

- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  2. ALL CALLS ARE MEASURED CALLS.
  3. TOTAL AREA = 3.9497 ACR.
  4. BEARING SOURCE IS PLAT OF WOODSON PARK SUBDIVISION SECTION ONE RECORDED IN 267/72.
  5. BASE LINE IS NOTED WITH \* \* \*.
  6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAN (FEMA MAP # 480410141G, JULY 2, 1992).
  7. SLOPE 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. 324.76 (NAVD 88)
  10. COMMITMENT REFERENCE: OLD REPUBLICAN TITLE INSURANCE COMPANY, G#F 17265, DATED JAN. 30, 2002.
  11. FF = FINISHED FLOOR ELEVATIONS RECOMMENDED FOR PROPER SANITARY SEWER SERVICE.

CURVE	BEARING	CHORD	RADIUS	DELTA	TANGENT	ARC
C4	S 57°11'59" E	47.35'	50.0	56°31'41"	28.88'	49.33'
C5	S 14°19'12" E	25.23'	50.0	29°13'56"	13.04'	25.51'
C6	S 29°14'36" W	48.40'	50.0	57°53'30"	27.65'	50.52'
C7	N 72°32'44" W	75.77'	50.0	98°31'33"	58.05'	85.98'
C8	N 54°22'26" W	25.81'	25.0	62°10'39"	15.07'	27.13'

LINE	BEARING	LENGTH
L1	S 37°22'44" E	10.25'
L2	N 67°54'05" E	47.16'
L3	N 67°54'05" E	53.59'
L4	N 85°08'01" W	31.53'

LAND UTILIZATION

CURRENT	RD 7000 (VACANT)
PROPOSED	RD 7000
BLOCK 3	1-4
BLOCK 4	1
TOTAL	

LOT #	PURPOSE	AREA SF	ACRE
1-4	SINGLE FAMILY	49,594	1.1385
STREET ROW	STREET	12,919	0.2966
BLOCK 4	PARKLAND	109,534	2.5146
TOTAL		172,048	3.9497

TOTAL LOT AREA  
BLOCK 3 1-4  
3 1-4

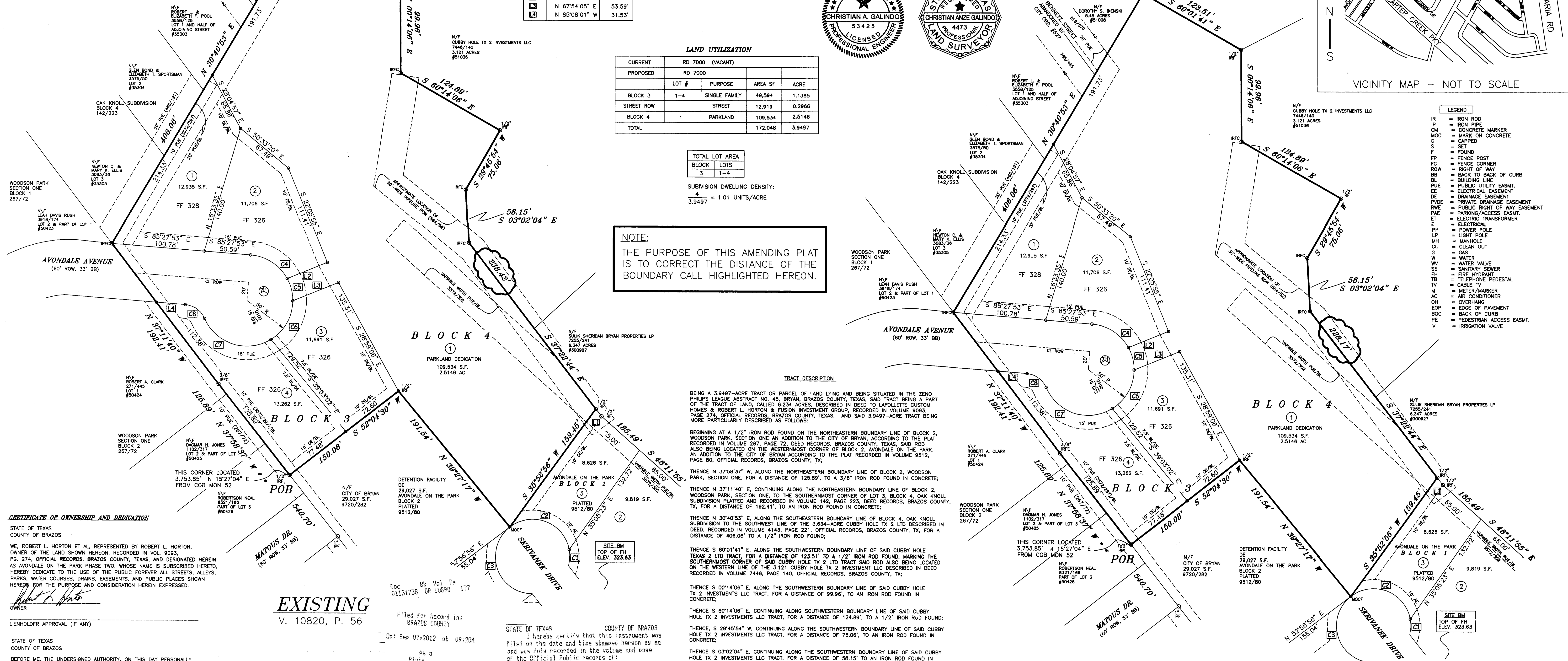
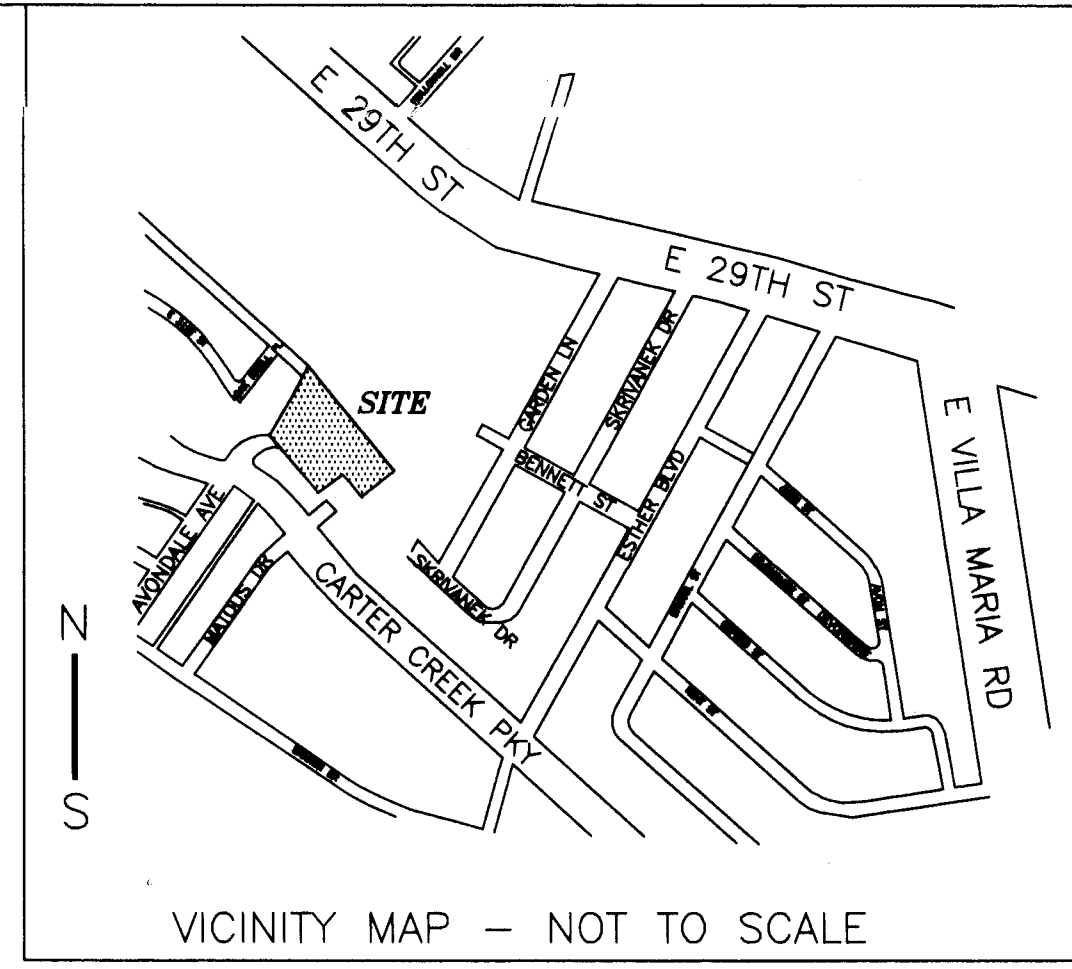
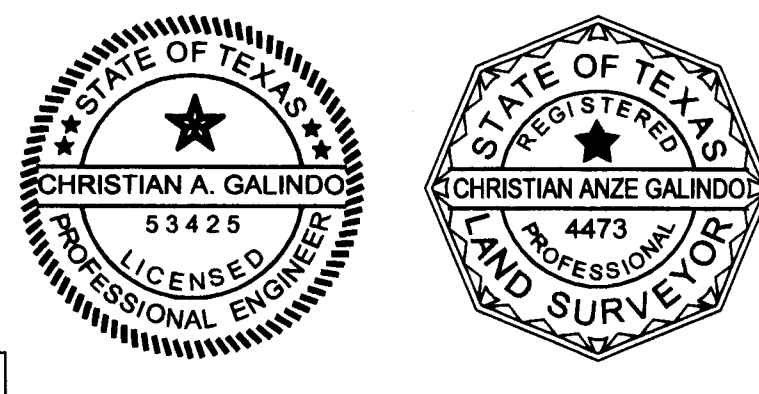
SUBDIVISION DWELLING DENSITY:  
4  
3.9497 = 1.01 UNITS/ACRE

NOTE:  
THE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT THE DISTANCE OF THE BOUNDARY CALL HIGHLIGHTED HEREON.

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 Galindo  
CHRISTIAN A. GALINDO, P.E., R.P.L.S.  
DATE: AUGUST 23, 2012



- LEGEND
- IR IP = IRON ROD
  - IP = IRON PIPE
  - CM = CONCRETE MARKER
  - MOC = MARK ON CONCRETE
  - C = 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
  - PVDE = PRIVATE DRAINAGE EASEMENT
  - RWE = PUBLIC RIGHT OF WAY EASEMENT
  - PAE = PARKING/ACCESS EASMT.
  - ET = ELECTRIC TRANSFORMER
  - PP = ELECTRICAL
  - LP = POWER POLE
  - MH = MANHOLE
  - CL = CLEAN OUT
  - G = GAS
  - W = WATER
  - FW = FIRE HYDRANT
  - SS = SANITARY SEWER
  - FB = FIRE BRACKET
  - TB = 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.
  - I = IRRIGATION VALVE

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS

WE, ROBERT L. HORTON ET AL, REPRESENTED BY ROBERT L. HORTON, OWNER OF THE LAND SHOWN HEREON, RECORDED IN VOL. 9093, PG. 274, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND DESIGNATED HEREIN AS AVONDALE ON THE PARK PHASE TWO, WHOSE NAME IS SUBSCRIBED HEREIN, 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 L. Horton  
OWNER

EXISTING  
V. 10820, P. 56

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert L. 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 24th DAY OF August, 2012.

Notary Public, Brazos County, State of Texas

APPROVAL OF THE CITY ENGINEERS  
I, W. Paul Kasper, 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 27th DAY OF August, 2012.

W. Paul Kasper  
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER  
I, Lindsey Conradi, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND 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 27th DAY OF August, 2012.

Lindsey Conradi  
CITY PLANNER, BRYAN, TEXAS

Doc: 01131738 Bk: Vol 177 Pa: 010890  
Filed for Record in: BRAZOS COUNTY  
On: Sep 07, 2012 at 09:20A  
As a Plat  
Document Number: 01131738  
Amount: \$3.00  
Receipt Number: 447700  
By: Ashlie Peters

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.  
Sep 07, 2012  
Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 1 DAY OF August, 2012 AND RECORDED IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 10820 PAGE 177.

Karen McQueen  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

TRACT DESCRIPTION

BEING A 3.9497-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PART OF THE TRACT OF LAND, CALLED 6.234 ACRES, DESCRIBED IN DEED TO LAFOLLETTE CUSTOM HOMES & ROBERT L. HORTON & FUSION INVESTMENT GROUP, RECORDED IN VOLUME 9093, PAGE 274, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 3.9497-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE NORTHEASTERN BOUNDARY LINE OF BLOCK 2, WOODSON PARK, SECTION ONE AN ADDITION TO THE CITY OF BRYAN, ACCORDING TO THE PLAT RECORDED IN VOLUME 287, PAGE 72, DEED RECORDS, BRAZOS COUNTY, TEXAS, SAID ROD ALSO BEING LOCATED ON THE WESTERMOST CORNER OF BLOCK 2, AVONDALE ON THE PARK, AN ADDITION TO THE CITY OF BRYAN ACCORDING TO THE PLAT RECORDED IN VOLUME 9512, PAGE 80, OFFICIAL RECORDS, BRAZOS COUNTY, TX;

THENCE N 37°58'37" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF BLOCK 2, WOODSON PARK, SECTION ONE, FOR A DISTANCE OF 125.89', TO A 3/8" IRON ROD FOUND IN CONCRETE;

THENCE N 37°11'40" E, CONTINUING ALONG THE NORTHEASTERN BOUNDARY LINE OF BLOCK 2, WOODSON PARK, SECTION ONE, TO THE SOUTHWEST CORNER OF BLOCK 2, OAK KNOLL SUBDIVISION PLATTED AND RECORDED IN VOLUME 142, PAGE 223, DEED RECORDS, BRAZOS COUNTY, TX, FOR A DISTANCE OF 192.41'; TO AN IRON ROD FOUND IN CONCRETE;

THENCE N 30°40'53" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF BLOCK 4, OAK KNOLL SUBDIVISION TO THE SOUTHWEST LINE OF THE 3.834-ACRE CUBBY HOLE TX 2 LTD DESCRIBED IN DEED, RECORDED IN VOLUME 4143, PAGE 221, OFFICIAL RECORDS, BRAZOS COUNTY, TX, FOR A DISTANCE OF 406.06' TO A 1/2" IRON ROD FOUND;

THENCE S 60°14'06" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID CUBBY HOLE TX 2 INVESTMENTS LLC TRACT, FOR A DISTANCE OF 99.96', TO AN IRON ROD FOUND IN CONCRETE;

THENCE S 60°14'06" E, CONTINUING ALONG SOUTHWESTERN BOUNDARY LINE OF SAID CUBBY HOLE TX 2 INVESTMENTS LLC TRACT, FOR A DISTANCE OF 124.89', TO A 1/2" IRON ROD FOUND;

THENCE S 29°45'54" W, CONTINUING ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID CUBBY HOLE TX 2 INVESTMENTS LLC TRACT, FOR A DISTANCE OF 75.06', TO AN IRON ROD FOUND IN CONCRETE;

THENCE S 03°02'04" E, CONTINUING ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID CUBBY HOLE TX 2 INVESTMENTS LLC TRACT, FOR A DISTANCE OF 58.15' TO AN IRON ROD FOUND IN CONCRETE;

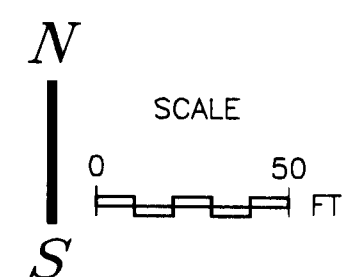
THENCE S 37°22'44" E, CONTINUING ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID CUBBY HOLE TX 2 INVESTMENTS LLC TRACT AND ALSO ALONG THE 6.347-ACRE SULK SHERIDAN BRYAN PROPERTIES LP TRACT DESCRIBED IN DEED RECORDED IN VOLUME 7255, PAGE 241, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 228.17' TO A 1/2" IRON ROD SET, MARKING THE NORTHERNMOST CORNER OF LOT 3, BLOCK 1, AVONDALE ON THE PARK;

THENCE S 35°52'56" W, ALONG THE NORTHWEST BOUNDARY LINE OF SAID LOT 3, FOR A DISTANCE OF 159.45' TO A MARK FOUND ON CONCRETE;

THENCE N 39°27'17" W, CONTINUING ALONG THE NORTHEAST BOUNDARY LINE OF THE DETENTION FACILITY TRACT, OF SAID AVONDALE ON THE PARK, FOR A DISTANCE OF 191.54' TO A 1/2" IRON ROD SET;

THENCE S 52°04'30" W, CONTINUING ALONG FOR A DISTANCE OF 150.08' TO THE POINT OF BEGINNING CONTAINING 3.9497 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.



# AMENDING PLAT AVONDALE ON THE PARK PHASE 2

OWNER/DEVELOPER: ROBERT L. HORTON ET AL 801 NORTH ROSEMARY DR. BRYAN, TX 77802 TEL: 979-595-1369 FAX: 979-260-8589	3.9497 ACRES PART OF CALLED 6.234 ACRES ZENO PHILLIPS LEAGUE ABSTRACT 45 VOL. 9093 PG. 274 BRYAN, BRAZOS COUNTY, TEXAS	DATE: AUGUST 23, 2012 DESIGNED BY: KMM APPROVED BY: CAG REVISIONS:	PROJECT 10-10R SHEET 1 of 1
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