

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, MICHAEL A. SZABUNIEWICZ, OWNER OF THE PROPERTY SHOWN ON THIS PLAT CONVEYED TO ME BY DEEDS RECORDED IN VOL. 9032, PG. 180 AND VOL. 9201, PG. 263, OFFICIAL RECORDS, BRAZOS COUNTY, 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. ALL SUCH DEDICATIONS SHALL BE IN FEE SIMPLE UNLESS EXPRESSLY PROVIDED OTHERWISE.

*Michael A. Szabuniewicz*

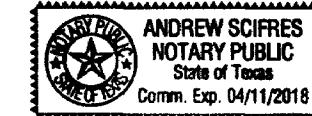
LIENHOLDER (IF ANY) APPROVAL

STATE OF TEXAS  
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Michael Szabuniewicz* 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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 21<sup>st</sup> DAY OF June, 2016.

*Andrew Scifres*  
 NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS



**APPROVAL OF THE CITY ENGINEER**

I, *W. Paul Kasper*, 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 16<sup>th</sup> DAY OF July, 2016.

*W. Paul Kasper*  
 CITY ENGINEER, BRYAN, TEXAS

**APPROVAL OF THE CITY PLANNER**

I, *Martin Zimmern*, 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 16<sup>th</sup> DAY OF July, 2016.

*Martin Zimmern*  
 CITY PLANNER, BRYAN, TEXAS

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, *Karen McDaniel*, 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 ON THE 17<sup>th</sup> DAY OF July, 2016 AND RECORDED IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 116-231 PAGE 64.

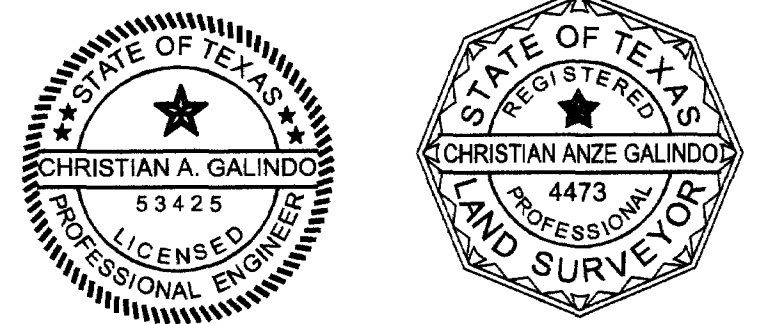
*Karen McDaniel*  
 COUNTY CLERK, BRAZOS COUNTY, TEXAS

**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 WITH AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY DIRECTION, SUPERVISION AND CONTROL, THAT THE METES AND BOUNDS DESCRIBING THIS PROPERTY 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. #53425, R.P.L.S. #4473  
 JUNE 15, 2016



**METES AND BOUNDS DESCRIPTION**

BEING A 0.7217-ACRE TRACT OR PARCEL OF LAND LYING IN AND BEING A PART OF LOT 36 AND ALL OF LOT 37, GARDEN ACRES ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, PLATTED AND RECORDED IN VOLUME 116, PAGE 231, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND BEING THE AGGREGATE OF THE TRACTS DESCRIBED IN DEED RECORDED IN VOLUME 9032, PAGE 160, AND IN DEED RECORDED IN VOLUME 9201, PAGE 263, BOTH IN THE DEED RECORDS, BRAZOS COUNTY, TEXAS AND THIS 0.7217-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN CONCRETE MARKING THE EAST CORNER OF LOT 38, GARDEN ACRES ADDITION, SAID ROD ALSO FOUND IN THE NORTHERN RIGHT OF WAY LINE OF NORTH GARDEN ACRES BOULEVARD, A 50'-WIDE CITY OF BRYAN PUBLIC RIGHT OF WAY;

THENCE N 43°57'00" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 38 TO THE SOUTH-EASTERN BOUNDARY LINE OF BLOCK 4, NORTH GARDEN ACRES ADDITION, AN ADDITION TO THE CITY OF BRYAN PLATTED AND RECORDED IN VOLUME 146, PAGE 39, DEED RECORDS BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 150.06' TO A 1/2" IRON ROD FOUND;

THENCE N 44°23'00" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID BLOCK 4, NORTH GARDEN ACRES ADDITION, TO THE WEST CORNER OF LOT 35, GARDEN ACRES ADDITION, FOR A DISTANCE OF 200.00' TO A 1/2" IRON ROD FOUND, SAID ROD ALSO MARKING THE WEST CORNER OF THE CALLED 0.54-ACRE LUISSELLI ALESSANDRA TRACT DESCRIBED IN DEED RECORDED IN VOLUME 10227, PAGE 207, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 43°57'00" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 35 WHICH IS ALSO THE SOUTHWESTERN BOUNDARY LINE OF SAID ALESSANDRA TRACT, FOR A DISTANCE OF 150.06' TO A 1/2" IRON ROD SET;

THENCE S 16°19'05" E, THROUGH THE ABOVE REFERENCED LOT 35 WHICH IS ALSO THE SOUTHWESTERN BOUNDARY LINE OF SAID ALESSANDRA TRACT, TO THE NORTHERN RIGHT OF WAY LINE OF NORTH GARDEN ACRES BOULEVARD, FOR A DISTANCE OF 48.02' TO A 1/2" IRON SET;

THENCE S 73°40'39" W ALONG THE NORTHERN RIGHT OF WAY LINE OF GARDEN ACRES BOULEVARD WHICH IS A CURVE TO THE LEFT WITH THE FOLLOWING DATA: CHORD 87.21' RADIUS 90.81', ARC LENGTH 90.97', DELTA ANGLE 57°23'48", TO A 1/2" IRON ROD SET;

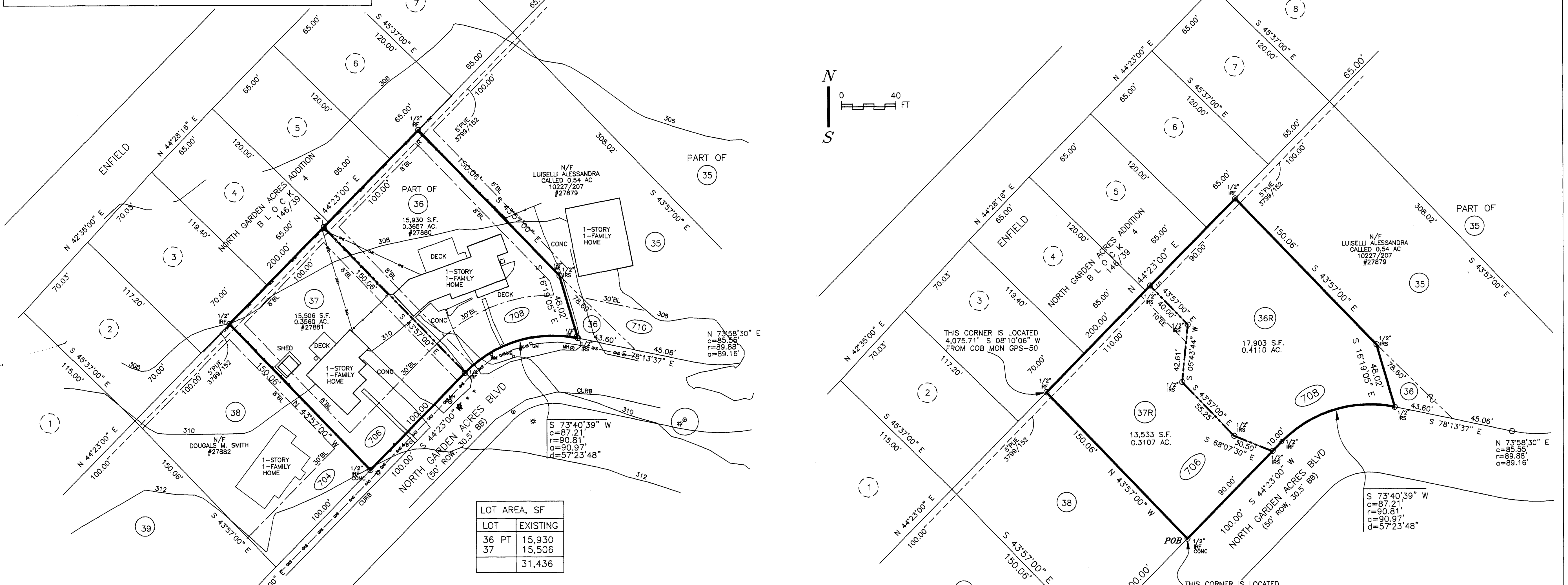
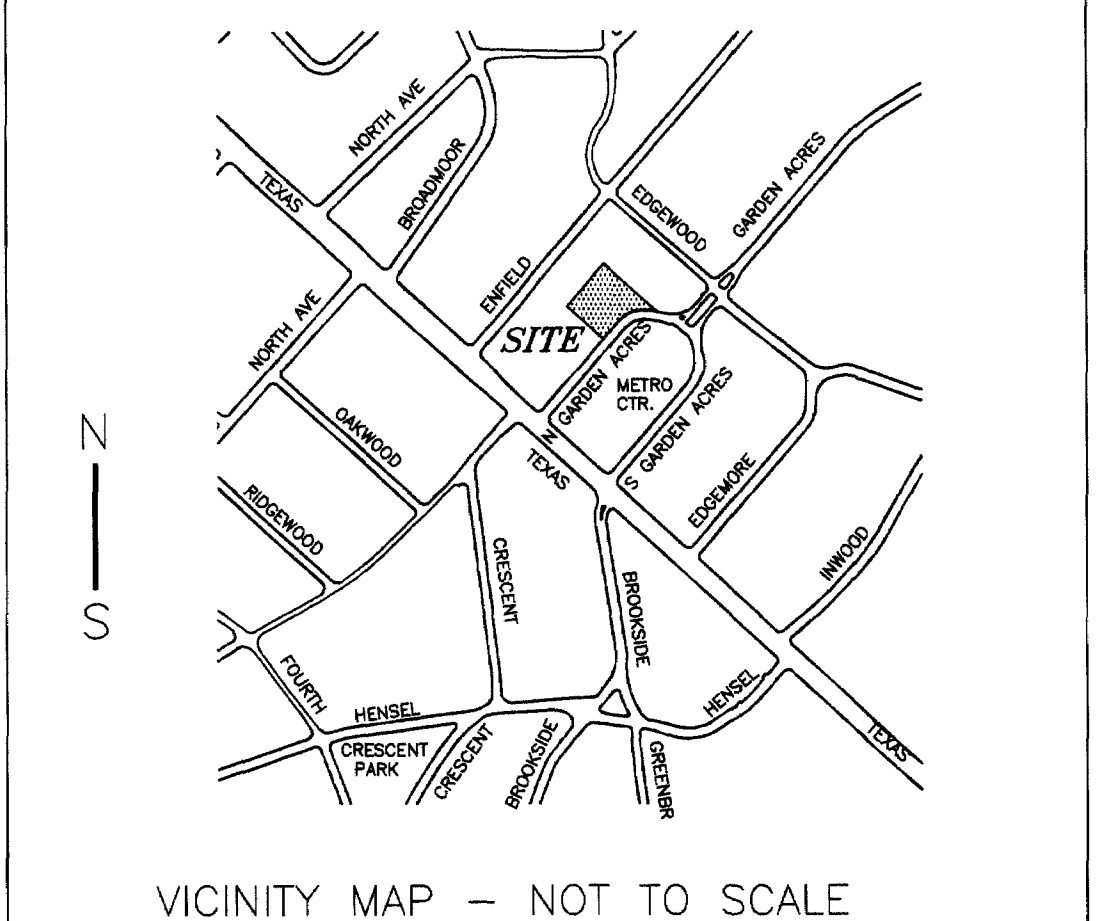
THENCE S 44°23'00" W CONTINUING ALONG NORTHERN RIGHT OF WAY LINE OF GARDEN ACRES BOULEVARD FOR A DISTANCE OF 100.00' TO THE POINT OF BEGINNING CONTAINING 0.7217 ACRE OF LAND MORE OR LESS.

**PLAT NOTES:**

- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- TOTAL AREA = 0.7217 ACR.
- BEARING SOURCE IS THE PLAT OF GARDEN ACRES ADDITION IN 116/231
- BASE LINE IS NOTED WITH \* \* \*
- DEED RESTRICTIONS AFFECTING THIS PROPERTY: 116/232, 133/68, 599/52, 334/676, 444/187, 1183/46 AND 3799/151.
- OTHER DOCUMENTS USED FOR THE PREPARATION OF THIS PLAT: WARRANTY DEEDS IN 9032/190 AND 9201/263.
- ACCORDING TO FEMA'S FIRM PANEL# 48041 C0215 F FOR BRAZOS COUNTY, TX, DATED APRIL 2, 2014, THIS PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN.
- TOPOGRAPHIC DATA OBTAINED FROM CITY OF BRYAN RECORDS.
- BLA DEPICTED IN THE EXISTING PLAT ARE SET AND ENFORCED BY DEED RESTRICTIONS.
- ZONING ORDINANCE DISTRICT FOR THIS PROPERTY IS RD-5.

**LEGEND**

- IR = IRON ROD
- IP = IRON PIPE
- MCC = MARK ON CONCRETE
- CAP = CAPPED
- S = SET
- F = FOUND
- ROW = RIGHT OF WAY
- BB = BACK - BACK OF CURB
- BL = BUILDING LINE
- PUE = PUBLIC UTILITY EASMT.
- WVL = WATER VAULT
- GVL = GAS VAULT
- PP = POWER POLE
- LP = LIGHT POLE
- MH = MANHOLE
- CO = CLEAN OUT
- W = WATER
- E = ELECTRICAL
- UES = UNDERGROUND ELEC
- WV = WATER VALVE
- SS = SANITARY SEWER
- PH = FIRE HYDRANT
- COM = COMMUNICATION
- COL = COLUMNS
- M = METER/MARKER
- AC = AIR CONDITIONER
- PROP = PROPANE
- EDP = EDGE OF PAVEMENT
- BOC = BACK OF CURB
- BOL = BOLLARD
- FC = FIRE CONNECTION
- SN = SIGN
- CON = ACCESS CONTROL
- AE = ROAD ACCESS EASEMENT
- PAC = PEDESTRIAN ACCESS EASMT.
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCING
- MB = MAIL BOX



LOT	EXISTING	REPLAT
36 PT	15,930	17,903
37	15,506	13,533
	31,436	31,436

LOT	EXISTING	REPLAT
36R	17,903	17,903
37R	13,533	13,533
	31,436	31,436

**EXISTING PLAT**  
 VOL. 116 PG. 231

**AMENDED**

THIS AMENDING PLAT IS BEING PREPARED IN ORDER TO

- PROVIDE ADDITIONAL LATERAL AREA TO LOT 36R FOR THE EXPANSION OF THE EXISTING INSUFFICIENTLY LARGE GARAGE.
- COMPLY WITH SUBDIVISION DEED RESTRICTIONS THAT ALLOW LOT BOUNDARY MODIFICATIONS IF THE LOTS BEING ALTERED MAINTAIN A MINIMUM OF 90' FRONT DIMENSION, A MINIMUM AVERAGE WIDTH OF 90' AND A MINIMUM SURFACE AREA OF 13,500 SQ.FT.
- CONTINUE THE UTILIZATION OF THE MINIMUM SETBACK LINES ESTABLISHED BY DEED RESTRICTIONS.

Doc: 07/15/2016 10:14:54 AM  
 Filed for Record in: BRAZOS COUNTY  
 On: Jul 07 2016 at 11:05:54 AM  
 As a: Plat  
 Document Number: 01267994  
 Amount: 73.00  
 Receipt Number: 572829  
 By: Debbie Baker

STATE OF TEXAS COUNTY OF BRAZOS  
 I hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY  
 as attested herein by me,  
 Jul 07 2016

Loren Robinson, Brazos County Clerk  
 BRAZOS COUNTY

GPS-50  
 N- 10,221,978.163 NAD 83  
 E- 3,551,398.056 NAD 83  
 Z- 315.13 NAVD 88

**AMENDING PLAT OF LOTS 36R AND LOT 37R**  
 0.7217 ACRE

**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:**  
 MICHAEL A. SZABUNIEWICZ  
 708 NORTH GARDEN ACRES BLVD.  
 BRYAN, TX 77802  
 TEL: 979-255-7531  
 EMAIL: M1985SZ@YAHOO.COM

708 AND 706 NORTH GARDEN ACRES BOULEVARD  
 BEING AN AMENDING PLAT OF PART OF LOT 36 AND ALL OF LOT 37  
 GARDEN ACRES ADDITION  
 VOL. 116, PG. 231 - DEED RECORDS  
 BRYAN, BRAZOS COUNTY, TEXAS

DATE: JUNE 15, 2016  
 DRAWN BY: JNR/DEG  
 APPROVED BY: CAG  
 REVISIONS: JUNE 21 2016

PROJECT  
**6-15**  
 SHEET  
**1 of 1**