CERTIFICATE OF OWNERSHIP AND DEDICATION

LIENHOLDER APPROVAL (IF ANY)

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE PLANNING ADMINISTRATOR

PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

CHAIR, PLÁNNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK

Mary (Inn) Ward by Darbara Country CLERK, BRAZOS COUNTY, TEXAS DEPUT

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

CHRISTIAN A. GALINDO, P.E., R.P.L.S.

DATE: NOVEMBER 20, 1998

STATE OF TEXAS

STATE OF TEXAS

JODI K. HUGHES NOTARY PUBLIC

STATE OF TEXAS My Commission Expires 7-31-200

COUNTY OF BRAZOS

COUNTY OF BRAZOS

THE CITY OF BRYAN, REPRESENTED BY

CONSIDERATION HEREIN EXPRESSED.

AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS_

SPECIFICATIONS SET FORTH IN CITY_ORDINANCES.

AND ORDINANCES OF THE CITY OF BRYAN

THE 17 1 DAY OF December

STATE OF TEXAS

STATE OF TEXAS COUNTY OF BRAZOS

OF THIS PLAT.

COUNTY OF BRAZOS

LEGEND = IRON ROD 1. ALL LINEAR DIMENSIONS ARE IN FEET = IRON PIPE UNLESS OTHERWISE NOTED. = CONCRETE MARKER 2. ALL CALLS ARE MEASURED CALLS. = MARK ON CONCRETE = SET OR FOUND 3. TOTAL AREA = 6.0826 ACR. IRF = FENCE POST CONC. 4. BASE LINE IS NOTED WITH * *. = FENCE CORNER 5. ALL LOTS IN BLOCK THREE, PHASE TWO, SHALL = RIGHT OF WAY = BACK TO BACK OF CURB HAVE A 2' EASEMENT ON ONE INTERIOR LOT LINE = BUILDING LINE RESERVED FOR CONSTRUCTION INACCURACIES OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED = PUBLIC UTILITY EASMT AND EAVES. THE OPPOSITE INTERIOR LINE SHALL HEREIN AS "CEDAR CREST SUBDIVISION, PHASE TWO", BRYAN, TEXAS, AND = ELECTRICAL EASEMENT HAVE A 7.5' BL. = DRAINAGE EASEMENT WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE 6. ALL LOT CORNERS HAVE BEEN MARKED ON THE = ACCESS EASEMENT PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS. = PARKING/ACCESS EASMT. GROUND WITH 1/2" RODS EXCEPT WHERE EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND SHOWN OTHERWISE. = ELECTRIC METER = ELECTRIC TRANSFORMER 7. A 4' SIDEWALK SHALL BE INSTALLED ALONG THE E/P/L = ELECTRICAL/POLE/LIGHT N.E. SIDE OF BLOCK TWO AND THE N.W. SIDE OF = MANHOLE = CLEAN OUT = WATER METER = WATER/VALVE = SANITARY SEWER = FIRE HYDRANT = GAS METER = TELEPHONE PEDESTAL C/TV = CABLE TV= AIR CONDITIONER = OVERHANG VICINITY MAP - NOT TO SCALE = MEASURED $\langle R \rangle = RECORDED$ BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY PHASE ONE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE PHASE TWO 6.0826-ACRE TRACT PART OF 7.682-ACRE TRACT I, JOEY DUNN, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, STEPHEN F. AUSTIN LEAGUE No. 9, A-62 HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, BRYAN, BRAZOS COUNTY, TEXAS MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND Being a 6.0826-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 DEEDED TO CITY OF BRYAN conveyance deed to the City of Bryan recorded in Volume 3056, Page 257, Official Records, Brazos FOR BECK ROW WIDENING County, Texas, and said 6.0826-acre tract being more particularly described as follows: BEGINNING 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 City of Bryan parent tract; I, LINDA HUFF, P.E., CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY THENCE N 35°59'06" E, along said right of way line of Beck Street, for a distance of 274.69' to a 1/2" iron CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES THENCE S 54°00'00" E, through said City of Bryan 7.682-acre tract, for a distance of 134.94" to a 1/2" THENCE N 36°00'00" E, continuing through said 7.682-acre tract, for a distance of 516.00' to a 1/2" iron rod set on the southwesterly right of way line of Ridgedale Street; THENCE S 54°00'00" E, along said Ridgedale Street right of way, for a distance of 290.00' to an iron rod found in concrete marking the northernmost corner of the Bryan Independent School District (BISD) tract = 60APPROVAL OF THE PLANNING AND ZONING COMMISSION described in deed recorded in Volume 513, Page 181, Deed Records, Brazos County, Texas; BEN MILAM ELEMENTARY SCHOOL I, RICHARD PERKINS, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THENCE S 36°06'17" W, along the northwesterly boundary of said BISD tract which is also the THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR southeasterly boundary of said City of Bryan parent tract, for a distance of 768.78' to an iron rod marking APPROVAL, WITH THE COMMISSION ON THE DAY OF November, 1998 AND SAME WAS DULY APPROVED ON 7.6 ACRES the northeasterly right of way line of Palasota Drive; REMAINDER OF THENCE N 54°31'43" W, along said right of way line of Palasota Drive, for a distance of 423.45' to the POINT OF BEGINNING, containing 6.0826 acres of land more of less. 9.62 AC. / EXIST. 10' 513/181 TEMPORARY CONSTRUCT. EASEMENT (153/144)FOR ROW Note: Bearing source is description in deed recorded in Volume 3056, Page 257, Official Records, PALASOTA DEEDED TO CITY OF BRYAN FOR PALASOTA ROW WIDENING 0.7363-ACR. RESERVED 1092/734 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 10th DAY OF 1999, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 3430, PAGE 47 RAD ARC TAN DELTA BEARING 135.355' S 81'00'00" E 25.00' 39.27' 25.00' 90'00'00" LAND USE 20.256' S 61°45'39" E 75.00' 20.32' 10.22' 15**'**31'17' UTILIZATION LOTS BLOCK | 1.04" | 40.529' | S 85'11'49" E | 75.00' | 41.04' | 21.05' | 31'21'04" 1-FAMILY DETACHED ONE 34.848' N 65'41'38" E 75.00' 35.17' 17.91' 26'52'02" 1-FAMILY DETACHED TWO 10 16°15'37" | 21.213' | N 44°07'48" E | 75.00' | 21.29' | 10.71' | 16°15'37" 1-FAMILY PATIO HOMES THREE 6 34.71' N 10'52'21" W ---RESERVED TRACT RECREATION RESERVED TRACT TO BE PRIVATELY MAINTAINED **0004** 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 FINAL PLAT 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 CEDAR CREST SUBDIVISION PHASE TWO TOP OF FH. ELEV. 341.34' NGVD OWNER/DEVELOPER: PROJECT 6.0826-ACRE TRACT DATE: NOVEMBER 20, 1998 APPROVED BY: CAG PART OF 7.682-ACRE CITY OF BRYAN TRACT 31 - 98CITY OF BRYAN **REVISIONS:** ALINDO ENGINEERS AND PLANNERS, INC. VOL. 3056, PG. 734, DEED RECORDS COMMUNITY DEVELOPMENT ↑ REV. JAN. 15,1999 SHEET BRYAN, TX STEPHEN F. AUSTIN LEAGUE NO.9, A-62 3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 409-846-8868 409-361-3610 I_{OF} 1

ATTN: LARRY MOODY

BRYAN, BRAZOS COUNTY, TEXAS