

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS)
COUNTY OF BRAZOS)

WE, JACKIE A. VALERIUS, JR. AND WIFE SHELLEY VALERIUS, OWNERS OF THE LAND SHOWN HEREON CONVEYED TO US BY DEED RECORDED IN VOL. 13372, PAGE 72, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND HEREIN DESIGNATED AS THE FINAL PLAT OF LOTS 1A, 1B AND 1C, BLOCK E, COUNTRY CLUB ESTATES # 2 IN THE CITY OF BRYAN, TX, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. ALL SUCH DEDICATIONS SHALL BE IN FEE SIMPLE UNLESS EXPRESSLY PROVIDED OTHERWISE.

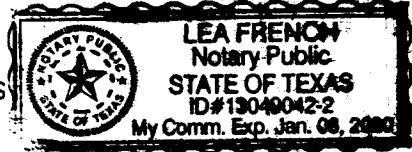
OWNER: Jackie A. Valerius, Jr. / Shelley Valerius

LIEN HOLDER APPROVAL (IF ANY)

STATE OF TEXAS)
COUNTY OF BRAZOS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shelley Valerius and Jackie Valerius, Jr. 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 9th DAY OF January, 2018.



APPROVAL OF THE CITY ENGINEER

I, W. Paul Clayton, 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, 2018.

W. Paul Clayton, M.D., City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Maisha Zimmerman, CITY PLANNER 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, 2018.

Maisha Zimmerman, City Planner, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Bobby Guzman, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE 6th DAY OF December, 2017 AND SAME WAS DULY APPROVED ON THE 18th DAY OF January, 2018.

Bobby Guzman, Chair, Planning and Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY

STATE OF TEXAS)
COUNTY OF BRAZOS)

I, DO HEREBY THAT THIS PLAT TOGETHER WITH THIS PLAT TOGETHER WAS FILED FOR RECORD IN MY OFFICE AND RECORDED IN THE OFFICIAL RECORDS.

Filed for Record Official Public Records Of: Brazos County Clerk On: 2/27/2018 10:05:21 AM In the PLAT Records Doc Number: 2018-1322028 Volume-Page: 14516-166 Number of Pages: 1 Amount: 73.00 Order#: 2018022700041 By: KG

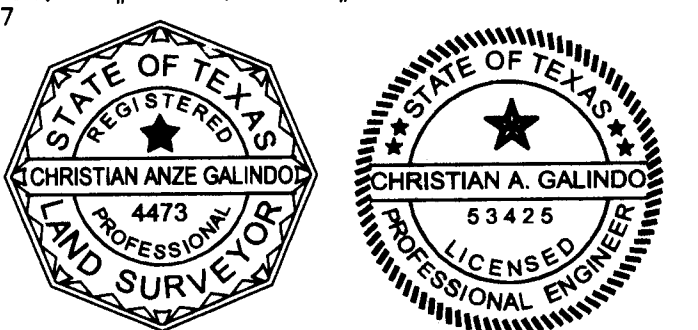
Karen McQueen, County Clerk, Brazos County, Texas

CERTIFICATE OF SURVEYOR AND ENGINEER

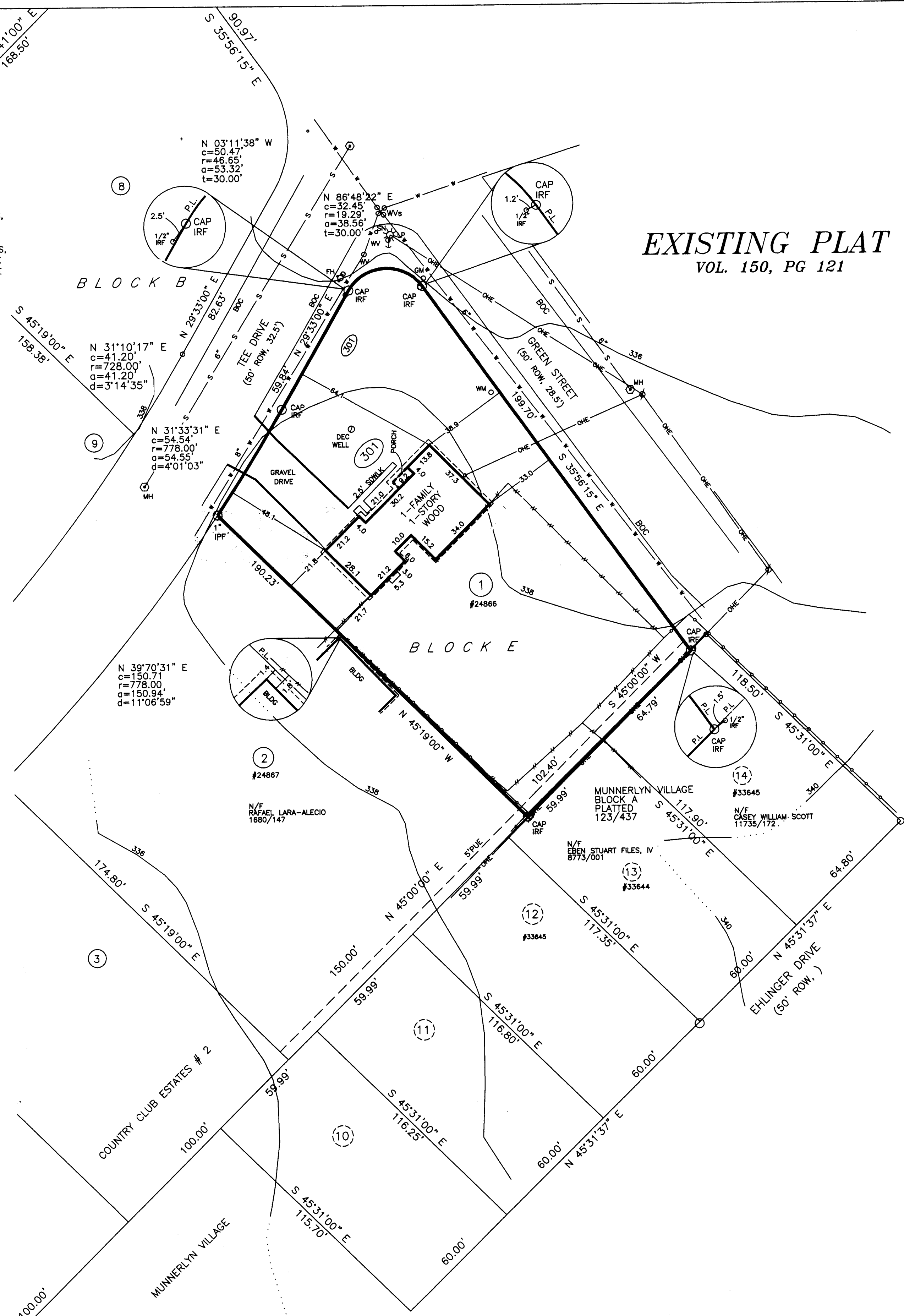
STATE OF TEXAS)
COUNTY OF BRAZOS)

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 AND SURVEYING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

CHRISTIAN A. GALINDO, P.E.# 53425, R.P.L.S.# 4473 DECEMBER 6, 2017



EXISTING PLAT
VOL. 150, PG 121

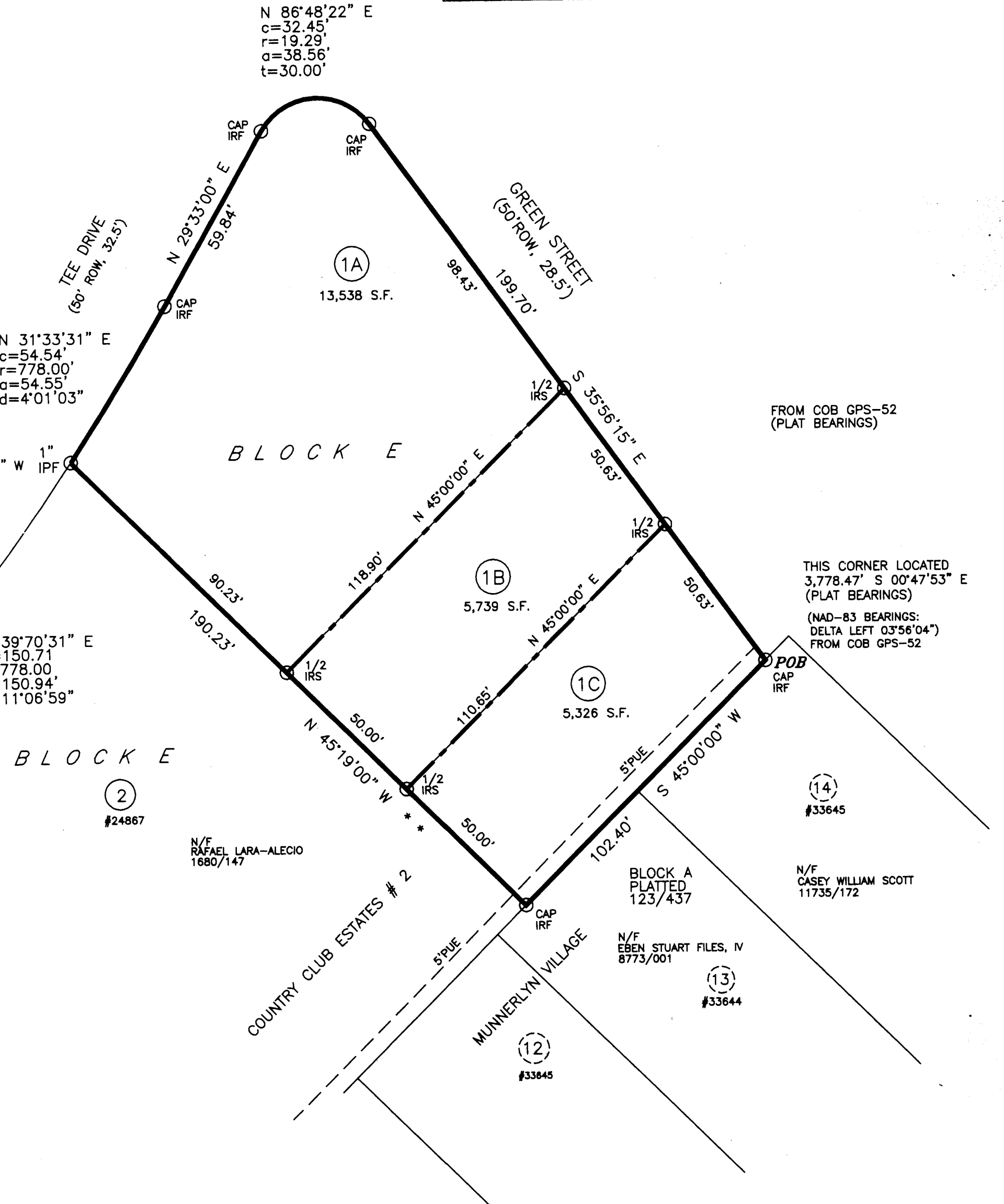
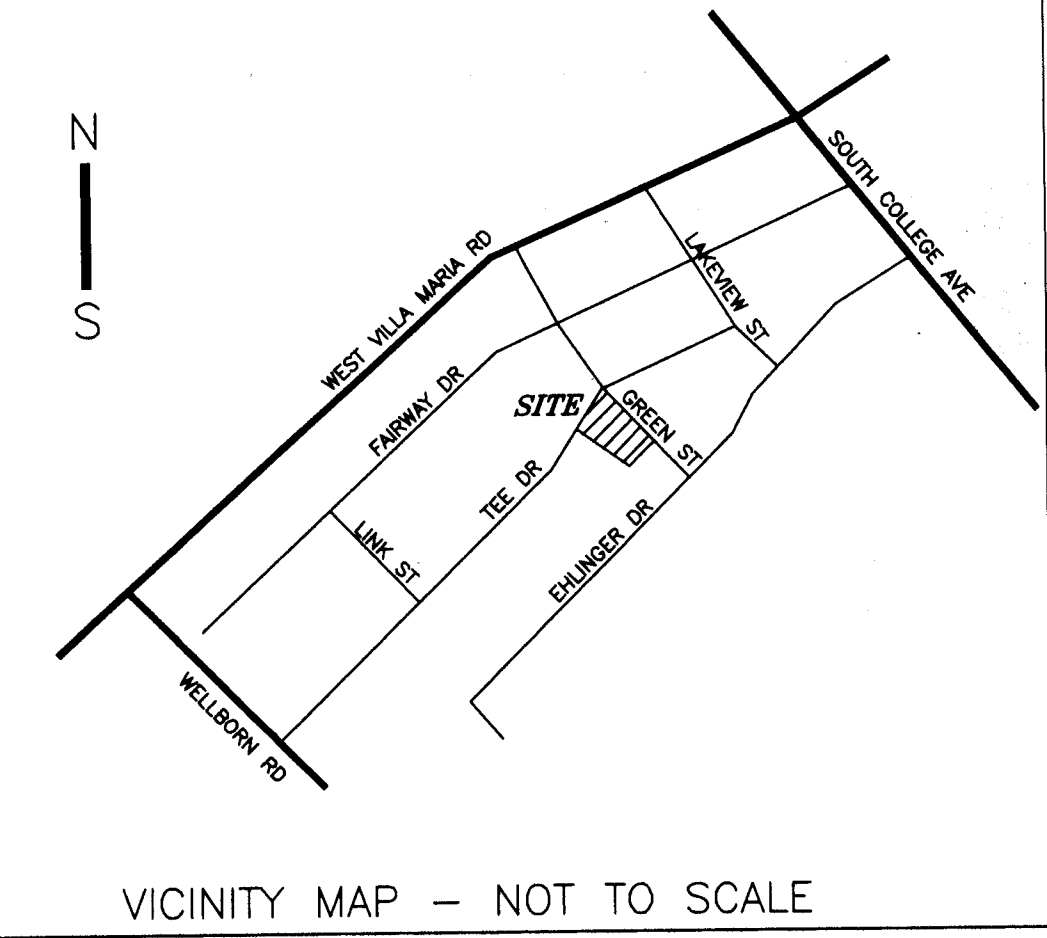


- LEGEND: MH - MANHOLE, CO - CLEAN OUT, C - GAS, W - WATER, WV - WATER VALVE, SS - SANITARY SEWER, FH - FIRE HYDRANT, TB - TELEPHONE BOX, TV - CABLE TV, M - METER/MARKER, AC - AIR CONDITIONER, OH - OVERHANG, BOC - BACK OF CURB, S - SET, F - FOUND, IR - IRON ROD, IP - IRON PIPE, CAP - CAPPED, FP - FENCE POST, ROW - RIGHT OF WAY, BB - BACK TO BACK OF CURB, BL - BUILDING LINE, PUE - PUBLIC UTILITY EASMT., REST - RESTRICTIONS, PP - POWER POLE, LP - LIGHT POLE, DEC - DECORATIVE, MOG - MARK ON GRAVEL

METES AND BOUNDS DESCRIPTION

BEING A 0.5648-TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF BRYAN, TEXAS, AND BEING ALL OF LOT 1, BLOCK E, COUNTRY CLUB ESTATES # 2, AN ADDITION TO THE CITY OF BRYAN, ACCORDING TO THE PLAT RECORDED IN VOLUME 150, PAGE 121, DEED RECORDS, BRAZOS COUNTY, TEXAS, WITH BRAZOS COUNTY APPRAISAL DISTRICT # 24866, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CAPPED (4473) IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID LOT 1, SAID ROD ALSO BEING LOCATED ON THE NORTHWESTERN BOUNDARY LINE OF LOT 14, BLOCK A, MUNNERLYN VILLAGE, AN ADDITION TO THE CITY OF BRYAN PLATTED AND RECORDED IN VOLUME 123, PAGE 437, DEED RECORDS, BRAZOS COUNTY, TEXAS; THENCE S 45°00'00" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID BLOCK A, MUNNERLYN VILLAGE, FOR A DISTANCE OF 102.40' TO A CAPPED (4473) IRON ROD FOUND MARKING THE EASTERNMOST CORNER OF LOT 2, BLOCK E, COUNTRY CLUB ESTATES # 2; THENCE N 45°19'00" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 2, TO THE SOUTHEAST RIGHT OF WAY LINE OF TEE DRIVE, A CITY OF BRYAN 50'-WIDE STREET RIGHT OF WAY, FOR A DISTANCE OF 190.23' TO A 1" PIPE FOUND; THENCE N 31°33'31" E, ALONG SAID TEE DRIVE RIGHT OF WAY LINE WHICH IS A CURVE TO THE LEFT WITH THE FOLLOWING CALLS: CHORD 54.54', ARC 54.55', RADIUS 778.00', DELTA ANGLE 4°01'03", TO A CAPPED (4473) IRON ROD FOUND; THENCE N 29°33'00" E, CONTINUING ALONG SAID TEE DRIVE RIGHT OF WAY LINE FOR A DISTANCE OF 59.84' TO A CAPPED (4473) IRON ROD FOUND; THENCE N 86°48'22" E, CONTINUING ALONG SAID RIGHT OF WAY LINE OF TEE DRIVE, WHICH IS A CURVE TO THE RIGHT WITH THE FOLLOWING DATA: CHORD 32.45', ARC 38.56', RADIUS 19.29', TANGENT 30.00', AND CONNECTING WITH THE SOUTHWESTERN RIGHT OF WAY LINE OF GREEN STREET, A CITY OF BRYAN 50'-WIDE STREET RIGHT OF WAY, TO A CAPPED (4473) IRON ROD FOUND; THENCE S 35°56'15" E, ALONG SAID GREEN STREET RIGHT OF WAY LINE FOR A DISTANCE OF 199.70' TO THE POINT OF BEGINNING, CONTAINING 0.5648 ACRE OF LAND, MORE OR LESS.

- NOTES: 1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. 2. ALL CALLS ARE MEASURED CALLS. 3. TOTAL AREA = 0.5648 ACR. 4. BEARING SOURCE IS PLAT IN 150/121. 5. PLAT 150/121 LACKS ACCURACY. 6. BASE LINE IS NOTED WITH **. 7. DEED RESTRICTIONS IN 150/123. 8. BLS PER CITY ZONING ORDINANCE WILL APPLY. 9. PROPERTY DOES NOT LIE IN A 100-YR FLOOD PLAIN PER FEMA PANEL # 480410 0215F FOR BRAZOS COUNTY DATED APRIL 2014. 10. COMMITMENT REF: FIDELITY NATIONAL TITLE INS. CO., G# 536041, DATED SEP. 8, 2014. 11. BENCHMARK IS CITY OF BRYAN MON GPS-52: E=3,545,569.902 (NAD-83) N=10,221,228.972 (NAD-83) 12. TOPO DATA OBTAINED FROM CITY OF BRYAN RECORDS (NAVD 88).



REPLAT OF LOTS 1A, 1B AND 1C
BLOCK E
COUNTRY CLUB ESTATES # 2

ALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

OWNER'S CONTACT: JACK VALERIUS 3609 PARK MEADOW LANE BRYAN, TX, 77802 TEL: (979)676-1936 email: valeriusjack@verizon.net	0.5648 ACRES A REPLAT OF LOT 1, BLOCK E COUNTRY CLUB ESTATES # 2 VOL. 150, PG. 121, DEED RECORDS BRAZOS COUNTY, TEXAS	DATE: DECEMBER 6, 2017 APPROVED BY: CAG REVISIONS: DECEMBER 19, 2017	PROJECT 17-17 SHEET 1 of 1
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