LOT 38 TO THE SOUTH-EASTERN BOUNDARY LINE OF BLOCK 4, NORTH GARDEN ACRES ADDITION, AN ADDITION TO THE CITY OF BRYAN PLATTED AND RECORDED IN VOLUME 146, PAGE 39, DEED RECORDS BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 150.06' TO A 1/2" IRON ROD FOUND;

THENCE N 44°23'00" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID BLOCK 4, NORTH GARDEN ACRES ADDITION, TO THE WEST CORNER OF LOT 35, GARDEN ACRES ADDITION, FOR A DISTANCE OF 200.00' TO A 1/2" IRON ROD FOUND, SAID ROD ALSO MARKING THE WEST CORNER OF THE CALLED 0.54-ACRE LUSELLI, ALESSANDRA TRACT DESCRIBED IN DEED RECORDED IN VOLUME 10227, PAGE 207, OFFICAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 43°57'00" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 35 WHICH IS ALSO THE SOUTHWESTERN BOUNDARY LINE OF SAID ALESSANDRA TRACT, FOR A DISTANCE OF 150.06' TO A 1/2" IRON ROD SET;

THENCE S 16°19'05" E, THROUGH THE ABOVE REFERENCED LOT 36 WHICH IS ALSO THE SOUTHWESTERN BOUNDARY LINE OF SAID ALESSANDRA TRACT, TO THE NORTHERN RIGHT OF WAY LINE OF NORTH GARDEN ACRES BOULEVARD, FOR A DISTANCE OF 48.02' TO A 1/2" IRON SET;

THENCE S 73°40'39" W, ALONG THE NORTHERN RIGHT OF WAY LINE OF GARDEN ACRES BOULEVARD WHICH IS A CURVE TO THE LEFT WITH THE FOLLOWING DATA: CHORD: 87.21', RADIUS 90.81', ARC LENGTH 90.97', DELTA ANGLE 57°23'48", TO A 1/2" IRON ROD SET;

THENCE S 44°23'00" W CONTINUING ALONG NORTHERN RIGHT OF WAY LINE OF GARDEN ACRES BOULEVARD FOR A DISTANCE OF 100.00' TO THE POINT OF BEGINNING CONTAINING 0.7217 ACRE OF LAND, MORE OR LESS.

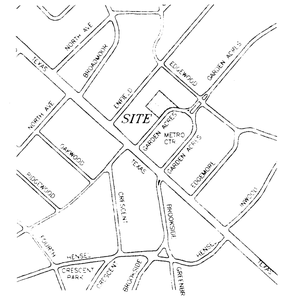
NOTE: BEARING SOURCE IS THE PLAT OF GARDEN ACRES ADDITION RECORDED IN VOLUME 116, PAGE 231, DEED RECORDS, BRAZOS COUNTY, TEXAS

PLAT NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. TOTAL AREA = 0.7217 ACR
3. BEARING SOURCE IS THE PLAT OF GARDEN ACRES ADDITION IN 116/231
4. BASE LINE IS NOTED WITH * *
5. DEED RESTRICTIONS AFFECTING THIS PROPERTY: 116/232, 133/66, 299/52, 334/676, 444/187, 1183/48 AND 3799/151
6. OTHER DOCUMENTS USED FOR THE PREPARATION OF THIS PLAT: WARRANTY DEEDS IN 9032/160 AND 9201/263
7. ACCORDING TO FEMA'S FIRM PANEL# 48041 C0215 F FOR BRAZOS COUNTY, TX, DATED APRIL 2, 2014, THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN.
8. TOPOGRAPHIC DATA OBTAINED FROM CITY OF BRYAN RECORDS.
10. BLUE DEPICTED IN THE EXISTING PLAT ARE SET AND ENFORCED BY DEED RESTRICTIONS.
11. ZONING ORDINANCE DISTRICT FOR THIS PROPERTY IS R(6)-5.

LEGEND

IR	= IRON ROD
IP	= IRON PIPE
MON	= MARKER ON CONCRETE
CAP	= CAPPED
S	= SET
F	= FOUND
ROW	= RIGHT OF WAY
BC	= BACK OF CURB
BL	= BUILDING LINE
PUE	= PUBLIC UTILITY EASMT
WVL	= WATER VALVE
GVL	= GAS VALVE
PP	= POWER POLE
LS	= LIGHT POLE
MH	= MANHOLE
CO	= CLEAN OUT
G	= GAS
W	= WATER
E	= ELECTRICAL
UE	= UNDERGROUND ELEC
WV	= WATER VALVE
SS	= SANITARY SEWER
FH	= FIRE HYDRANT
CV	= COMMUNICATION
COL	= COLUMN
M	= METER/MARKER
AC	= AIR CONDITIONER
PROP	= PROPANE
EOP	= EDGE OF PAVEMENT
BOC	= BACK OF CURB
BIL	= BILLARD
FC	= FIRE CONNECTION
GN	= GAS
ACS	= ACCESS CONTROL
AE	= ROAD ACCESS EASEMENT
PAE	= PEDESTRIAN ACCESS EASMT
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCING
MB	= MAIL BOX



VICINITY MAP - NOT TO SCALE

ENFIELD
NORTH GARDEN ACRES ADDITION
BLK 4
146/39
PART OF 36
16,930 S.F.
0.3659 AC
#27880
1-STORY 1-FAMILY HOME
DECK
CONC
SHED
15,506 S.F.
0.3560 AC
#27881
DOUGLAS M. SMITH
#27882
V/F
LUSELLI ALESSANDRA
CALLED 0.54 AC
10227/207
#27879
NORTH GARDEN ACRES BLVD
(50' ROW, 30.5' BC)
S 73°40'39" W
r=87.21'
r=90.81'
d=90.97'
d=57°23'48"
S 45°37'00" E
N 44°23'00" E
S 44°23'00" W
N 43°57'00" W
S 43°57'00" E
N 44°23'00" E
S 16°19'05" E
N 42°35'00" E
S 47°37'00" E
N 42°35'00" E
S 47