CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

WE LAFOLLETTE CUSTOM HOMESS, ET AL, REPRESENTED BY JASON S. LAFOLLETTE, OWNER OF THE LAND SHOWN HEREON AND HEREIN DESIGNATED 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.

LIENHOLDER APPROVAL (IF ANY)

BRAZOS COUNTY, STATE OF TEXAS

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT

JENNIFER L. KOMINCZAK

December 05, 2013

APPROVAL OF THE CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT

LEGEND IR = IRON ROD = IRON PIPE = CONCRETE MARKER = MARK ON CONCRETE = CAPPED = SET = FENCE POST = RIGHT OF WAY
= BACK TO BACK OF CURB
= BUILDING LINE
= PUBLIC UTILITY EASMT. = PUBLIC UTILITY EASH.
= ELECTRICAL EASEMENT
= DRAINAGE EASEMENT
= PRIVATE DRAINAGE EASEMENT
= PUBLIC RIGHT OF WAY EASEMENT PARKING/ACCESS EASMT. = ELECTRIC TRANSFORMER ELECTRICAL = POWER POLE = LIGHT POLE = MANHOLE = CLEAN OUT

= WATER VALVE
= SANITARY SEWER
= FIRE HYDRANT
- TELEPHONE PEDESTAL
= CABLE IV = METER/MARKER = AIR CONDITIONER = OVERHANG - EDGE OF PAVENCEE - BACK OF CURB = PEDESTRIAN ACCESS EASMT. = IRRIGATION VALVE (M) = MEASURED (R) = RECORDED

APPROVAL OF THE PLANNING AND ZONING COMMISSION CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE ACTUAL DAY OF APPROVED ON THE DAY OF

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

I, THE UNDERSIGNED, 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 _______ DAY OF _______ 2010 IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME _______, PAGE _______.

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS COUNTY OF BRAZOS

ROBERTSON NEAL 8321/166 PART OF LOT 3

DWELLING DENSITY:

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

, 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.

physian raundo





VARIABLE WIDTH PUE

USTOM HOMES ET AL

3572/302

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

2. ALL CALLS ARE MEASURED CALLS.

3. TOTAL AREA = 2.2764 ACR.

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 # 48041C0141C, 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-3545569.902 (NAD 83)

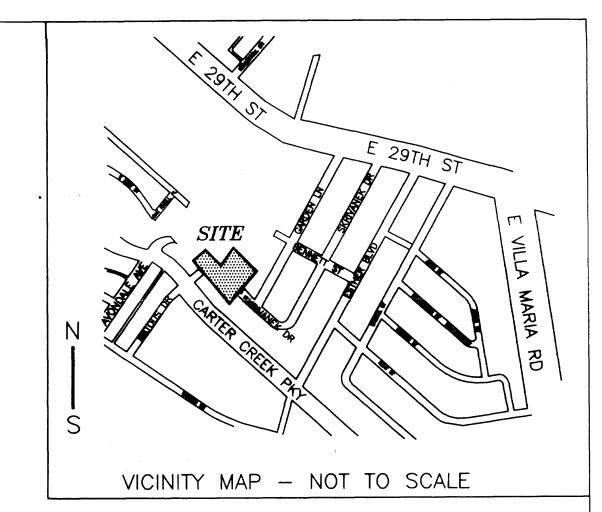
_APPROXIMATE LOCATION OF __30'-WIDE PIPELINE ROW (564/52)

323.25

9,819 S.F.

ELEV. 324.76 (NAVD 88) 10. COMMITMENT REFERENCE: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF# 17265, DATED JAN. 30, 2002.

11. DEED RESTRICTIONS ESTABLISHING A HOMEOWNERS ASSOCIATION OUTLINING THE HOA'S DIRECT RESPONSIBLITY TO REPAIR AND MAINTAIN THE DETENTION FACILITY AND DRAINAGE EASEMENTS SHOWN HEREON WILL BE RECORDED WITH THE BRAZOS COUNTY CLERK IN CONJUNCTION WITH THIS FINAL PLAT.



| CURVE | BEARING | CHORD | RADIUS | DELTA.** | TANGENT | ARC |
|-----------|---------------|--------|--------|------------|---------|---------|
| CI | N 01'41'30" W | 17.14' | 49.50' | 24*25'55" | 8.77' | 17.27' |
| (2) | S 69°15'05" E | 69.23' | 40.50 | 117*26'57" | 66.68 | 83.02' |
| (3) | S 18'55'09" W | 76.56 | 40.50' | 141*52'53" | 117.23' | 100.29' |

| LINE | BEARING | LENGTH | |
|------|---------------|--------|--|
| LI | S 37°22'44" E | 10.25' | |

TRACT DESCRIPTION

BEING A 2,2764-AGRE TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS SLEAGUE, ABSTRAGT NO. 45, BRAZOS COUNTY, TEXAS, SAID TRAGT 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 WESTERNMOST 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 37'58'37" W, 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 SULIK 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 SULIK 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 SULIK SHERIDAN TRACT, FOR A DISTANCE OF 185.49' TO A 1/2" IRON ROD FOUND MARKING THE SOUTHERNMOST CORNER OF SAID SULIK SHERIDAN BRYAN TRACT, SAID ROD ALSO BEING LOCATED ON THE NORTHWESTERN 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 SKRIVANEK 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 INSTALLMENTS: 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.

SCALE purud fi

FINAL PLAT AVONDALE ON THE PARK

OWNER/DEVELOPER:

JASON LAFOLLETTE CUSTOM HOMES ET AL 1723 BALL CIRCLE COLLEGE STATION, TEXAS 77845 TEL: 979-690-7531 FAX: 979-690-0062

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

DATE: JAN. 26, 2010 DESIGNED BY: NCY/CJT APPROVED BY: CAG REVISIONS: FEB. 2, 2010

PROJECT 6 - 09SHEET

1 of 1

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

UMBOA M. & GERALD W. 8088/72 PART OF LOTS 6 & 7 #80431

9,734 S.F. MARILYN & MORRIS JESKE 6812/190 LOT 2 & PART OF LOT 3 TOTAL LOTS 321.50 MIN FF 321.50 BLOCK | LOTS RADIEL FALAGRADY ET AL 5188/132 LOT 1 & PART OF LOT 2 834725 3 WOODSON PARK SECTION ONE BLOCK 3 267/72 ____ 9,790 S.F.

MW FR 322.75

DETENTION FACILITY

29,027 S.F.

PVDE/COMMON AREA

Filed for Record in: BRAZOS COUNTY On: Feb 24,2010 at 12:58P <u>Plats</u> 01053611 Document Number: 63.00 Receipt Mumber - 384605 Kim Green - STATE OF TEXAS COUNTY OF BRAZDS N 34°22'05' I herebs certifs that this instrument was filed on the date and time stamped bereon by me and was duly recorded in the volume and page N/F LAURA A. BALLEY LOT 5, PART OF LOTS 4 & 6 450430 NORTH MANOR FOURTH INSTALLMENT BLOCK 1 of the Official Public records of:

234/639

THIS CORNER IS LOCATED

HITTIELD FROM COS GPS 52

3,522.48'- N 20°52'40"E

BRAZOS COUNTY as stamped hereon by me.

THIS CORNER IS LOCATED

FROM COB GPS 62

N/F HENRY C. JR & MUNICED ZAPALAC 432/413 PARTS AF LUTS 2 & 3 SEREPE

3854.62'- N 22° 32'56"E

SETH L. WITCHER JR. 9172/191 PARTS OF LOTS 3 & 4

NORTH MANOR FOURTH INSTALLMENT

---- HONORABLE KAREN MCQUEEN, COUNTY CLERK

BRAZOS COUNTY

Feb 24,2010

Ooc Bk Vol Pa 01053611 OR 9512 80