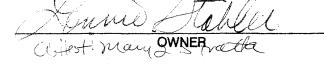
CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

THE CITY OF BRYAN, REPRESENTED BY OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS "CEDAR CREST SUBDIVISION, PHASE ONE", BRYAN, 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.



LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED, AUTHORITY, ON THIS DAY PERSONALLY APPEARED LORNIE STABLEN 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.



NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, JOEY 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.



APPROVAL OF THE CITY ENGINEER

I, LINDA HUFF, 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.



APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, RICHARD PERKINS, 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 2011 DAY OF November, 1998 AND SAME WAS DULY APPROVED ON THE 17 DAY OF December



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



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.





LEGEND 1. ALL LINEAR DIMENSIONS ARE IN FEET = IRON ROD = IRON PIPE UNLESS OTHERWISE NOTED. = CONCRETE MARKER 2. ALL CALLS ARE MEASURED CALLS. = MARK ON CONCRETE = SET OR FOUND 3. TOTAL AREA = 1.5993 ACR.= FENCE POST 4. BASE LINE IS NOTED WITH * *. = FENCE CORNER 5. ALL LOT CORNERS HAVE BEEN MARKED ON THE = RIGHT OF WAY = BACK TO BACK OF CURB GROUND WITH 1/2" /RON RODS EXCEPT WHERE # BUILDING LINE SHOWN OTHERWISE. = PUBLIC UTILITY EASMT = ELECTRICAL EASEMENT = DRAINAGE EASEMENT = ACCESS EASEMENT = PARKING/ACCESS EASMT. = ELECTRIC METER = ELECTRIC TRANSFORMER DEEDED TO CITY OF BRYAN E/P/L = ELECTRICAL/POLE/LIGHTFOR BECK ROW WIDENING = CLEAN OUT = WATER METER = WATER/VALVE = SANITARY SEWER = FIRE HYDRANT = GAS METER = TELEPHONE PEDESTAL = CABLE TV = AIR CONDITIONER = OVERHANG (M) = MEASURED(R) = RECORDEDPHASE TWO **Ø677673** Filed for Record in: BRAZOS COUNTY, On: Feb 09,1999 at 03:13P <u>Plats</u>

REMAINDER OF 7.682-ACRE

CITY OF BRYAN TRACT

3056/257

HONORABLE WARY ANN WARD, COUNTY CLERK

Receipt Number - 125375

I hereby certify that this instrument was filed on the date and time stamped hereon by me

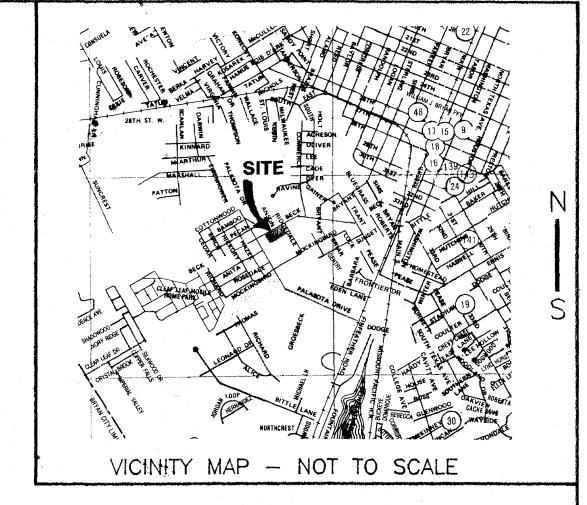
and was duly recorded in the volume and page

Feb 09,1999

By, Jackie Brown

of the named records of: BRAZOS COUNTY,

as stamped hereon by me.



5993-ACRE TRACT PART OF 7.682-ACRE TRACT STEPHEN F. AUSTIN LEAGUE No. 9, A-62 BRYAN, BRAZOS COUNTY, TEXAS

Being a 1.5993-acre tract or parcel of land lying and being situated in the Stephen F. Austin League, Abstract 62, Bryan, Brazos County, Texas, and being a part of the 7.682-acre tract described in conveyance deed to the City of Bryan recorded in Volume 3056, Page 257, Official Records, Brazos County, Texas, and said 1.5993-acre tract being more particularly described as follows:

Commencing at a 1/2" iron rod found at the intersection of the southeasterly right of way line of Beck Street and the northeasterly right of way line of Palasota Drive, said rod also marking the westernmost corner of the above referenced 7.682-acre parent tract;

THENCE N 39°59'06" E, along said right of way line of Beck Street, for a distance of 274.69' to a 1/2" iron rod set for the POINT OF BEGINNING;

THENCE N 39°59'06" E, continuing along said right of way line of Beck Street, for a distance of 516.00" to an iron rod found in concrete marking the intersection with the southwesterly right of way line of

THENCE S 54°00'00" E, along said southwesterly right of way of Ridgedale Street, for a distance of 135.08' to a 1/2" iron rod set;

THENCE S 36°00'00" W, through the 7.862-acre City of Bryan tract, for a distance of 516.00' to a 1/2" iron

THENCE N 54°00'00" W, continuing through said 7.862-acre tract, for a distance of 134.94' to the POINT OF BEGINNING, containing 1.5993 acres of land more of less.

Note: Bearing source is description in deed recorded in Volume 3056, Page 257, Official Records,

FINAL PLAT CEDAR CREST SUBDIVISION PHASE ONE

OWNER/DEVELOPER: CITY OF BRYAN

COMMUNITY DEVELOPMENT BRYAN, TX 409-361-3610 ATTN: LARRY MOODY

SCALE :

1" = 60

DATE: NOVEMBER 20, 1998 APPROVED BY: CAG REVISIONS:

31 - 98SHEET 1 of 1

PROJECT

ALINDO ENGINEERS AND PLANNERS, INC.

1.5993-ACRE TRACT PART OF 7.682-ACRE CITY OF BRYAN TRACT VOL. 3056, PG. 734, DEED RECORDS STEPHEN F. AUSTIN LEAGUE NO.9, A-62 BRYAN, BRAZOS COUNTY, TEXAS

3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 409-846-8868

FUTURE

PHASE TWO