

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
WE LAFOLLETTE CUSTOM HOMES, 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.

OWNER
LIENHOLDER APPROVAL (IF ANY)

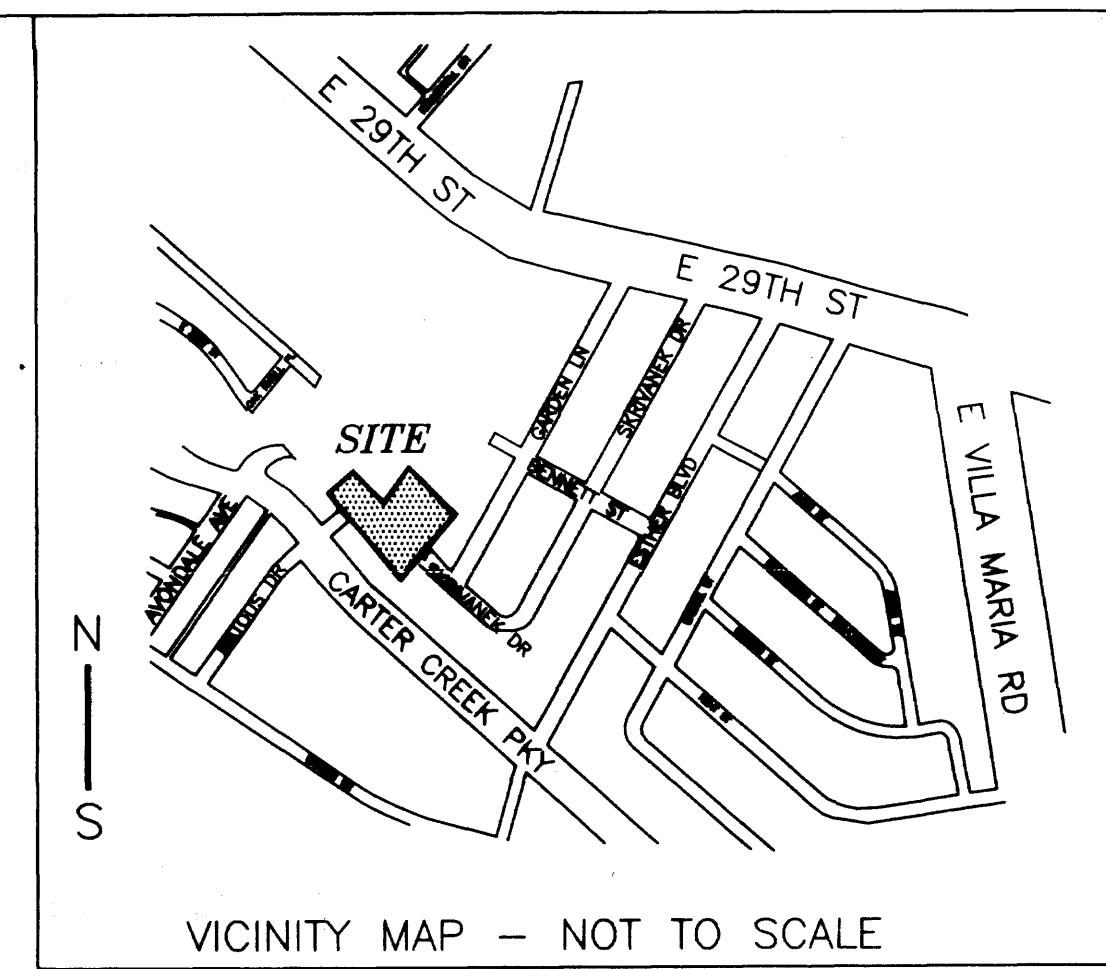
GIVEN UNDER HAND AND SEAL ON THIS 26th DAY OF February 2010.
JENNIFER L. KOMINCZAK
Notary Public, State of Texas
My Commission Expires December 05, 2013

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.



- NOTES:
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) ELEV: 324.75 (NAVD 88)
10. COMMITMENT REFERENCE: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY OF # 17265, DATED JAN. 30, 2002.
11. DEED RESTRICTIONS ESTABLISHING A HOMEOWNERS ASSOCIATION OUTLINING THE HOA'S DIRECT RESPONSIBILITY 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.



APPROVAL OF THE CITY ENGINEER
I, THE UNDERSIGNED, 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 18th DAY OF February, 2010.

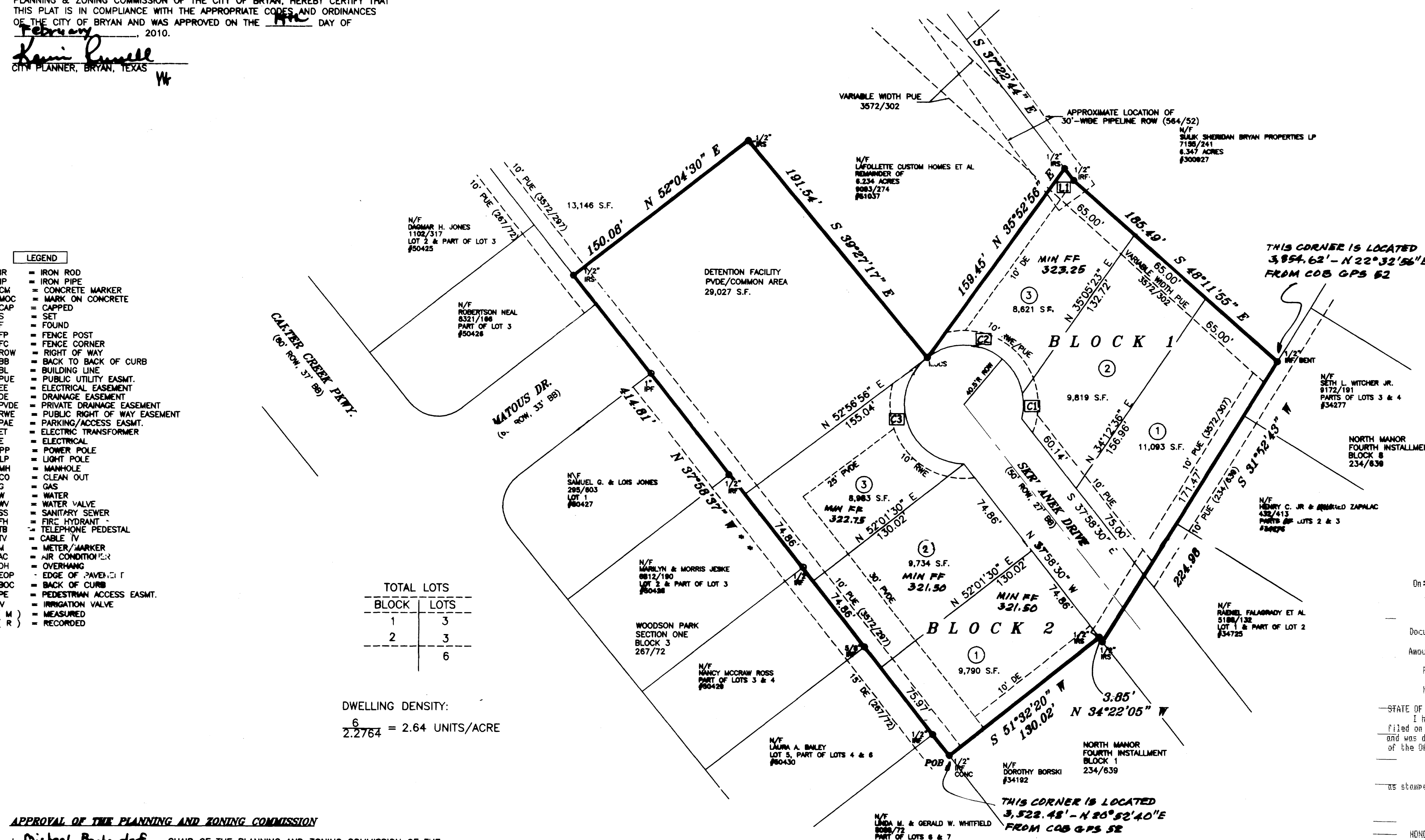
W. Bullman
CITY ENGINEER, BRYAN, TEXAS

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 THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 18th DAY OF February, 2010.

R. Russell
CITY PLANNER, BRYAN, TEXAS

Table with columns: CURVE, BEARING, CHORD, RADIUS, DELTA, TANGENT, ARC. Contains three rows of curve data.

Table with columns: LINE, BEARING, LENGTH. Contains one row of line data.



- LEGEND
IR = IRON ROD
IP = IRON PIPE
CM = CONCRETE MARKER
MOC = MARK ON CONCRETE
CAP = CAPPED
S = 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
PVE = 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
WV = WATER VALVE
SS = SANITARY SEWER
FH = FIRE HYDRANT
TB = TELEPHONE PEDESTAL
TV = CABLE TV
M = METER/MARKER
AC = AIR CONDITIONER
OH = OVERHANG
EDP = EDGE OF PAVED
BOC = BACK OF CURB
PE = PEDESTRIAN ACCESS EASMT.
IV = IRRIGATION VALVE
M = MEASURED
R = RECORDED

TOTAL LOTS table with columns: BLOCK, LOTS. Shows 1 block with 3 lots and 2 blocks with 6 lots.

DWELLING DENSITY:
2.2764 = 2.64 UNITS/ACRE

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, Michael Bedalov, 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 18th DAY OF February, 2010 AND SAME WAS DULY APPROVED ON THE 18th DAY OF February, 2010.

Michael Bedalov
CHAIR, PLANNING AND ZONING COMMISSION

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 26th DAY OF February, 2010 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 9093, PAGE 274.

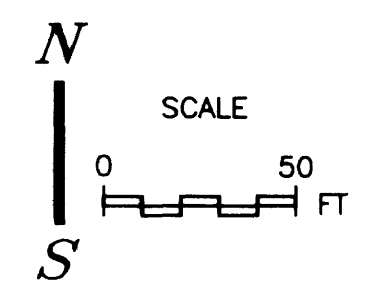
Karen McQueen
COUNTY CLERK, BRAZOS COUNTY, TEXAS
By: Chief Deputy

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

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;

Filed for Record in: BRAZOS COUNTY
On: Feb 24 2010 at 12:45PM
As a Plat
Document Number: 01053611
Amount: 63.00
Receipt Number: 384605
Kin 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.
Feb 24, 2010
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY



FINAL PLAT
AVONDALE ON THE PARK

Summary table with columns: OWNER/DEVELOPER, 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; PROJECT 6-09 SHEET 1 of 1.