

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, ROBERT W. GARDNER, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS THE "GARDNER SUBDIVISION", AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES 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

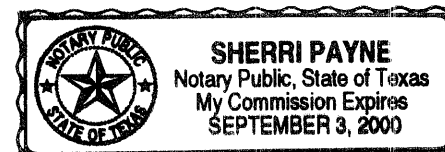
LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert W. Gardner KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 25th DAY OF February, 2000.

Sherril Payne  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, JOE DUNN, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

Joe Dunn  
PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

W. Paul Kaspar, P.E.  
I, W. Paul Kaspar, P.E., CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

W. Paul Kaspar  
CITY ENGINEER

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, MARY ANN WARD, 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 13 DAY OF March, 2000, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 3255, PAGE 35.

Mary Ann Ward by Barbara Johnson, Deputy Clerk  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

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: JANUARY 28, 2000



NOTES:

- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- ALL CALLS ARE MEASURED CALLS.
- TOTAL AREA = 0.1771 ACR.
- BEARING SOURCE IS DEED IN 3266/257.
- BASE LINE IS NOTED WITH " \* ".
- NO DEED RESTRICTIONS EXIST THAT AFFECT THIS PROPERTY.
- COMMITMENT REF: LAWYERS GF # 520360 CMG
- THIS PROPERTY DOES NOT LIE WITHIN A 100-YR FLOOD PLAIN (PER FEMA MAP No. 48041C0133C DATED JUL. 2, 1992).
- TOPOGRAPHIC CONTOURS AND SPOT ELEVATIONS OBTAINED FROM CITY OF BRYAN PUBLISHED RECORDS.
- A 4" SIDEWALK SHALL BE INSTALLED ALONG TEXAS AVE.
- BM IS MARK ON CONCRETE SHOWN, ELEV. 333.9 FT.

0710669

Filed for Record in:  
BRAZOS COUNTY,  
On: Mar. 13, 2000 at 01:50PM

Plate # as a  
Document Number: 0710669  
Receipt Number: 148017  
Barbara Johnson

STATE OF TEXAS  
COUNTY OF BRAZOS  
I hereby certify that this instrument was filed as duly recorded in the public records of the State of Texas in the volume and page as stamped herein by me.  
Mar. 13, 2000

HONORABLE MARY ANN WARD, COUNTY CLERK, BRAZOS COUNTY, TEXAS

**CHRISTIAN GALINDO ENGINEERS AND PLANNERS, INC.**  
1001 TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 409-846-8868

METES & BOUNDS DESCRIPTION

Being a 0.1771-acre tract or parcel of land lying and being All of Lot 5 and the East 33' of Lot 4, Block 35, City of Bryan Original Townsite recorded in Volume H, 721, Deed Records, Brazos County, Texas, and being the same tract of land conveyed to Robert W. Gardner by deed recorded in Volume 3538, Page 15, Official Records, Brazos County, Texas, and furthermore said 0.1771-acre tract being more particularly described as follows:

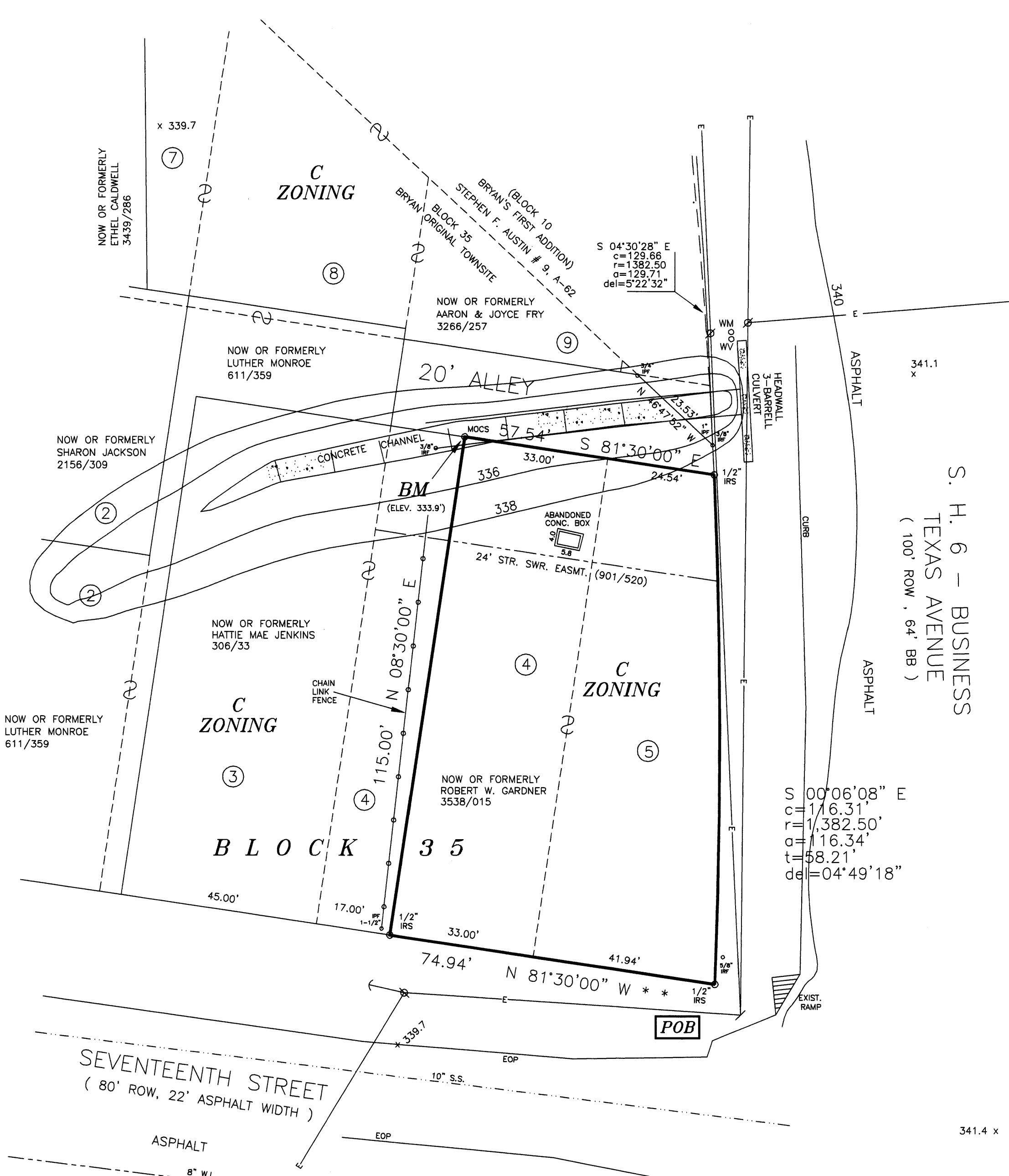
BEGINNING at a 1/2" iron rod set marking the intersection of the west right of way line of S. H. 6, also known as Texas Avenue, and the north right of way line of 17th Street, said rod also marking the easternmost corner of Block 35, City of Bryan Original Townsite;

THENCE N 81°30'00" W, along the northerly right of way line of 17th Street, 33.00' past the front common property corner between Lots 5 and 4, Block 35, City of Bryan Original Townsite, a distance of 74.94' to a 1/2" iron rod set marking the southernmost corner of the tract of land described in deed to Hattie Mae Jenkins recorded in Volume 306, Page 33, Deed Records, Brazos County, Texas;

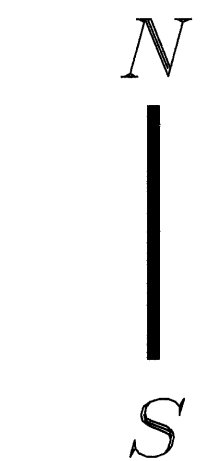
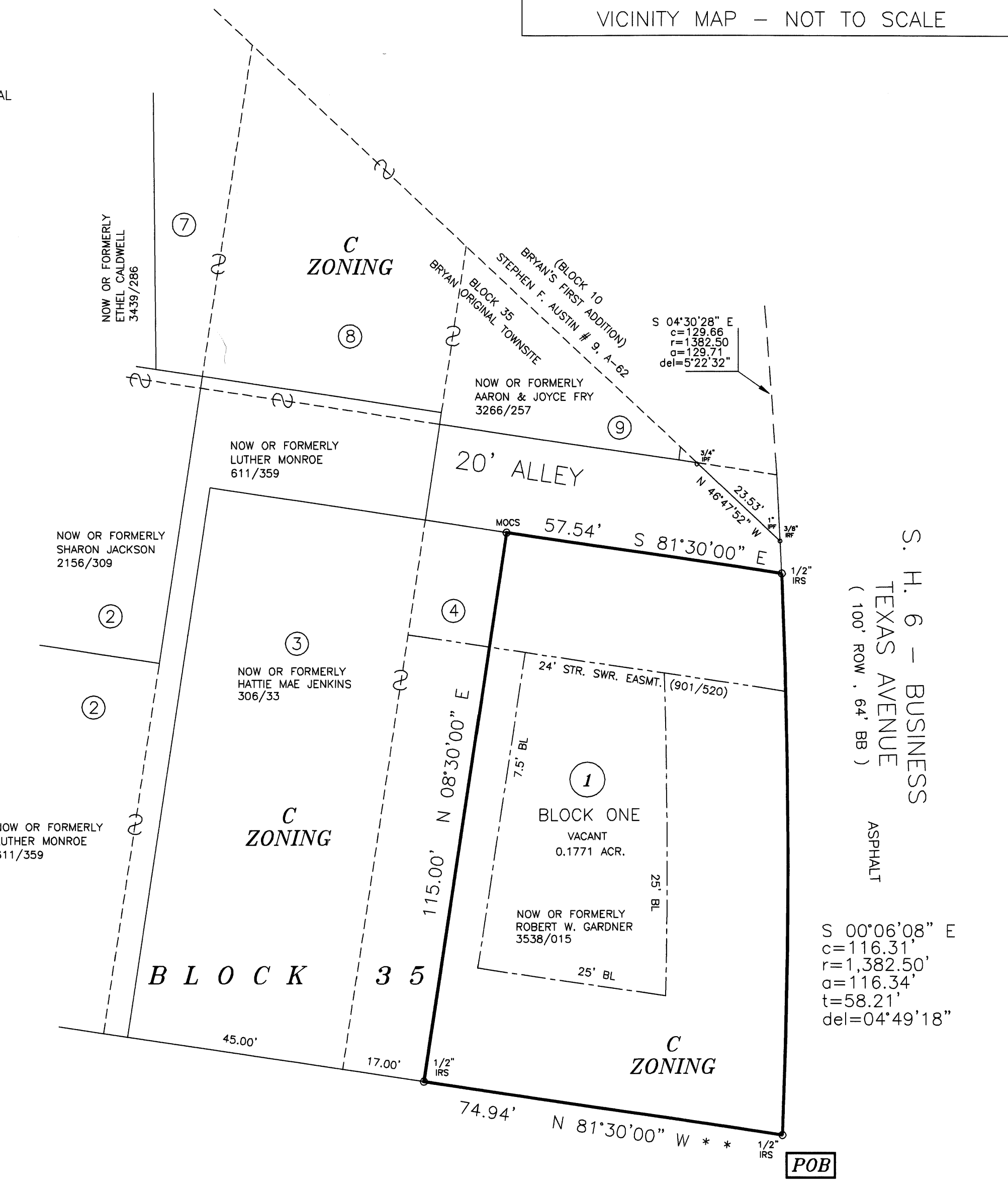
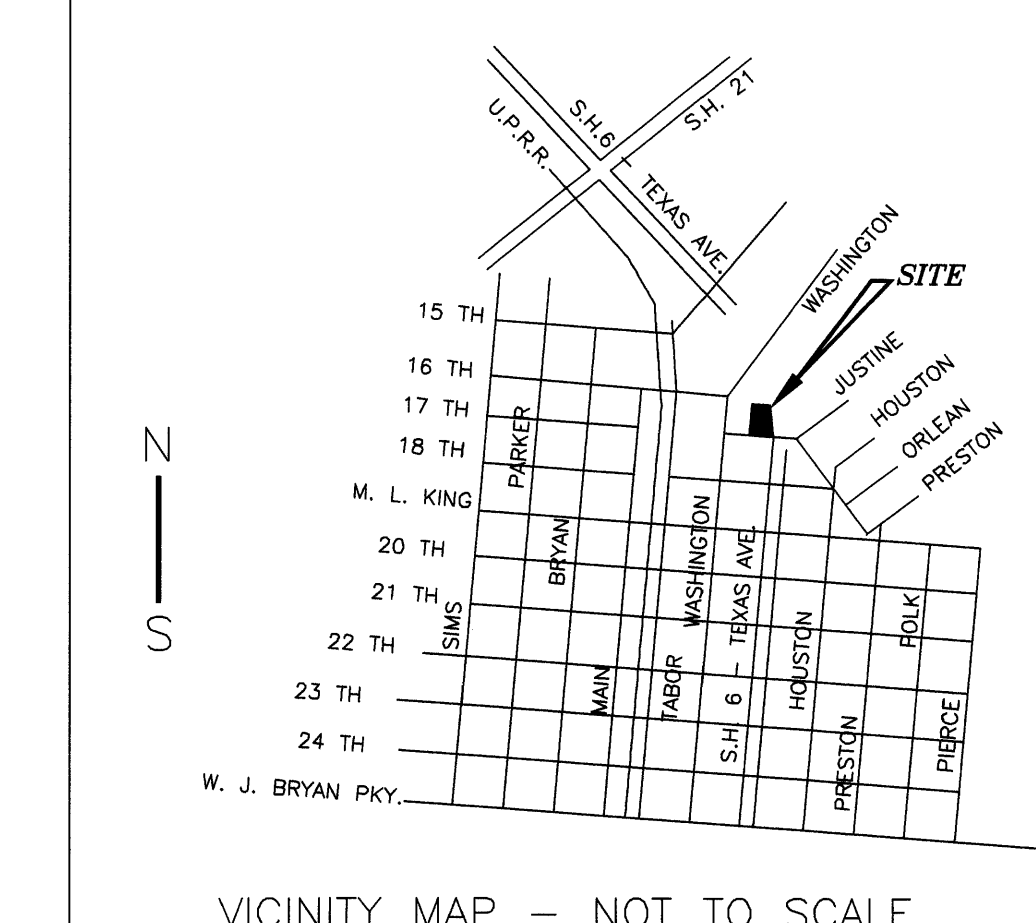
THENCE N 08°30'00" E, along the southeasterly boundary of said Hattie Mae Jenkins tract to the southern boundary line of a 20' wide alley platted as part of Block 35, City of Bryan Original Townsite, a distance of 115.00' to an "x" mark on a concrete drainage channel;

THENCE S 81°30'00" E, along said alley's southern line, for a distance of 57.54' to a 1/2" iron rod set on the west right of way line of Texas Avenue;

THENCE along said Texas Avenue west right of way line which is curve to the right with the following data: chord 116.31', chord bearing S 00°06'08" E, radius 1,382.50', delta angle 04°49'18", arc 116.34', to the PLACE OF BEGINNING, containing 0.1771 acre of land more or less.



- LEGEND
- IR = IRON ROD
  - IP = IRON PIPE
  - CM = CONCRETE MARKER
  - MOC = MARK ON CONCRETE
  - S/F = SET OR 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
  - AE = ACCESS EASEMENT
  - PAE = PARKING/ACCESS EASMT.
  - EM = ELECTRIC METER
  - ET = ELECTRIC TRANSFORMER
  - E/P/L = ELECTRICAL/POLE/LIGHT
  - MH = MANHOLE
  - CO = CLEAN OUT
  - WM = WATER METER
  - W/V = WATER VALVE
  - SS = SANITARY SEWER
  - FH = FIRE HYDRANT
  - GM = GAS METER
  - T/B = TELEPHONE PEDESTAL
  - C/TV = CABLE TV
  - AC = AIR CONDITIONER
  - OH = OVERHANG
  - EOP = EDGE OF PAVEMENT
  - ( R ) = RECORDED
  - ( M ) = MEASURED



SCALE :  
1" = 20'  
1 : 240

**GARDNER SUBDIVISION**  
LOT 1, BLOCK ONE  
0.1771 ACRE

OWNER/DEVELOPER: ROBERT W. GARDNER P. O. BOX 868 HAMILTON, TX 76531-0868 1-800-722-8581	A REPLAT OF ALL OF LOT 5 AND THE EAST 33' OF LOT 4, BLOCK 35 CITY OF BRYAN ORIGINAL TOWNSITE VOLUME "H", PAGE 721 DEED RECORDS BRYAN, BRAZOS COUNTY, TEXAS	DATE: JAN. 28, 2000 APPROVED BY: CG REVISIONS: FEB. 8, 2000	PROJECT <b>46-99</b> SHEET 1 OF 1
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