

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, 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 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: JASON S. LAFOLLETTE
LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON S. LAFOLLETTE, 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.

Notary Public, Brazos County, State of Texas
Signature: Heather Price

APPROVAL OF THE CITY ENGINEER
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 9th DAY OF August, 2010.

APPROVAL OF THE CITY PLANNER
I, Kevin Russell, CITY PLANNER AND/OR DESIGNATED SECRETARY FOR 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 16th DAY OF August, 2010.

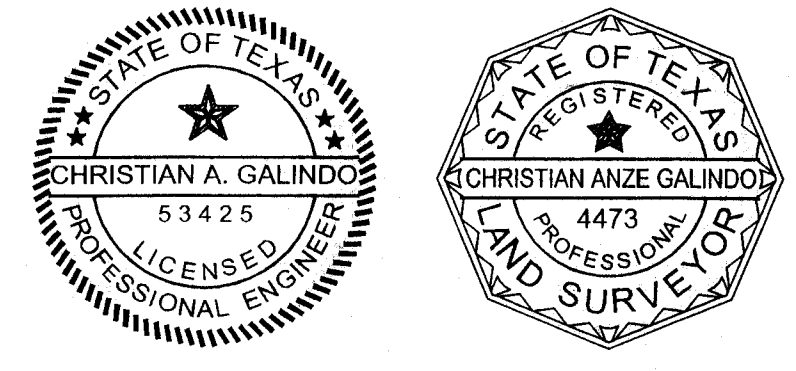
- LEGEND
IR = IRON ROD
IP = IRON PIPE
CM = CONCRETE MARKER
MOC = MARK ON CONCRETE
CAP = CAPPED
S = SET
F = FOUND
FP = FENCE POST
FC = FENCE CORNER
ROW = RIGHT OF WAY
BI = BACK TO BACK OF CURB
BL = BUILDING LINE
PUE = PUBLIC UTILITY EASMT.
EE = ELECTRICAL EASEMENT
DE = DRAINAGE EASEMENT
PVE = PRIVATE DRAINAGE EASEMENT
RWE = PUBLIC RIGHT OF WAY EASEMENT
PAE = PARKING/ACCESS EASMT.
ET = ELECTRICAL 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
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.
IV = IRRIGATION VALVE
(M) = MEASURED
(R) = RECORDED

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, Michael Bachandoff, 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 14th DAY OF July, 2010 AND SAME WAS DULY APPROVED ON THE 5th DAY OF August, 2010.

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 1st DAY OF August, 2010 AND RECORDED IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 10322.
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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.

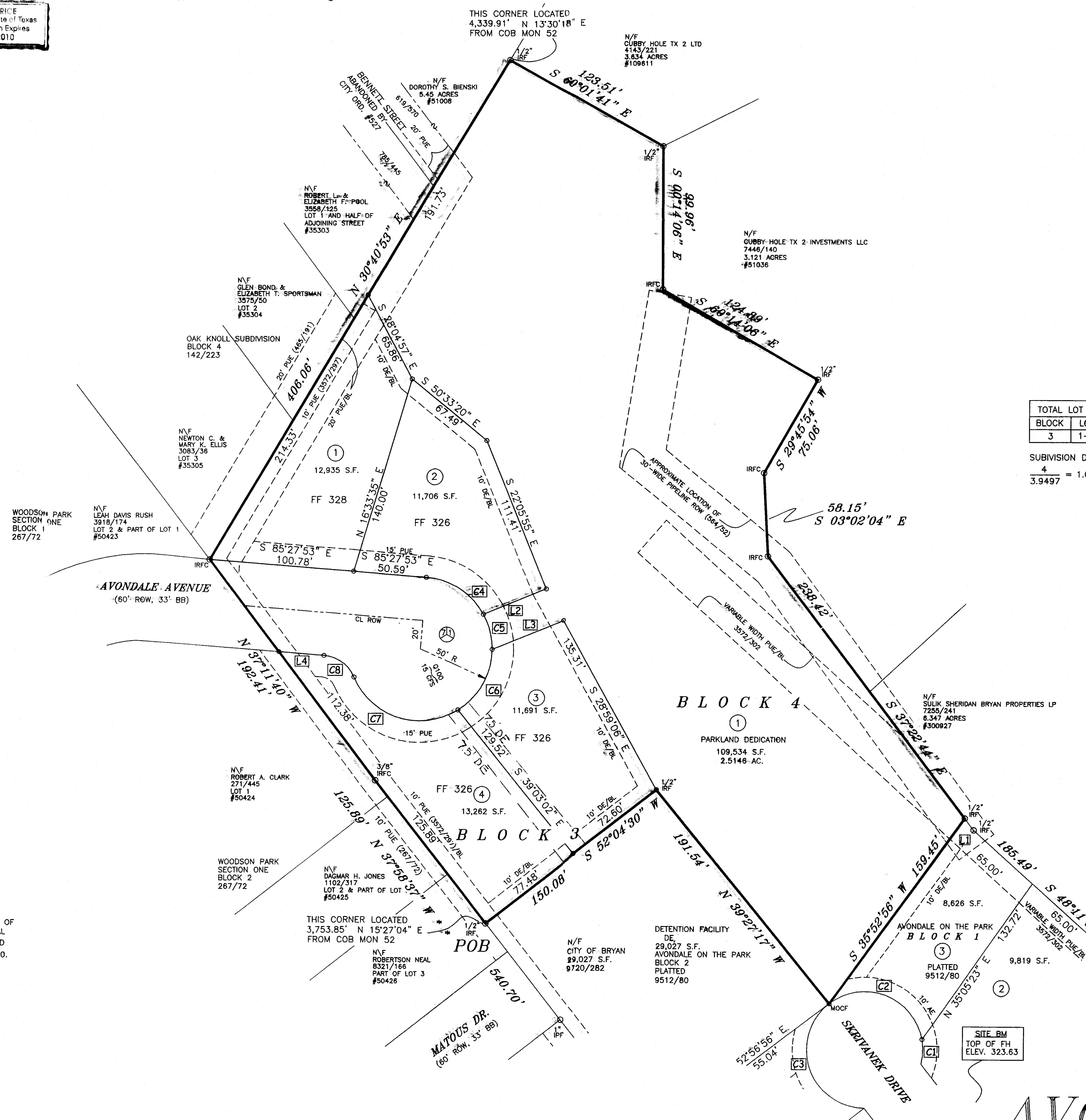
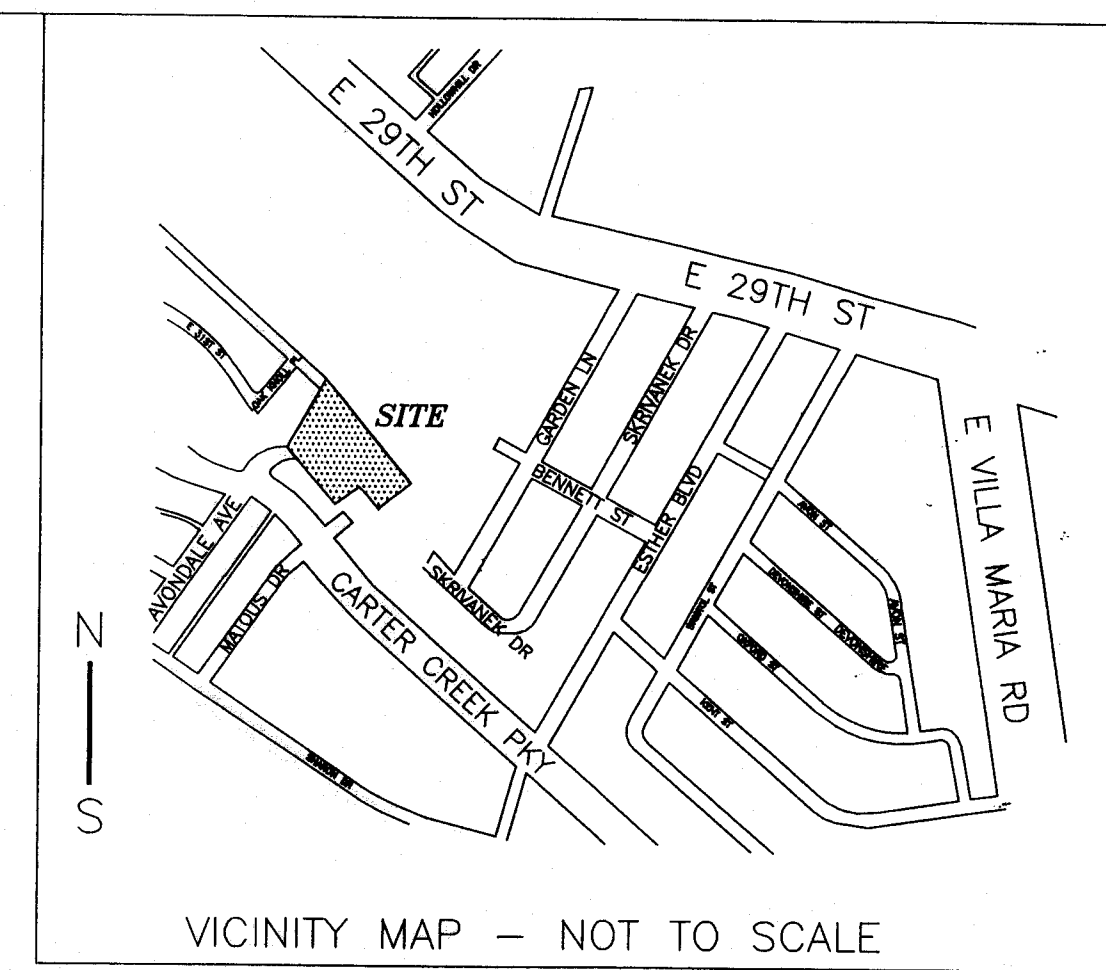


- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 3.9497 AC.
4. BEARING SOURCE IS PLAT OF WOODSON PARK SUBDIVISION SECTION ONE RECORDED IN 267/72.
5. BASE LINE IS NOTED WITH **.
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN (FEMA MAP # 4804100141C, JULY 2, 1992).
7. BLA 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=3545599.802 (NAD 83) ELEV. 324.76 (NAVD 88)
10. COMMITMENT REFERENCE: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G# 17265, DATED JAN. 30, 2002.
11. ALL UTILITIES WITHIN PLATTED AREA ARE PROPOSED UNLESS SHOWN OTHERWISE.
12. FF = FINISHED FLOOR ELEVATIONS RECOMMENDED FOR PROPER SANITARY SEWER SERVICE.

LAND UTILIZATION table with columns: CURRENT, PROPOSED, LOT #, PURPOSE, AREA SF, ACRE. Rows include Block 3, Block 4, and TOTAL.

Table with columns: CURVE, BEARING, CHORD, RADIUS, DELTA, TANGENT, ARC. Lists curve data for various points.

Table with columns: LINE, BEARING, LENGTH. Lists line data for various points.



TOTAL LOT AREA table showing 3 lots and a subdivision dwelling density of 1.01 units/acre.

Doc Bk Vol Pg table with values 01128041, BR 10820, 56.

Filed for Record in: BRAZOS COUNTY
On: Aug 01, 2012 at 12:55P
As a Plat
Document Number: 01128041
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

TRACT DESCRIPTION
BEING A 3.9495-ACRE TRACT, 6R PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE ABSTRACT NO. 15, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PART OF THE TRACT OF LAND, CALLED "WOODSON PARK SUBDIVISION SECTION ONE, RECORDED IN VOLUME 9093, PAGE 274, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 3.9495-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, TO THE CITY OF BRYAN, ACCORDING TO THE PLAT RECORDED IN VOLUME 267, PAGE 72, DEED RECORDS, BRAZOS COUNTY, TEXAS, SAID ROD ALSO BEING LOCATED ON THE WESTERNMOST 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 SOUTHERNMOST CORNER OF LOT 3, 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 3.634-ACRE CUBBY HOLE TX 2 LTD DESCRIBED IN DEED, RECORDED IN VOLUME 4143, PAGE 221, OFFICIAL RECORDS, BRAZOS COUNTY, TX, FOR A DISTANCE OF 406.08' TO A 1/2" IRON ROD FOUND;
THENCE S 60°10'41" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID CUBBY HOLE TX 2 INVESTMENTS LLC TRACT, FOR A DISTANCE OF 124.89', TO AN IRON ROD FOUND IN CONCRETE;
THENCE S 60°14'08" E, CONTINUING ALONG 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 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 VOLUME 7255, PAGE 241, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 238.42' 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 3.9495 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.

FINAL PLAT
AVONDALE ON THE PARK PHASE 2

OWNER/DEVELOPER: JASON LAFOLLETTE CUSTOM HOMES ET AL
3.9497 ACRES
PART OF CALLED 6.234 ACRES
ZENO PHILLIPS LEAGUE ABSTRACT 45
VOL. 9093 PG. 274
BRYAN, BRAZOS COUNTY, TEXAS
DATE: JULY 14, 2010
DESIGNED BY: CJT/RTC
APPROVED BY: CAG
REVISIONS: JULY 23, 2010
PROJECT 10-10
SHEET 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