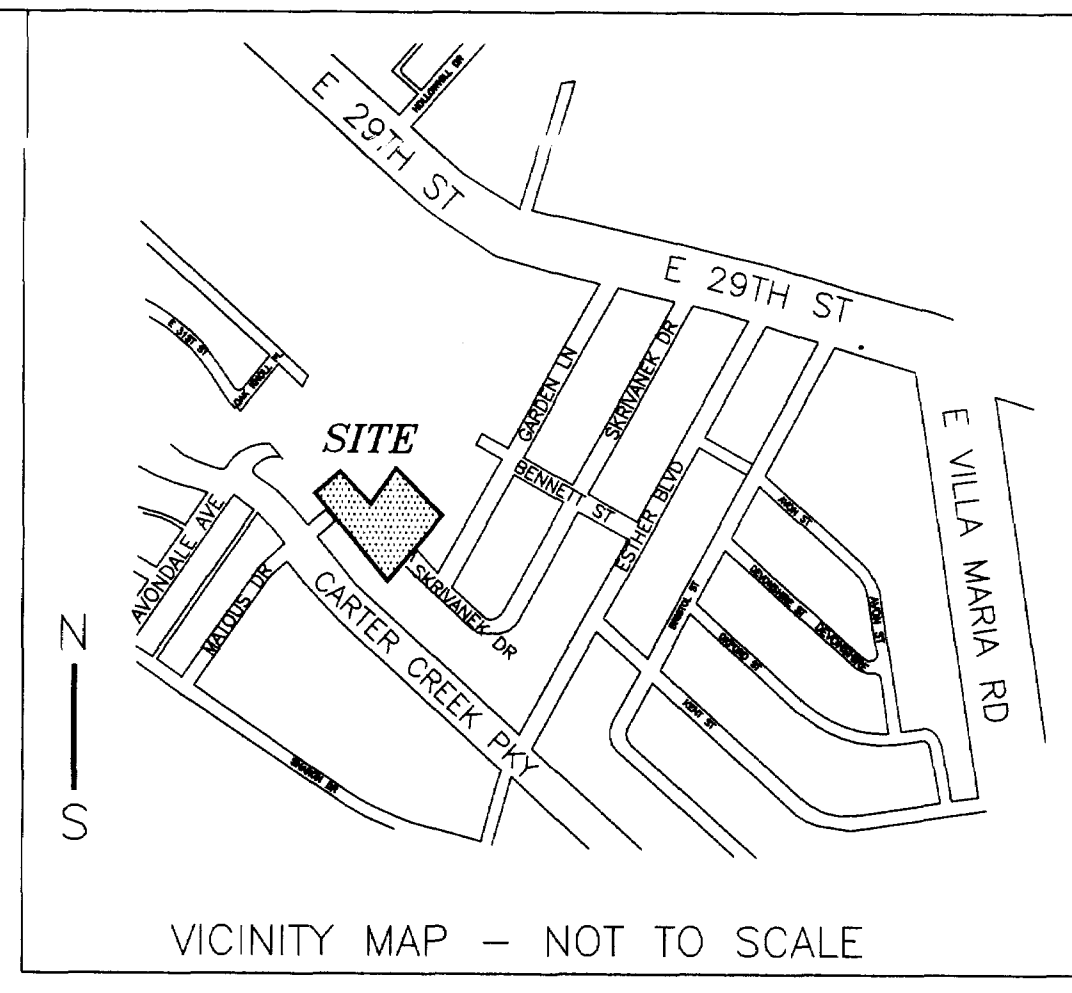


- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  2. ALL CALLS ARE MEASURED CALLS.
  3. TOTAL AREA = 2.2764 ACRES.
  4. BEARING SOURCE IS PLAT OF WOODSON PARK SUBDIVISION RECORDED IN 267/72.
  5. BASE LINE IS NOTED WITH \* \* \*.
  6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN (FEMA MAP # 4804100141C, JULY 2, 1992).
  7. BLS PER CURRENT CITY OF BRYAN ORDINANCE FOR ZONING DISTRICT.
  8. ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS NOTED OTHERWISE.
  9. PRIMARY BENCHMARK IS CITY OF BRYAN GPS 52 N-10221228.972 (NAD 83) E-3545568.902 (NAD 83) ELEV. 324.76 (NAVD 88)
  10. COMMITMENT REFERENCE: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF# 17265, DATED JAN. 30, 2002.

**LAND UTILIZATION**

CURRENT	RD 7000 (VACANT)			
PROPOSED	RD 7000			
	LOT #	PURPOSE	AREA SF	ACRE
BLOCK 1	1-3	SINGLE FAMILY	29,533	0.6780
BLOCK 2	1-3	SINGLE FAMILY	28,507	0.4520
	EXIS STREET	STREET	12,092	0.2776
	DETENTION	PUBLIC DRAINAGE EASEMENT	29,027	0.6664
TOTAL			99,159	2.2764



CURVE	BEARING	CHORD	RADIUS	DELTA	TANGENT	ARC
1	N 01°41'30" W	17.14'	40.50'	24°25'55"	8.77'	17.27'
2	N 69°15'05" W	89.23'	40.50'	117°28'57"	66.68'	83.02'
3	S 18°59'09" E	76.56'	40.50'	141°52'53"	117.23'	100.29'

LINE	BEARING	LENGTH
1	S 37°22'44" E	10.25'

TOTAL LOTS

BLOCK	LOTS
1	3
2	3
	6

DWELLING DENSITY:  
 $\frac{6}{2.2764} = 2.64$  UNITS/ACRE

**ORIGINAL PLAT**  
 (VOL. 9512, PG. 80)

THE PURPOSE OF THIS REPLAT IS TO ELIMINATE THE PREVIOUSLY PRIVATE DRAINAGE EASEMENTS AND COMMON AREA.

**TRACT DESCRIPTION**  
 BEING A 2.2764-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PART OF THE TRACT OF LAND, CALLED 6.234 ACRES, DESCRIBED IN DEED TO LAFOLLETTE CUSTOM HOMES ET AL, RECORDED IN VOLUME 9093, PAGE 274, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 2.2764-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN CONCRETE MARKING THE WESTERMOST CORNER OF BLOCK 1, NORTH MANOR FOURTH INSTALLMENT, AN ADDITION TO THE CITY OF BRYAN, ACCORDING TO THE PLAT RECORDED IN VOLUME 234, PAGE 639, DEED RECORDS, BRAZOS COUNTY, TEXAS, SAID ROD ALSO BEING LOCATED ON THE NORTHEASTERN BOUNDARY LINE OF BLOCK 3, WOODSON PARK SECTION ONE, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 267, PAGE 72, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 52°04'30" E, ALONG THE NORTHEASTERN BOUNDARY LINE OF BLOCK 3, WOODSON PARK SECTION ONE, FOR A DISTANCE OF 414.81', TO A 1/2" IRON ROD SET;

THENCE N 52°04'30" E, THROUGH THE LAFOLLETTE TRACT, FOR A DISTANCE OF 150.08', TO A 1/2" IRON ROD SET;

THENCE S 39°27'17" E, CONTINUING THROUGH THE LAFOLLETTE TRACT, FOR A DISTANCE OF 191.54' TO A MARK ON CONCRETE;

THENCE N 35°52'56" E, CONTINUING THROUGH SAID LAFOLLETTE TRACT, FOR A DISTANCE OF 159.45' TO A 1/2" IRON ROD SET, ON THE SOUTHWESTERN BOUNDARY LINE OF THE SULK SHERIDAN BRYAN PROPERTIES LP DESCRIBED IN THE DEED RECORDED ON VOLUME 7155, PAGE 241, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 37°22'44" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID SULK SHERIDAN TRACT, FOR A DISTANCE OF 10.25 TO A 1/2" IRON ROD FOUND;

THENCE S 48°11'55" E, CONTINUING ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID SULK SHERIDAN TRACT, FOR A DISTANCE OF 185.49' TO A 1/2" IRON ROD FOUND MARKING THE SOUTHERNMOST CORNER OF SAID SULK SHERIDAN BRYAN TRACT, SAID ROD ALSO BEING LOCATED ON THE NORTH-WESTERN BOUNDARY LINE OF BLOCK 8, OF SAID NORTH MANOR FOURTH INSTALLMENT;

THENCE S 31°52'43" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF BLOCK 8, SAID NORTH MANOR FOURTH INSTALLMENT, FOR A DISTANCE OF 224.98', TO A 1/2" IRON ROD SET ON THE NORTHEASTERN BOUNDARY LINE OF BLOCK 1, NORTH MANOR FOURTH INSTALLMENT, SAID ROD ALSO BEING LOCATED ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF SKRYVANEK DRIVE;

THENCE N 34°22'05" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF BLOCK 1, NORTH MANOR FOURTH INSTALLMENT, FOR A DISTANCE OF 3.85', TO A 1/2" IRON ROD SET MARKING THE NORTHERNMOST CORNER OF SAID BLOCK 1, NORTH MANOR FOURTH INSTALLMENT;

THENCE S 51°32'20" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID BLOCK 1, NORTH MANOR FOURTH INSTALLMENT, FOR A DISTANCE OF 130.02' TO THE POINT OF BEGINNING CONTAINING 2.2764 ACRES OF LAND MORE OR LESS.

NOTE: BEARING SOURCE IS PLAT OF WOODSON PARK, SECTION ONE, RECORDED IN VOLUME 267, PAGE 72, DEED RECORDS, 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: DECEMBER 16, 2011



**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

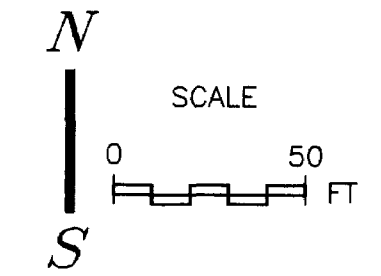
**OWNER/DEVELOPER:**  
 ROBERT HORTON, ET AL  
 801 NORTH ROSEMARY  
 BRYAN, TEXAS 77802  
 TEL: 979-595-1369  
 FAX: 979-260-8589

2.2764 ACRES  
 PART OF 6.234 ACRES  
 ZENO PHILLIPS LEAGUE ABSTRACT 45  
 VOL. 9093 PG. 274  
 BRYAN, BRAZOS COUNTY, TEXAS

DATE: DECEMBER 16, 2011  
 DESIGNED BY: RTC  
 APPROVED BY: CAG  
 REVISIONS:

PROJECT  
**23-11**  
 SHEET  
**1 of 2**

**REPLAT**



**REPLAT OF AVONDALE ON THE PARK**

Doc Bk Vol Pg  
 01128042 0R 10820 57

- LEGEND**
- IR = IRON ROD
  - IP = IRON PIPE
  - CM = CONCRETE MARKER
  - MOC = MARK ON CONCRETE
  - CAP = CAPPED
  - SET = SET
  - F = 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
  - PVDE = PRIVATE DRAINAGE EASEMENT
  - RWE = PUBLIC RIGHT OF WAY EASEMENT
  - PAE = PARKING/ACCESS EASMT.
  - ET = ELECTRIC TRANSFORMER
  - E = ELECTRICAL
  - PP = POWER POLE
  - LP = LIGHT POLE
  - MH = MANHOLE
  - CO = CLEAN OUT
  - G = GAS
  - W = WATER
  - WV = WATER VALVE
  - SS = SANITARY SEWER
  - FH = FIRE HYDRANT
  - TP = TELEPHONE PEDESTAL
  - TV = CABLE TV
  - M = METER/MARKER
  - AC = AIR CONDITIONER
  - OH = OVERHANG
  - EOP = EDGE OF PAVEMENT
  - BOC = BACK OF CURB
  - PE = PEDESTRIAN ACCESS EASMT.
  - IV = IRRIGATION VALVE
  - M = MEASURED
  - R = RECORDED

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

WE, ROBERT HORTON AND ANN HORTON, OWNERS OF THE LAND SHOWN HEREON AND DESIGNATED HEREIN AS AVONDALE ON THE PARK, 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.

Robert Horton Ann Horton  
OWNERS (ROBERT HORTON AND ANN HORTON)

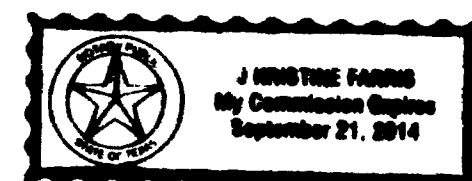
LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Horton 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 10th DAY OF February, 2012

Kristine Jarvis  
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS

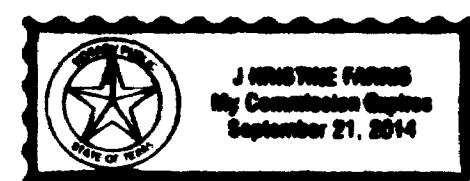


STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ann Horton 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 2nd DAY OF February, 2012

Kristine Jarvis  
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

WE, GRANT W. BLACK AND JUDITH C. BLACK, OWNERS OF THE LAND SHOWN HEREON AND DESIGNATED HEREIN AS AVONDALE ON THE PARK, 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.

Grant W. Black Judith C. Black  
OWNERS (GRANT W. BLACK & JUDITH C. BLACK)

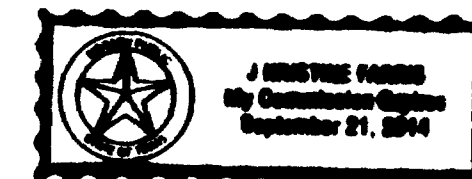
LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Grant W. Black 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 6th DAY OF February, 2012

Kristine Jarvis  
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS

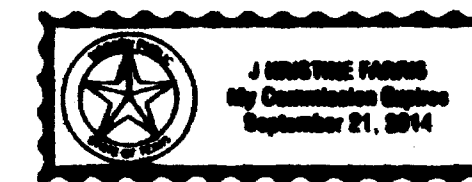


STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Grant W. Black 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 8th DAY OF February, 2012

Kristine Jarvis  
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, SUSAN CAROL LEE, OWNER OF THE LAND SHOWN HEREON AND DESIGNATED HEREIN AS AVONDALE ON THE PARK, 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.

Susan C. Lee  
OWNER

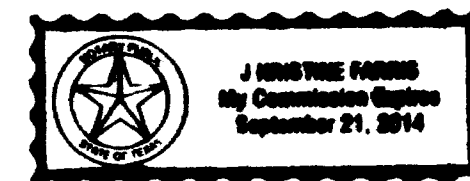
LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Susan Lee 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 2nd DAY OF February, 2012

Kristine Jarvis  
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, BRENT C. UMSTEAD, OWNER OF THE LAND SHOWN HEREON AND DESIGNATED HEREIN AS AVONDALE ON THE PARK, 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.

Brent Umstead  
OWNER

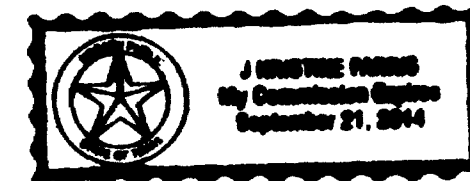
LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brent Umstead 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 2nd DAY OF February, 2012

Kristine Jarvis  
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, PHILLIP J. HOLLINGSWORTH, OWNER OF THE LAND SHOWN HEREON AND DESIGNATED HEREIN AS AVONDALE ON THE PARK, 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.

Phillip J. Hollingsworth  
OWNER

LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Phillip J. Hollingsworth 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 8th DAY OF February, 2012

Kristine Jarvis  
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS



**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, Michael Beckendorf, 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 19th DAY OF December, 2011 AND SAME WAS DULY APPROVED ON THE 19th DAY OF January, 2012.

Michael Beckendorf  
CHAIR, PLANNING AND ZONING COMMISSION

**APPROVAL OF THE CITY ENGINEER**

I, W. Paul Kaspar, 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 17th DAY OF February, 2012.

W. Paul Kaspar  
CITY ENGINEER, BRYAN, TEXAS

**APPROVAL OF THE CITY PLANNER**

I, Kevin Russell, 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 20th DAY OF February, 2012.

Kevin Russell  
CITY PLANNER, BRYAN, TEXAS

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, 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 13th DAY OF August, 2012 AND RECORDED IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 10820, PAGE 57.

Karen McQueen  
COUNTY CLERK, BRAZOS COUNTY, TEXAS  
By: Nickolas Elliott

Filed for Record in:  
BRAZOS COUNTY

On: Aug 01, 2012 at 12:55P

As a  
Plat

Document Number: 01128042

Amount: 63.00

Receipt Number - 444290

By:  
Kim Green

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Aug 01, 2012

Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

Doc Bk Vol Pg  
01128042 OR 10820 58

# REPLAT OF AVONDALE ON THE PARK

**ALINDO 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/DEVELOPER: ROBERT HORTON, ET AL 801 NORTH ROSEMARY BRYAN, TEXAS 77802 TEL: 979-595-1369 FAX: 979-260-8589	2.2764 ACRES PART OF 6.234 ACRES ZENO PHILLIPS LEAGUE ABSTRACT 45 VOL. 9093 PG. 274 BRYAN, BRAZOS COUNTY, TEXAS	DATE: DECEMBER 16, 2011 DESIGNED BY: RTC APPROVED BY: CAG REVISIONS:	PROJECT 23-11 SHEET 2 OF 2
--	---	---	-------------------------------------