

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

THE WELDON E. JORDAN FAMILY LIMITED PARTNERSHIP, REPRESENTED BY WELDON E. JORDAN, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS "ALLEN PARK SUBDIVISION, PHASE ONE", 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 SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

*Weldon E. Jordan*  
OWNER

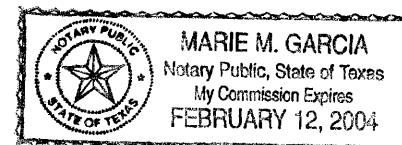
LIEN HOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Weldon E. Jordan 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 27th DAY OF February, 2001.

*Marie M. Garcia*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, JOEY DUNN, PLANNING ADMINISTRATOR 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.

*Joey Dunn*  
PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

I, W. Paul KASPAK, P.E., 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.

*W. Paul Kasprak* 2/8/2001  
CITY ENGINEER

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, KIM C. CASEY, 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 21st DAY OF August, 2000 AND SAME WAS DULY APPROVED ON THE 21st DAY OF September, 2000.

*Kim Casey*  
CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McBurney, 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 27th DAY OF February, 2001, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 452, PAGE 295.

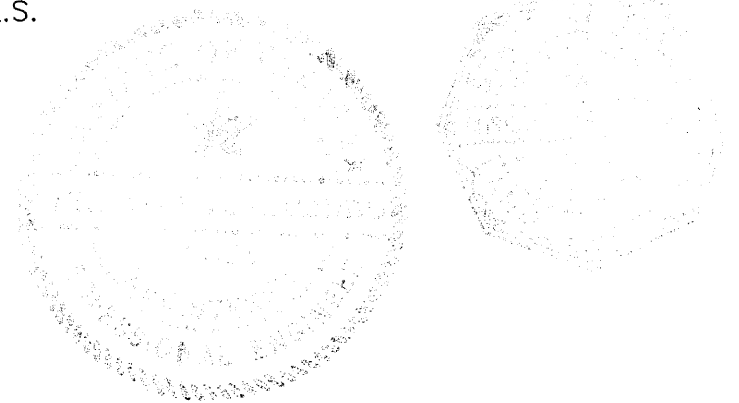
*Karen McBurney*  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

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 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*  
CHRISTIAN A. GALINDO, P.E., R.P.L.S.  
DATE: FEBRUARY 26, 2001

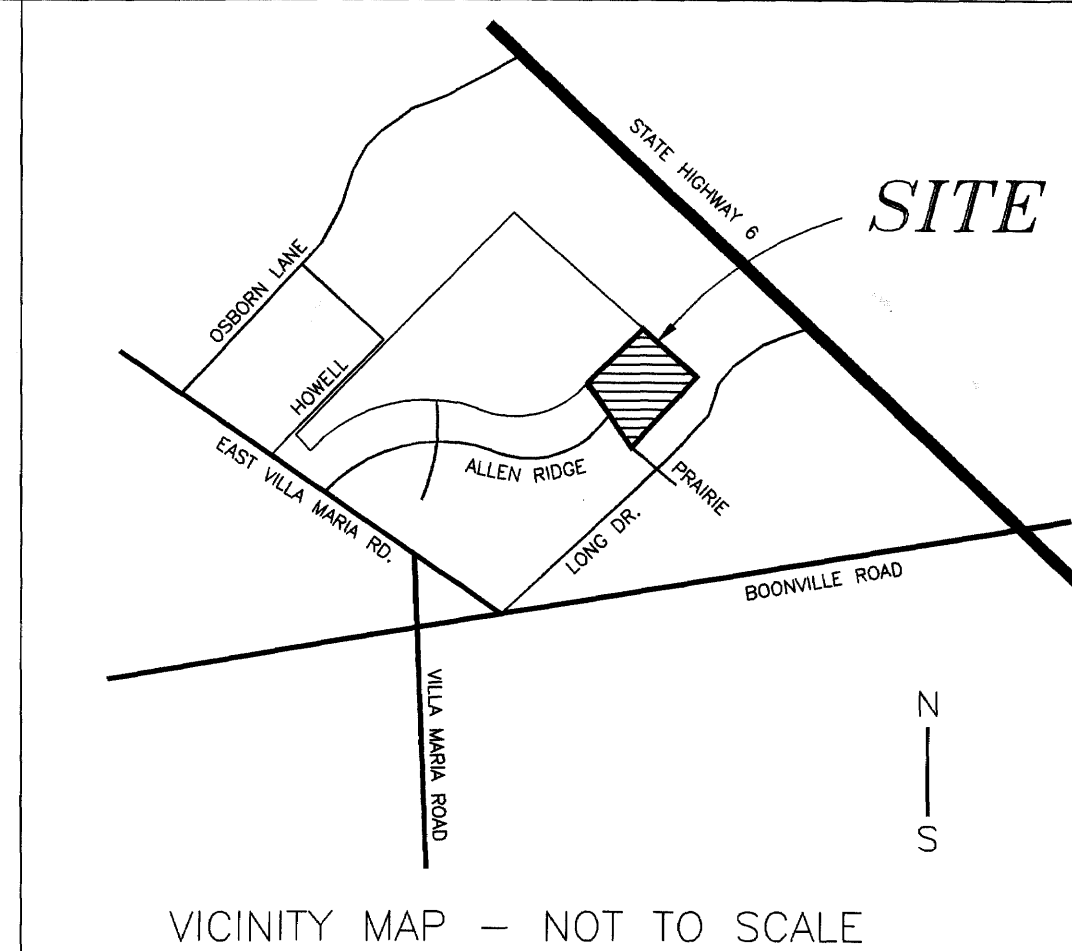


- NOTES:
- ALL CALLS ARE MEASURED CALLS.
  - TOTAL AREA = 2.5541 ACR.
  - BEARING SOURCE IS PLAT IN 673/293.
  - COMMITMENT REF: LAWYER'S OF # 520664
  - BOUNDARY SURVEY WAS PERFORMED BY S. M. KLING R.P.L.S., 2003, IN MAY, 1999.
  - PRIMARY BENCHMARK IS CITY OF BRYAN GPS B.M. NO. 33. ELEV. = 338.17' NGVD 29. LOCATED APPROXIMATELY 440' SW OF THE INTERSECTION OF PRAIRIE DRIVE WITH THE NORTHERN EDGE OF FM 158 (W. J. BRYAN PKWY).
  - THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA'S FIRM MAP # NUMBER 48041C0134 C, EFFECTIVE DATE JULY 2, 1992.
  - ALL SIDEWALKS SHALL BE FOUR FEET WIDE.
  - NO FENCES OF ANY KIND SHALL BE BUILT IN ANY DRAINAGE EASEMENT.
  - ALL LOTS SHALL HAVE A 7.5' INTERIOR BUILDING LINE UNLESS NOTED OTHERWISE.

- LEGEND
- IR = IRON ROD
  - IP = IRON PIPE
  - CM = CONCRETE MARKER
  - MOC = MARK ON CONCRETE
  - S/F = SET OR 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.
  - EM = ELECTRIC METER
  - ET = ELECTRIC TRANSFORMER
  - E/P/L = ELECTRICAL/POLE/LIGHT
  - MH = MANHOLE
  - CO = CLEAN OUT
  - WM = WATER METER
  - W/V = WATER VALVE
  - SS = SANITARY SEWER
  - FH = FIRE HYDRANT
  - OM = GAS METER
  - T/B = TELEPHONE PEDESTAL
  - C/TV = CABLE TV
  - AC = AIR CONDITIONER
  - OH = OVERHANG
  - ( M ) = MEASURED
  - ( R ) = RECORDED

N  
S  
SCALE :  
1" = 80'  
1 : 960

	BEARING	CHORD	RADIUS	DELTA	TANGENT	ARC
1	N 22°45'46" W	221.96	290.00	45°00'02"	120.13	227.77
2	S 03°55'44" E	47.31	370.00	07°19'52"	23.70	47.34
3	S 77°45'13" W	393.53	412.51	56°58'42"	223.88	410.23
4	S 77°17'49" W	552.22	570.00	57°56'48"	315.61	576.48
5	N 39°20'30" W	59.84	290.00	11°50'35"	30.08	59.94
6	N 05°40'17" E	31.53	25.00	78°11'00"	20.31	34.11
7	N 44°45'47" E	14.49				
8	N 68°51'28" E	20.41	25.00	48°11'23"	11.18	21.03
9	N 75°04'05" E	30.71	50.00	35°46'10"	16.14	31.22
10	N 27°11'00" E	50.00	50.00	60°00'00"	28.87	52.36
11	N 32°49'00" W	50.00	50.00	60°00'00"	48.65	54.80
12	N 77°40'48" W	25.65	50.00	29°43'36"	13.27	25.94
13	N 68°26'54" W	20.41	25.00	48°11'23"	11.18	21.03
14	N 20°15'32" W	20.41	25.00	48°11'23"	11.18	21.03
15	N 20°32'51" W	41.28	50.00	48°46'02"	22.66	42.56
16	N 68°30'34" W	40.00	50.00	47°09'23"	21.82	41.15
17	S 64°20'23" S	40.00	50.00	47°09'23"	21.82	41.15
18	S 17°10'40" W	40.00	50.00	47°09'23"	21.82	41.15
19	S 49°28'18" E	68.29	50.00	86°08'35"	46.74	75.17
20	S 68°26'54" E	20.41	25.00	48°11'23"	11.18	21.03
21	S 00°12'17" W	35.08	25.00	89°07'00"	24.62	38.89
22	N 72°26'11" W	44.47	25.00	125°36'05"	48.65	54.80
23	N 04°56'57" W	47.39	290.00	09°22'24"	23.77	47.44
24	N 68°47'22" W	58.20	210.00	15°55'45"	29.38	58.38
25	N 84°17'36" W	55.11	210.00	15°04'43"	27.79	55.27
26	S 81°19'49" W	50.00	210.00	13°40'27"	25.18	50.12



VICINITY MAP - NOT TO SCALE

METES AND BOUNDS DESCRIPTION

Being a 2.5541 acre tract of parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being a part of the 21.17 acre tract described in the deed from Brazosland Properties, Inc., to National Feeds of Washington, Inc., recorded in Volume 1477, Page 98, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the eastern right-of-way line of Prairie Drive, an 80' wide public right-of-way according to the plat of Allen Ridge Phase One, recorded in Volume 373, Page 469, Deed Records, Brazos County, Texas, said rod also marking the west corner of Lot 3, Block 6, Willow Estates, Phase Two, recorded in Volume 452, Page 295, Deed Records, Brazos County, Texas;

THENCE N 45°15'46" W along the eastern right-of-way line of Prairie Drive a distance of 20.60' to a 1/2" iron rod found;

THENCE continuing along the eastern right-of-way line of Prairie Drive, which is a curve to the right having the following data: Chord Bearing N 22°45'46" W, Chord 221.96', Radius, 290.00', Arc Length 227.77', Delta Angle 45°00'00", to a 1/2" iron rod found;

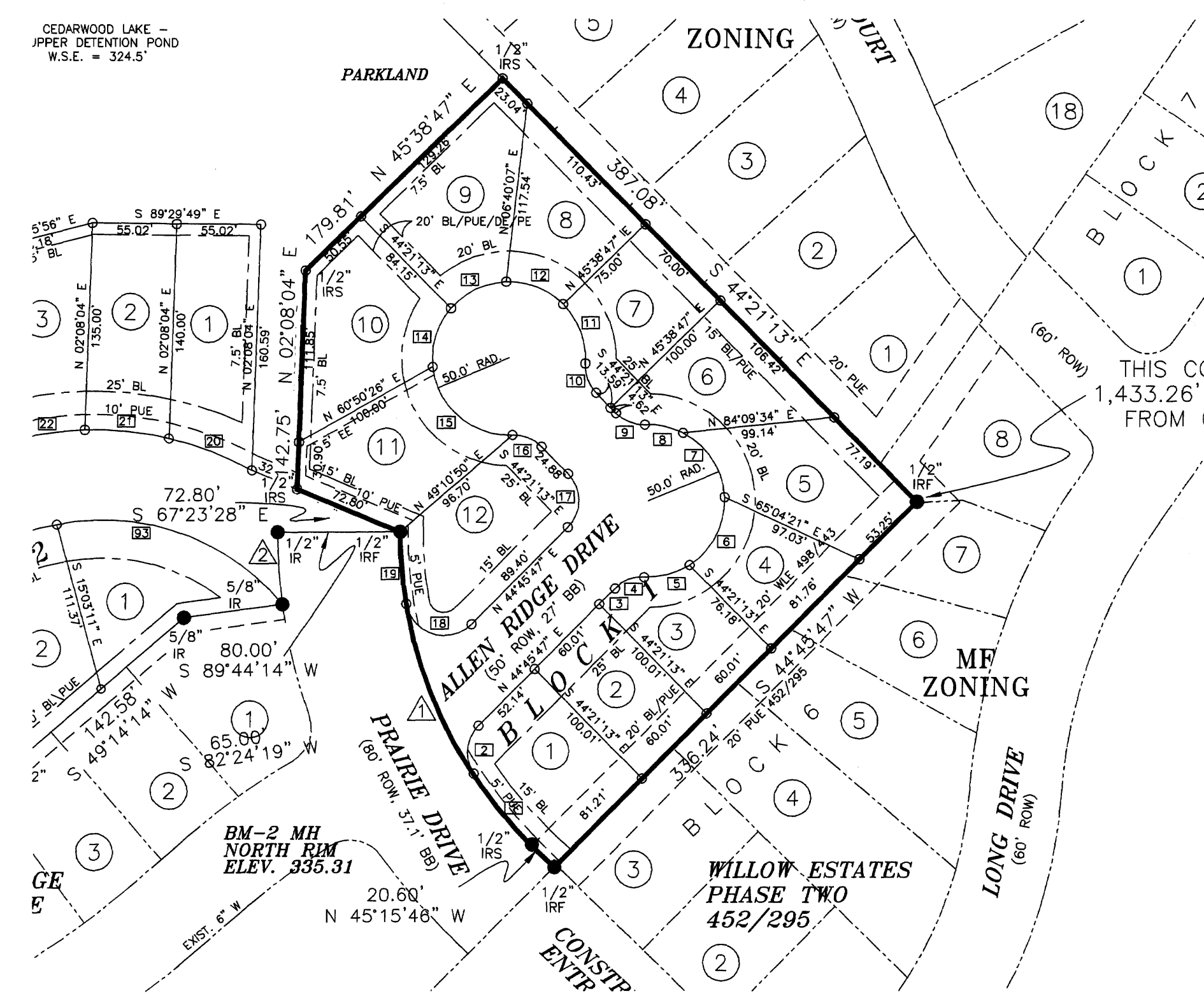
THENCE N 67°23'28" W through the beforementioned 21.17-acre tract a distance of 72.80' to a 1/2" iron rod set;

THENCE N 02°08'04" E through the beforementioned 21.17-acre tract a distance of 142.75' to a 1/2" iron rod set;

THENCE N 45°38'47" E through the beforementioned 21.17-acre tract a distance of 179.81' to a 1/2" iron rod set marking the western boundary line of the 6.012-acre Joseph E. Courtney and Freddie Lee Curry tract, recorded in Volume 3294, Page 296, Official Records, Brazos County, Texas;

THENCE S 44°21'13" E along said western boundary line of the beforementioned 6.012-acre tract, continuing past the southwestern corner of said tract and along the western boundary line of Lot 8, Block 6, Willow Estates, Phase Two, a distance of 387.08' to a 1/2" iron rod found marking the common western corner of Lots 7 & 8, Block 6, Willow Estates, Phase Two;

THENCE S 44°45'47" W along the northern boundary line of Block 6, Willow Estates, Phase Two, a distance of 336.24' to the POINT OF BEGINNING, containing 2.5541 acres of land, more or less.



THIS CORNER LOCATED 1,433.26' - N21°04'14"W FROM COB GPS-33

LOT	AREA (SQ. FT.)	AREA (ACRES)
BLOCK 1		
1	7,832.9	0.1798
2	6,000.7	0.1378
3	5,472.5	0.1256
4	5,311.3	0.1219
5	7,792.5	0.1789
6	6,457.2	0.1482
7	6,198.9	0.1423
8	6,301.5	0.1447
9	8,801.8	0.2021
10	8,755.1	0.2010
11	7,865.2	0.1806
12	9,120.6	0.2094
SUBTOTAL:		85,910.1
		1.9722

FINAL PLAT  
ALLEN PARK SUBDIVISION  
PHASE ONE

OWNER/DEVELOPER:  
THE WELDON E. JORDAN FAMILY LIMITED PARTNERSHIP  
10 VISTA LANE  
COLLEGE STATION, TX 77845  
PHONE: (979)-774-4908  
FAX: (979)-774-4908

2.5541 ACRES  
PART OF 21.6817 ACRES  
JOHN AUSTIN SURVEY, A-2  
VOLUME 3623, PAGE 304  
BRYAN, BRAZOS COUNTY, TEXAS

DATE: JULY 17, 2000  
APPROVED BY: CAG  
REVISIONS: AUGUST 30, 2000  
FEBRUARY 26, 2001

PROJECT  
22-00  
SHEET  
1 of 1

ALINDO ENGINEERS AND PLANNERS, INC.  
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

on landbase we state