

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

SILAS GARRETT, JR. AND KEETA GARRETT, OWNERS OF THE LAND SHOWN ON THIS PLAT, RECORDED IN VOLUME 11844, PAGE 42+46 OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND 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.

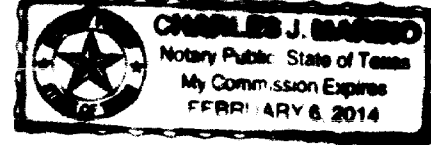
OWNERS
Lienholder Approval (if any)

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Silas Garrett Jr. & Keeta Garrett KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 4 DAY OF December, 2012.

Notary Public, Brazos County, State of Texas



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 15th DAY OF December, 2012.

W. Paul Kaspar
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, Lindsay Gwidy, 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 15th DAY OF December, 2012.

Lindsay Gwidy
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, 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 DAY OF 2012 AND SAME WAS DULY APPROVED ON THE DAY OF 2012.

CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK

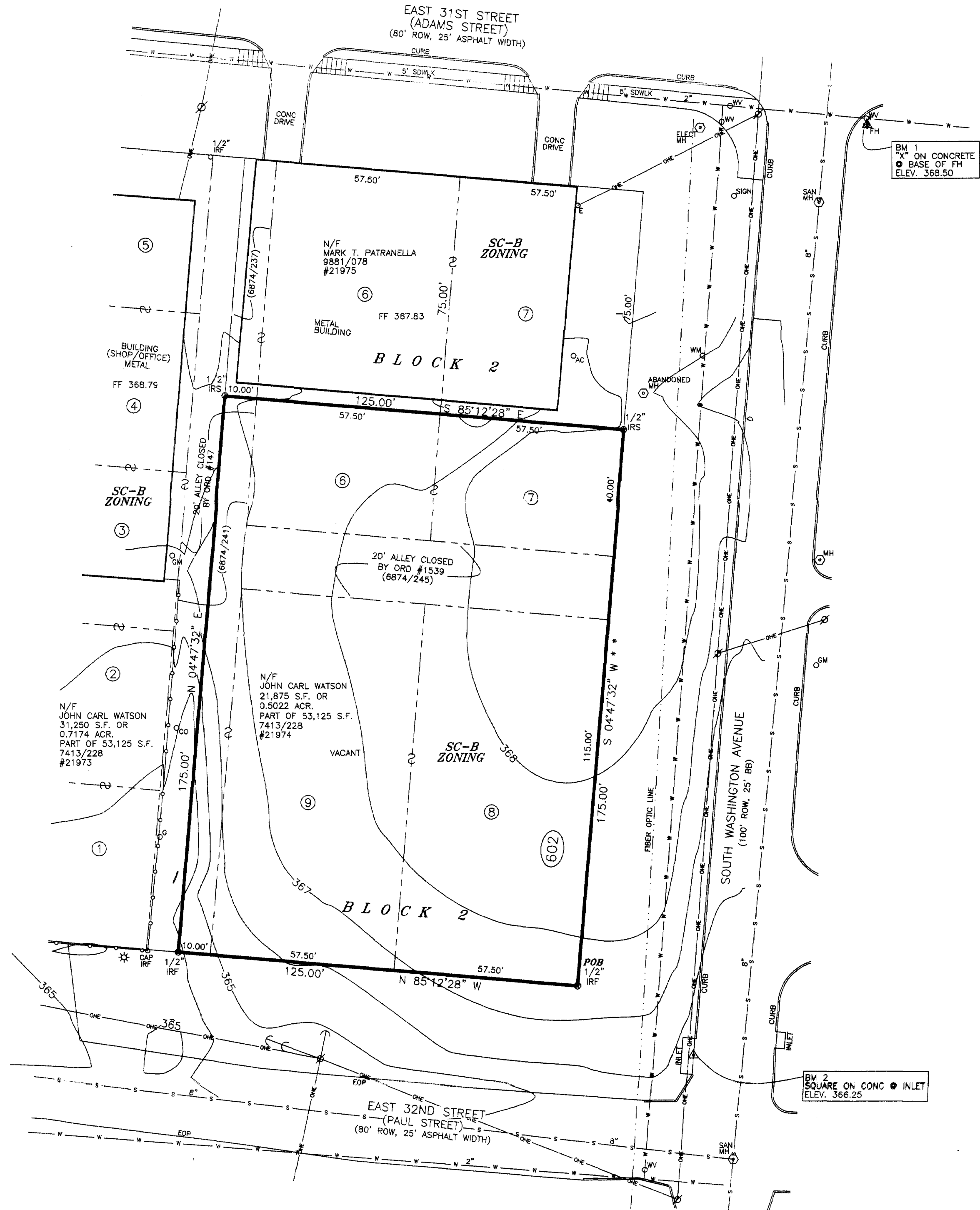
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 15th DAY OF December, 2012 AND RECORDED IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 11853, PAGE 46.

Karen McQueen
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS
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. # 53425, R.L.S.# 4473
APRIL 2, 2012



EXISTING PLAT
VOL. H, PG. 721

METES AND BOUNDS DESCRIPTION

BEING A 0.5022-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS, AND BEING OF ALL OF LOTS 8 & 9 AND THE SOUTH 42' OF LOTS 6 AND 7 AND PARTS OF THE ALLEY, BLOCK 2, BRYAN ORIGINAL TOWNSITE, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME H, PAGE 721, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.5022-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

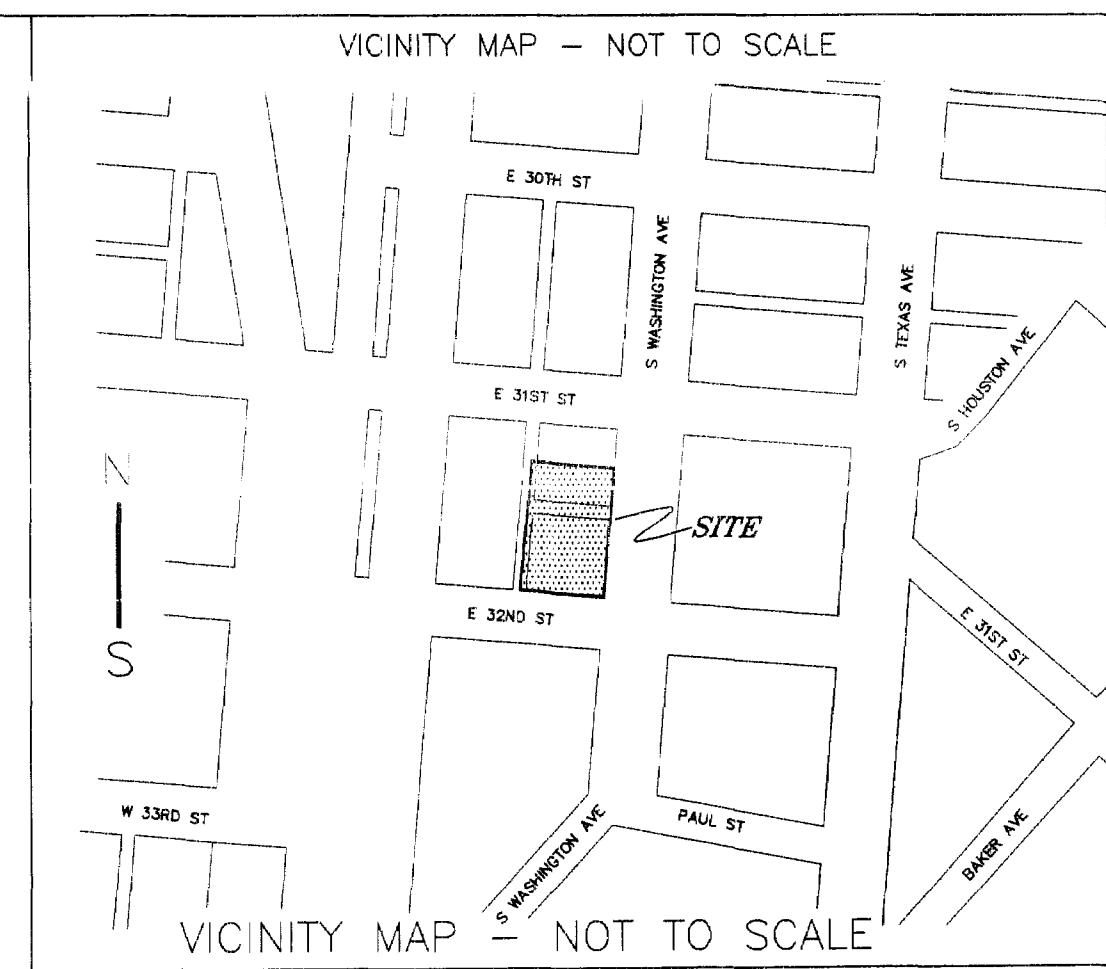
BEGINNING AT A 1/2" IRON ROD FOUND, MARKING THE SOUTHERNMOST CORNER OF SAID BLOCK 2, BRYAN ORIGINAL TOWNSITE, SAID ROD ALSO BEING THE INTERSECTION OF THE NORTHEASTERN RIGHT OF WAY LINE OF EAST 32ND STREET (PAUL ST.), AN 80'-WIDE CITY OF BRYAN PUBLIC RIGHT OF WAY, AND THE NORTHWESTERN RIGHT OF WAY LINE OF SOUTH WASHINGTON AVENUE, A 100'-WIDE CITY OF BRYAN PUBLIC RIGHT OF WAY;

THENCE N 85°12'28" W, ALONG THE NORTHEASTERN RIGHT OF WAY LINE OF SAID EAST 32ND STREET, WHICH IS THE SOUTHWESTERN BOUNDARY LINE OF SAID BLOCK 2, BRYAN ORIGINAL TOWNSITE, FOR A DISTANCE OF 125.00' TO A 1/2" IRON ROD FOUND, MARKING THE SOUTHERN END OF THE CENTER LINE OF A 20'-WIDE ALLEY CLOSED BY CITY ORDINANCE NO. 147 AND OUT CLAIMED BY DEED RECORDED IN VOLUME 6874, PAGE 241, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

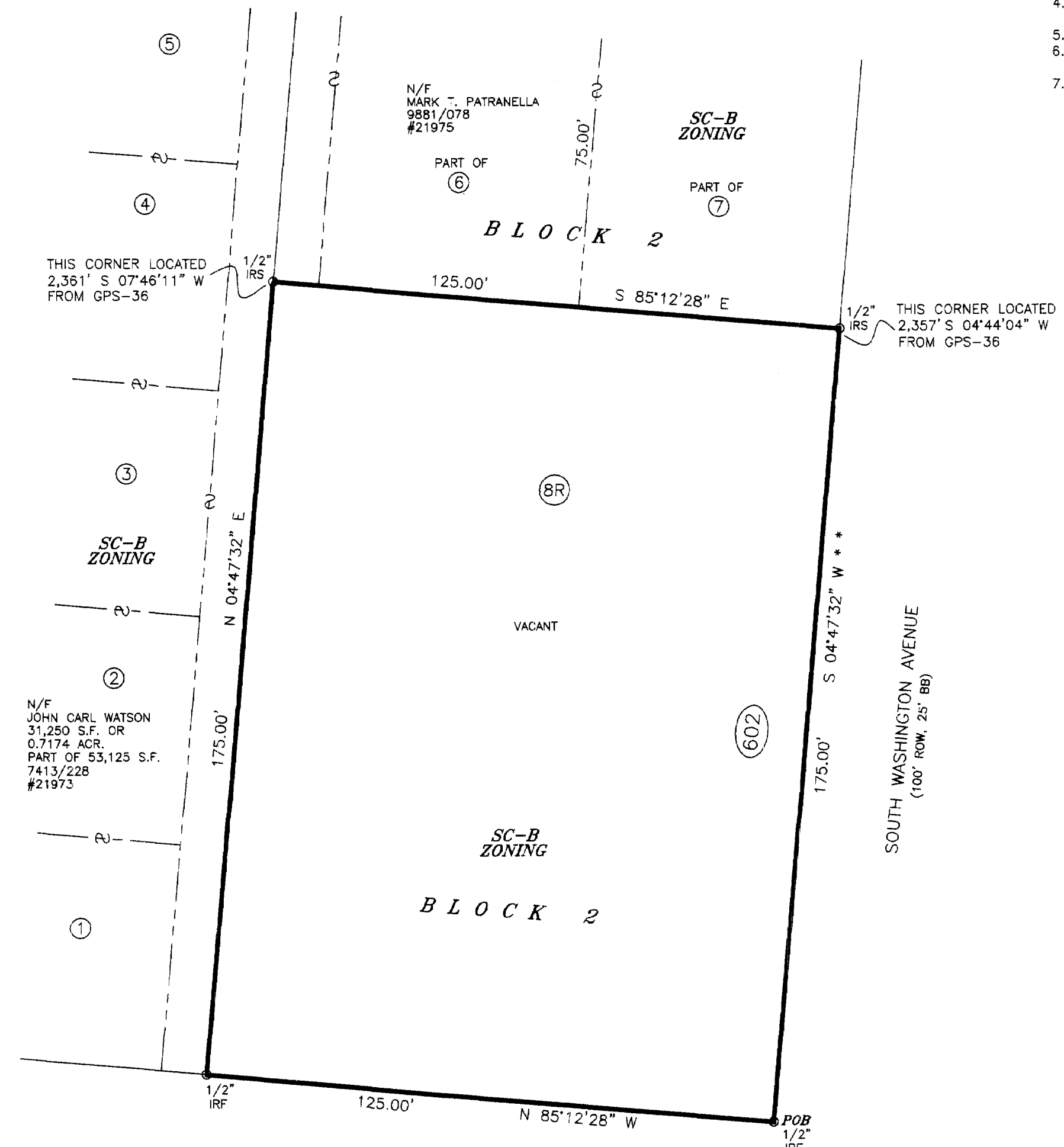
THENCE N 04°47'32" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF LOTS 1, 2, 3, AND 4, BLOCK 2, BRYAN ORIGINAL TOWNSITE, FOR A DISTANCE OF 175.00' TO A 1/2" IRON ROD SET, MARKING THE WESTERNMOST CORNER OF THE MARK T. PATRANELLA TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 9881, PAGE 078, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 85°12'28" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF THE SAID PATRANELLA TRACT, FOR A DISTANCE OF 125.00' TO A 1/2" IRON ROD SET, MARKING THE SOUTHERNMOST CORNER OF THE SAID PATRANELLA TRACT SAID ROD ALSO BEING ON THE NORTHWESTERN RIGHT OF WAY LINE OF SAID SOUTH WASHINGTON AVENUE;

THENCE S 04°47'32" W ALONG THE NORTHWESTERN RIGHT OF WAY LINE OF SAID SOUTH WASHINGTON AVENUE, FOR A DISTANCE OF 175.00' TO THE POINT OF BEGINNING CONTAINING A 0.5022 ACRES OF LAND MORE OR LESS.



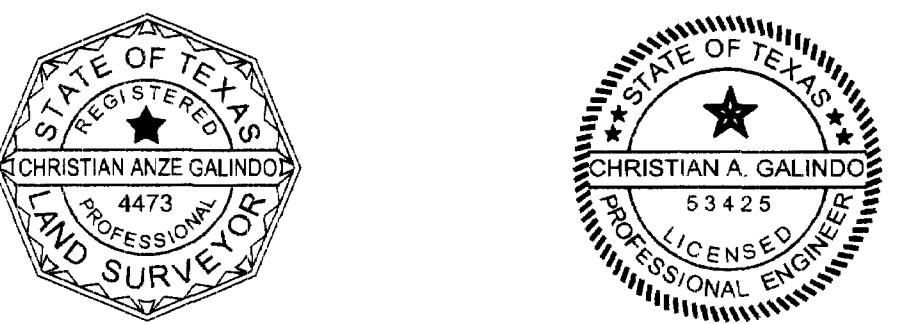
REPLAT



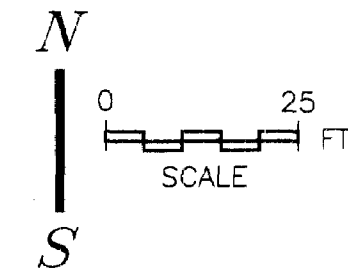
- LEGEND
IR = IRON ROD
IP = IRON PIPE
CM = CONCRETE MARKER
MOC = MARK ON CONCRETE
CAP = CAPPED
S = SET
F = FOUND
FP = FENCE POST
FC = FENCE CORNER
RW = RIGHT OF WAY
B = BACK TO BACK OF CURB
BL = BUILDING LINE
PU = PUBLIC UTILITY EASMT.
EE = ELECTRICAL EASEMENT
DE = DRAINAGE EASEMENT
AE = ACCESS EASEMENT
PA = PARKING/ACCESS EASMT.
ET = ELECTRIC TRANSFORMER
E = ELECTRICAL
P = 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
C = CABLE TV
M = METER/MARKER
AC = AIR CONDITIONER
OH = OVERHANG
EOP = EDGE OF PAVEMENT
BCK = BACK OF CURB
PE = PEDESTRIAN ACCESS EASMT.
IV = IRRIGATION VALVE
SAN = SANITARY SEWER
(M) = MEASURED
(R) = RECORDED

A REPLAT OF PARTS OF
LOTS 6 & 7, ALL OF LOTS 8 & 9
AND PARTS OF ALLEY, BLOCK 2
CITY OF BRYAN ORIGINAL TOWNSITE

Table with 4 columns: OWNER/DEVELOPER (Silas and Keeta Garrett), PROJECT (22-11), DATE (April 2, 2012), and SHEET (1 of 1). Includes project details like '602 SOUTH WASHINGTON AVENUE' and 'CITY OF BRYAN ORIGINAL TOWNSITE'.



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