

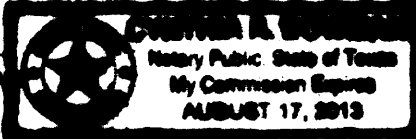
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
THE CITY OF BRYAN, REPRESENTED BY Jason P. Bienski
OWNER

LIENHOLDER APPROVAL (IF ANY)
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason P. Bienski 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 7th DAY OF February 2011.
Notary Public, Brazos County, State of Texas



APPROVAL OF THE CITY ENGINEER
I, Michael Beauderff, 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 7th DAY OF February 2011.

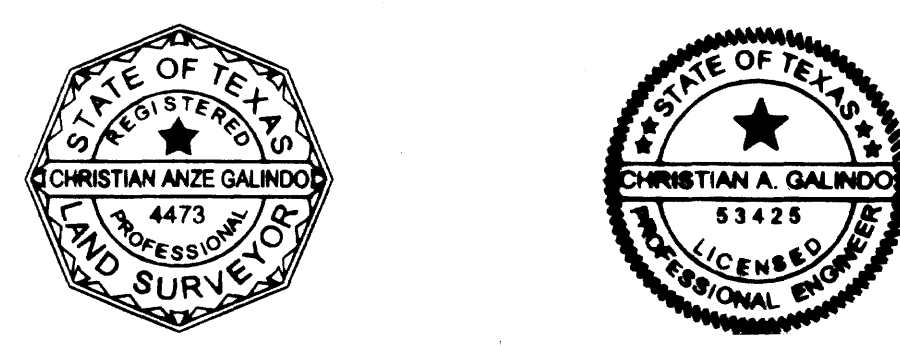
APPROVAL OF THE CITY PLANNER
I, Kevin Russell, CITY PLANNER AND/OR DESIGNATED SECRETARY TO THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 7th DAY OF February 2011.

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, Michael Beauderff, 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 22nd DAY OF December 2010 AND SAME WAS DULY APPROVED ON THE 3rd DAY OF February 2011.

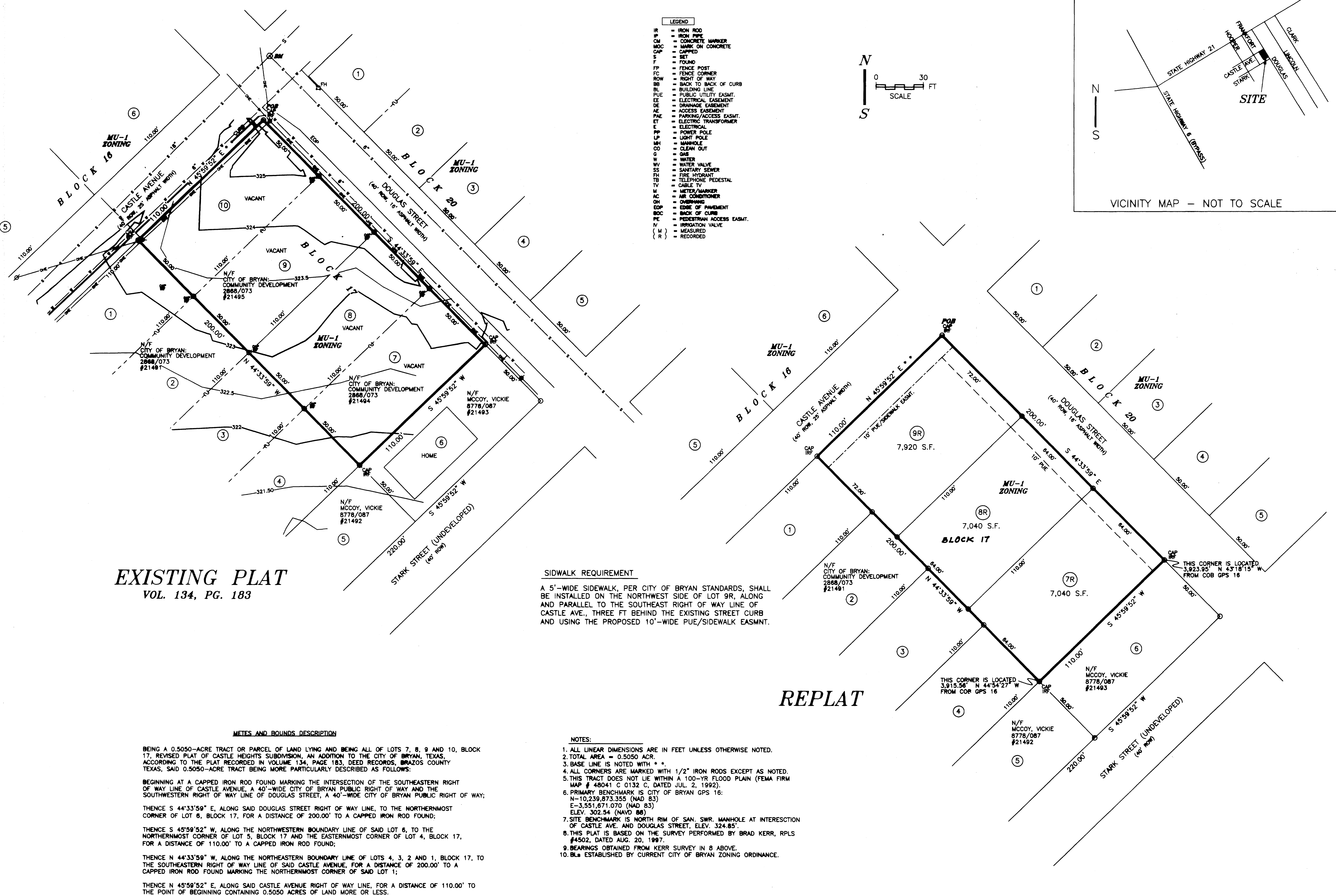
CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen M. Queen, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 8th DAY OF Feb 2011 AND RECORDED IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 10024 PAGE 40.

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.

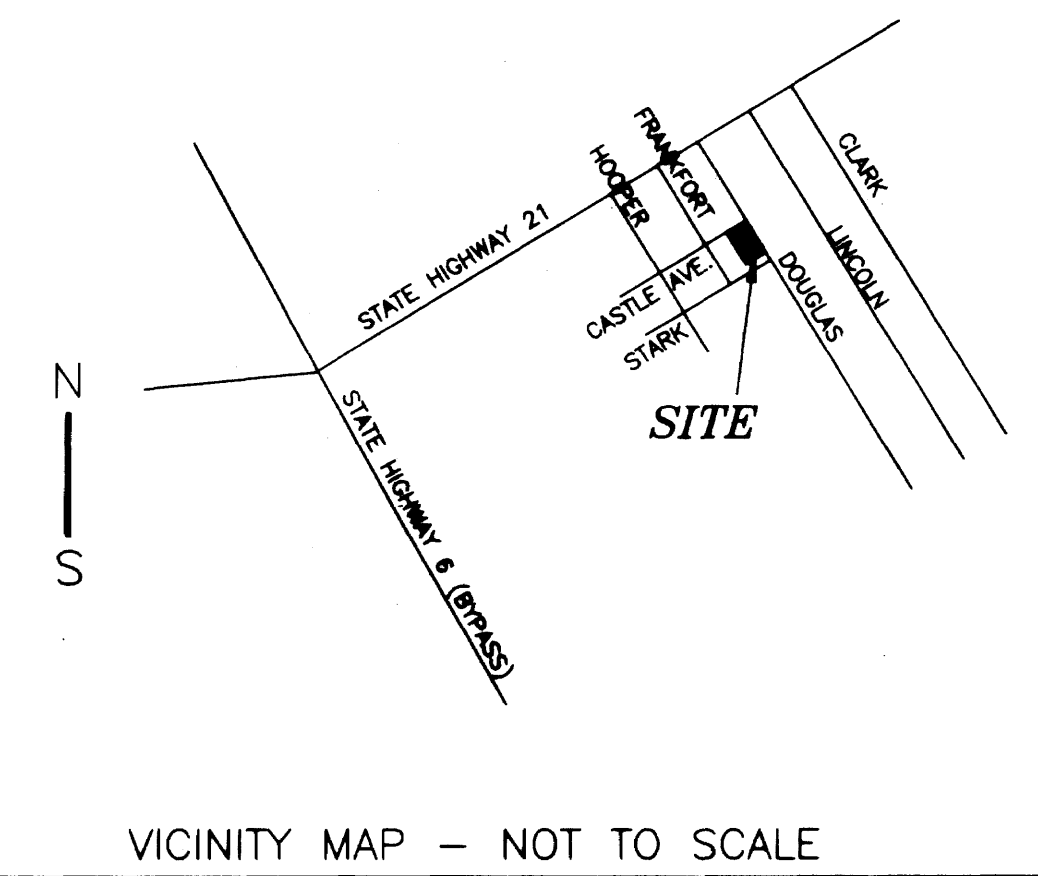
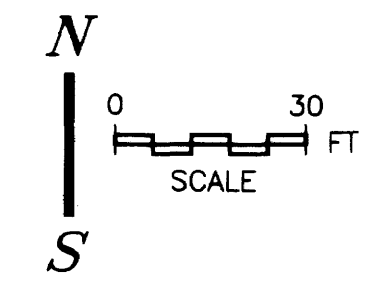
CHRISTIAN A. GALINDO, P.E. # 53425, P.L.S.# 4473
JANUARY 5, 2011



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Date: Feb 08, 2011
Notary Public: Karen Moore, County Clerk, Brazos County



- LEGEND
IR = IRON ROD
CP = CONCRETE CORNER
CM = CONCRETE MARKER
MOC = MARK ON CONCRETE
CAPP = CAPPED IRON ROD
S = STAKE
T = TOLAND
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 EASMENT
DE = DRAINAGE EASMENT
AE = ACCESS EASMENT
PAE = PARKING/ACCESS EASMT.
ET = ELECTRIC 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
TPE = TELEPHONE PEDESTAL
CABLE TV
M = METER/MARKER
AC = AIR CONDITIONER
OH = OVERHEADS
EOP = EDGE OF PAVEMENT
BOC = BACK OF CURB
PE = PEDESTRIAN ACCESS EASMT.
N = IRRIGATION VALVE
M = MEASURED
R = RECORDED



EXISTING PLAT
VOL. 134, PG. 183

SIDWALK REQUIREMENT
A 5'-WIDE SIDEWALK, PER CITY OF BRYAN STANDARDS, SHALL BE INSTALLED ON THE NORTHWEST SIDE OF LOT 9R, ALONG AND PARALLEL TO THE SOUTHEAST RIGHT OF WAY LINE OF CASTLE AVE., THREE FT BEHIND THE EXISTING STREET CURB AND USING THE PROPOSED 10'-WIDE PUE/SIDEWALK EASMT.

METES AND BOUNDS DESCRIPTION
BEING A 0.5050-ACRE TRACT OR PARCEL OF LAND LYING AND BEING ALL OF LOTS 7, 8, 9 AND 10, BLOCK 17, REVISED PLAT OF CASTLE HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 134, PAGE 183, DEED RECORDS, BRAZOS COUNTY TEXAS, SAID 0.5050-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CAPPED IRON ROD FOUND MARKING THE INTERSECTION OF THE SOUTHEASTERN RIGHT OF WAY LINE OF CASTLE AVENUE, A 40'-WIDE CITY OF BRYAN PUBLIC RIGHT OF WAY AND THE SOUTHWESTERN RIGHT OF WAY LINE OF DOUGLAS STREET, A 40'-WIDE CITY OF BRYAN PUBLIC RIGHT OF WAY;
THENCE S 44°33'59" E, ALONG SAID DOUGLAS STREET RIGHT OF WAY LINE, TO THE NORTHERNMOST CORNER OF LOT 6, BLOCK 17, FOR A DISTANCE OF 200.00' TO A CAPPED IRON ROD FOUND;
THENCE S 45°59'52" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID LOT 6, TO THE NORTHERNMOST CORNER OF LOT 5, BLOCK 17 AND THE EASTERNMOST CORNER OF LOT 4, BLOCK 17, FOR A DISTANCE OF 110.00' TO A CAPPED IRON ROD FOUND;
THENCE N 44°33'59" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF LOTS 4, 3, 2 AND 1, BLOCK 17, TO THE SOUTHEASTERN RIGHT OF WAY LINE OF SAID CASTLE AVENUE, FOR A DISTANCE OF 200.00' TO A CAPPED IRON ROD FOUND MARKING THE NORTHERNMOST CORNER OF SAID LOT 1;
THENCE N 45°59'52" E, ALONG SAID CASTLE AVENUE RIGHT OF WAY LINE, FOR A DISTANCE OF 110.00' TO THE POINT OF BEGINNING CONTAINING 0.5050 ACRES OF LAND MORE OR LESS.

- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. TOTAL AREA = 0.5050 ACR.
3. BASE LINE IS NOTED WITH * * *.
4. ALL CORNERS ARE MARKED WITH 1/2" IRON RODS EXCEPT AS NOTED.
5. THIS TRACT DOES NOT LIE WITHIN A 100-YR FLOOD PLAIN (FEMA FIRM MAP # 48041 C 0132 C, DATED JULY 2, 1992).
6. PRIMARY BENCHMARK IS CITY OF BRYAN GPS 16: N-10,239,873.355 (NAD 83) E-3,551,671.070 (NAD 83) ELEV. 302.54 (NAVD 88)
7. SITE BENCHMARK IS NORTH RIM OF SAN. SWR. MANHOLE AT INTERSECTION OF CASTLE AVE. AND DOUGLAS STREET, ELEV. 324.85'.
8. THIS PLAT IS BASED ON THE SURVEY PERFORMED BY BRAD KERR, RPLS #4502, DATED AUG. 20, 1997.
9. BEARINGS OBTAINED FROM KERR SURVEY IN 8 ABOVE.
10. BLS ESTABLISHED BY CURRENT CITY OF BRYAN ZONING ORDINANCE.

A REPLAT OF LOTS 7 THROUGH 10, BLOCK 17 INTO LOTS 7R, 8R AND 9R, BLOCK 17 OF THE REVISED PLAT OF CASTLE HEIGHTS SUBDIVISION

Table with 4 columns: OWNER/DEVELOPER (Eric Barton), Project (0.5050 Acre Revised Plat of Castle Heights Subdivision), Date (December 22, 2010), and Project Number (25-10). Includes contact information for Galindo Engineers and Planners, Inc.