

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 REFERRED TO HEREIN AS A REPLAT OF A PORTION OF ALLEN PARK SUBDIVISION, 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

None
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 6 DAY OF September, 2001.

Beverly Stone
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, JOEY DUNN, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HERBY 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, PAUL KASPAR, P.E., INTERIM 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.

Paul Kaspar
CITY ENGINEER

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, KAREN McQUEEN, 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 10th DAY OF Sept, 2001, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 4311, PAGE 133.

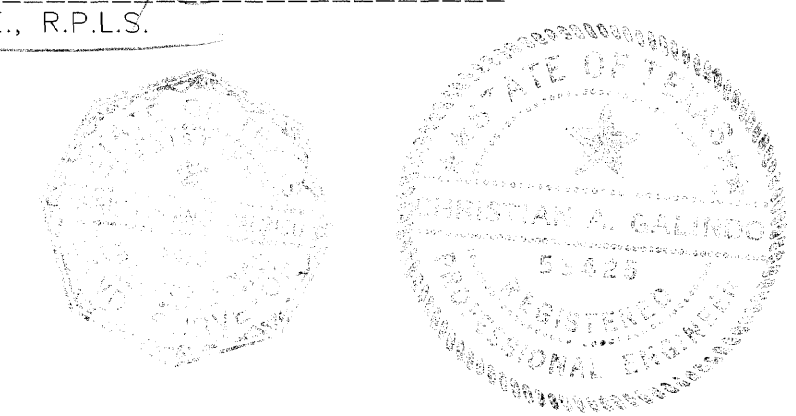
Karen McQueen by Barbara Johnson
COUNTY CLERK, BRAZOS COUNTY, TEXAS
Deputy Clerk

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.

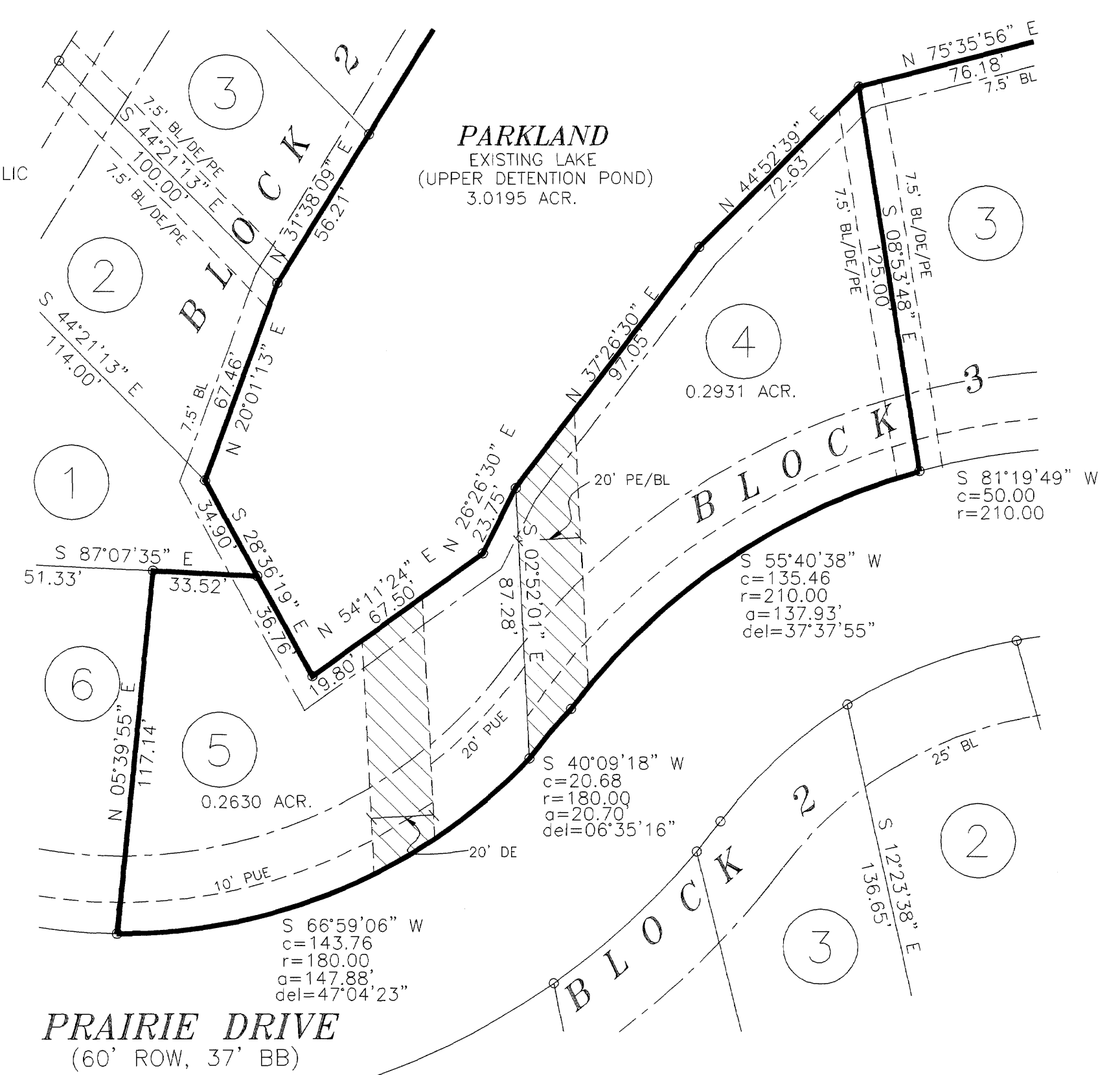
Christian A. Galindo
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: August 24, 2001



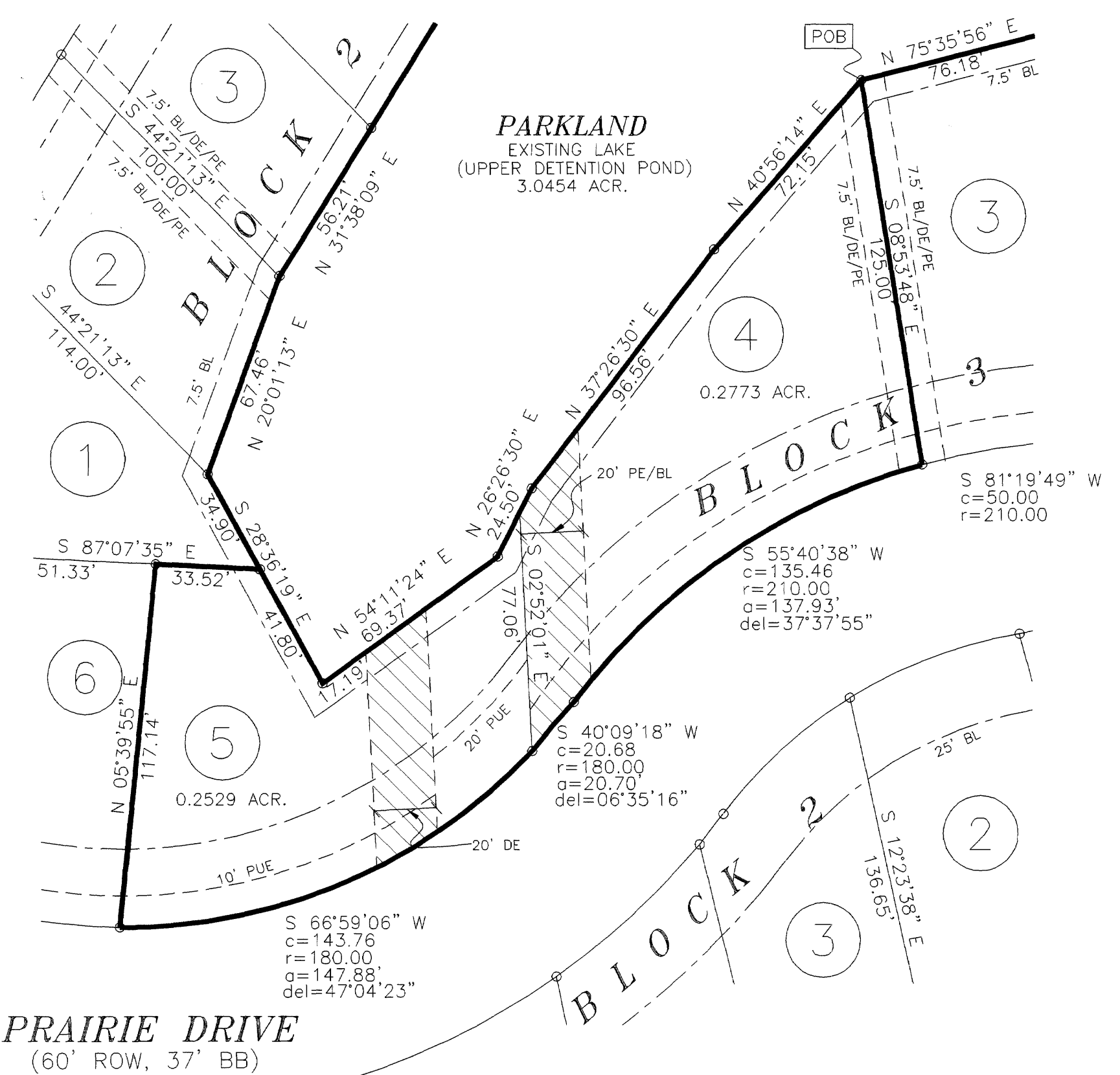
LEGEND

- 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
- M = MANHOLE
- CO = CLEAN OUT
- WM = WATER METER
- W/V = WATER VALVE
- SS = SANITARY SEWER
- FH = FIRE HYDRANT
- GM = GAS METER
- T/B = TELEPHONE PEDESTAL
- C/V = CABLE TV
- AC = AIR CONDITIONER
- OH = OVERHANG
- (M) = MEASURED
- (R) = RECORDED
- PE = PEDESTRIAN ACCESS

- GENERAL NOTES:
- ALL CALLS ARE MEASURED CALLS.
 - TOTAL AREA (R) = 3.5756 ACR.
 - BEARING SOURCE IS PLAT RECORDED IN 4180/281.
 - PRIMARY BENCHMARK IS CITY OF BRYAN GPS BM. NO. 33. ELEV. = 339.17' 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 ARE 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.
 - ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS NOTED OTHERWISE.



EXISTING PLAT



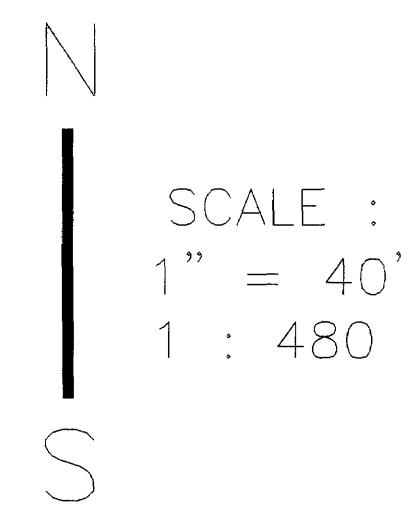
AMENDING PLAT

PARKLAND
METES & BOUNDS DESCRIPTION

Being a 3.0454-acre tract of parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryon, 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 northernmost corner of Block 1, Allen Park Subdivision, Phase One, recorded in Volume 4078, Page 214, Official Records, Brazos County, Texas, said rod also marks the southwestern 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 45°38'47" W along the northwestern boundary line of said Block 1, Allen Park Subdivision, Phase One, a distance of 179.81' to a 1/2" iron rod found;
- THENCE S 02°08'04" W along the western boundary line of said Allen Park Subdivision, Phase One, a distance of 142.75' to a 1/2" iron rod found;
- THENCE N 67°23'28" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 32.02' to a 1/2" iron rod set;
- THENCE N 02°08'04" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 160.59' to a 1/2" iron rod set;
- THENCE N 89°29'49" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 110.04' to a 1/2" iron rod set;
- THENCE S 75°35'56" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 76.18' to a 1/2" iron rod set;
- THENCE S 40°56'30" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 72.15' to a 1/2" iron rod set;
- THENCE S 37°26'30" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 96.56' to a 1/2" iron rod set;
- THENCE S 26°26'30" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 24.50' to a 1/2" iron rod set;
- THENCE S 54°11'24" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 69.37' to a 1/2" iron rod set;
- THENCE N 28°36'19" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 76.70' to a 1/2" iron rod set;
- THENCE N 20°01'13" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 67.46' to a 1/2" iron rod set;
- THENCE N 31°38'09" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 119.56' to a 1/2" iron rod set;
- THENCE N 36°22'16" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 58.77' to a 1/2" iron rod set;
- THENCE N 23°46'14" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 62.76' to a 1/2" iron rod set;
- THENCE N 53°54'32" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 58.36' to a 1/2" iron rod set;
- THENCE N 44°54'06" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 116.01' to a 1/2" iron rod set;
- THENCE N 44°21'13" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 110.35' to a 1/2" iron rod set;
- THENCE along a curve to the left with the following data: Chord Bearing N 18°37'51" E, Chord 53.10', Radius, 75.00', Arc Length 54.28', Delta Angle 41°27'51" through said 21.17-acre National Feeds of Washington Inc. tract to a 1/2" iron rod set;
- THENCE N 51°20'04" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 129.66' to a 1/2" iron rod set, said rod marking the southwest boundary line of the 12.57-acre Joplin Allen Harrison et al tract recorded in Volume 1532, Page 8, Official Records, Brazos County, Texas;
- THENCE S 38°39'56" E along said southwestern boundary of the 12.57-acre Harrison tract a distance of 103.04' to a 1/2" iron rod set, said rod marking the northwestern boundary of the beforementioned 6.012-acre Joseph E. Courtney and Freddie Lee Curry tract;
- THENCE S 44°24'40" W along said northwestern boundary of the 6.012-acre Courtney and Curry tract a distance of 71.13' to a 1/2" iron rod set, said rod marking the westernmost corner of said 6.012-acre Courtney and Curry tract;
- THENCE S 44°21'13" E along the southwestern boundary of the of the 6.012-acre Courtney and Curry tract a distance of 315.41' to the POINT OF BEGINNING, containing 3.0454 acres of land, more or less.

PLATTING NOTE:
THE PURPOSE OF THIS AMENDING PLAT IS TO MODIFY THE COMMON BOUNDARY BETWEEN THE PARKLAND AND LOTS 4 AND 5.

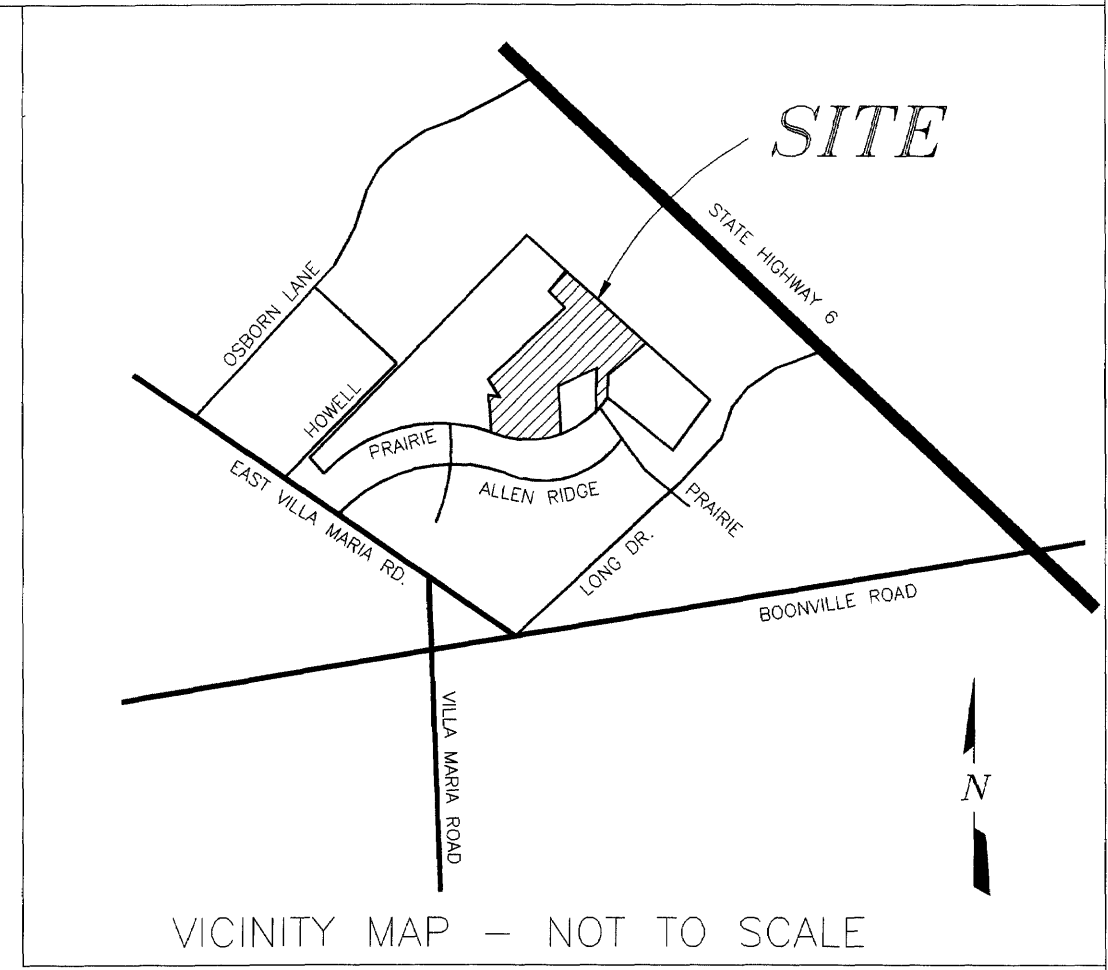


AMENDING PLAT OF
LOTS 4 AND 5, BLOCK 3, AND PARKLAND
ALLEN PARK SUBDIVISION
PHASE TWO

OWNER/DEVELOPER: THE WELDON E. JORDAN FAMILY LIMITED PARTNERSHIP 10 VISTA LANE COLLEGE STATION, TX 77845 PHONE: (979)-774-4908	3.5756 ACRES PART OF 11.0924 ACRES JOHN AUSTIN SURVEY, A-2 VOLUME 4180, PAGE 281 BRYAN, BRAZOS COUNTY, TEXAS	DATE: AUGUST 24, 2001 APPROVED BY: CAG REVISIONS: SEPTEMBER 5, 2001	PROJECT 11R-01 SHEET 1 of 1
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0754694
Filed for Record in:
BRAZOS COUNTY,
On: Sep 10, 2001 at 10:19AM
As a
Plat
Document Number: 0754694
Amount: \$5.00
Receipt Number - 179567
By:
Barbara Johnson
STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was fully recorded in the volume and page of the same records as:
BRAZOS COUNTY,
as stamped herein by me.
Sep 10, 2001

HONORABLE KAREN McQUEEN, COUNTY CLERK,
BRAZOS COUNTY,



LOT 4 AND LOT 5
METES & BOUNDS DESCRIPTION

Being a 0.5302-acre tract of parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryon, Brazos County, Texas, and being parts of Lots 4 & 5, Block 3, Allen Park Subdivision, Phase Two, an addition to the City of Bryan, Texas, as recorded in Volume 4180, Page 281, Official Records, Brazos County, Texas, and said 0.5302-acre tract being more particularly described as follows:

- BEGINNING at a 1/2" iron rod found at the northernmost common corner of Lot 3 and Lot 4, Block 3, said Allen Park Subdivision, Phase Two;
- THENCE S 08°53'48" E, along the common boundary of said Lot 3 and said Lot 4, for a distance of 125.00', to a 1/2" iron rod found marking the northerly right of way line of Prairie Drive, a public right of way with a width of 60';
- THENCE along the northerly right of way line of Prairie Drive which is a curve to the left with the following data: Chord Bearing S 55°40'38" W, Chord 135.46', Radius 210.00', Arc Length 137.93', Delta Angle 37°37'55", to a 1/2" iron rod found;
- THENCE continuing along the northerly right of way line of Prairie Drive, which is a curve to the right with the following data: Chord Bearing S 40°09'18" W, Chord 20.68', Radius 180.00', Arc Length 20.70', Delta Angle 06°35'16", to a 1/2" iron rod found marking the southernmost common corner of said Lot 4 and said Lot 5;
- THENCE continuing along the northerly right of way of Prairie Drive, and along the southern boundary of said Lot 5, which is a curve to the right with the following data: Chord Bearing S 66°59'06" W, Chord 143.76', Radius 180.00', Arc Length 147.88', Delta Angle 47°04'23", to a 1/2" iron rod found marking the front common property corner between Lots 5 and 6, Block 3;
- THENCE N 05°39'55" E, along the common boundary of said Lot 5 and Lot 6, Block 3, for a distance of 117.14', to a 1/2" iron rod found marking the northerly common corner of said Lot 5 and said Lot 6, said iron rod also lying along the southern boundary of Lot 1, Block 2, said Allen Park Subdivision, Phase Two;
- THENCE S 87°07'35" E, along the common boundary of said Lot 5 and Lot 1, Block 2, for a distance of 33.52', to a 1/2" iron rod found marking the easternmost corner of said Lot 1;
- THENCE S 28°36'19" E, along the east boundary of said Lot 5 and then continuing into Lot 5, for a distance of 41.80', to a 1/2" iron rod set;
- THENCE N 54°11'24" E, through said Lot 5, parallel to and 5.00' off of the northerly boundary of said Lot 5, for a distance of 69.37', to a 1/2" iron rod set;
- THENCE N 26°26'30" E, continuing through said Lot 5 and into said Lot 4, parallel to and 5.00' off of the northerly boundary of said Lot 5, for a distance of 24.50', to a 1/2" iron rod set;
- THENCE N 37°26'30" E, continuing through said Lot 4, parallel to and 5.00' off of the northerly boundary of said Lot 4, for a distance of 96.56' to a 1/2" iron rod set;
- THENCE N 40°56'14" E, continuing through said Lot 4 for a distance of 72.15', to the POINT OF BEGINNING, containing 0.5302 acres of land, more or less.

Entered on map page 281/282