

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, ADRIANO FARINOLA, OWNER OF LOTS 42 & 43, GARDEN ACRES ADDITION WHICH IS DESIGNATED HEREIN AS THE AMENDING PLAT OF SAID LOTS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES 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.

Adriano Farinola
 OWNER

LIENHOLDER (IF ANY) APPROVAL

STATE OF TEXAS
 COUNTY OF Brazos

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Adriano Farinola 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.

GIVEN UNDER MY HAND AND SEAL ON THIS 5th DAY OF September, 2002.

Kay Watson
 NOTARY PUBLIC, 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.

Joey Dunn
 PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

I, LINDA HUFF, P.E., ACTING 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.

Linda Huff
 CITY ENGINEER

CERTIFICATE OF THE COUNTY CLERK

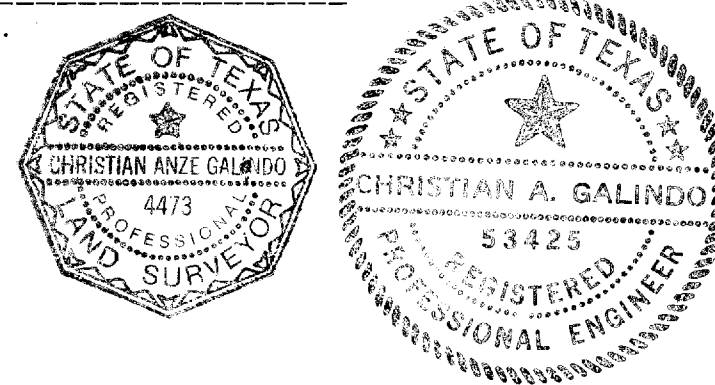
STATE OF TEXAS
 COUNTY OF BRAZOS
 I, KAREN MCQUEEN, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 31st DAY OF January, 2003 IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 5085, PAGE 259

Karen McQueen
 COUNTY CLERK, BRAZOS COUNTY, TEXAS
 by: *Teran Ramiz*

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

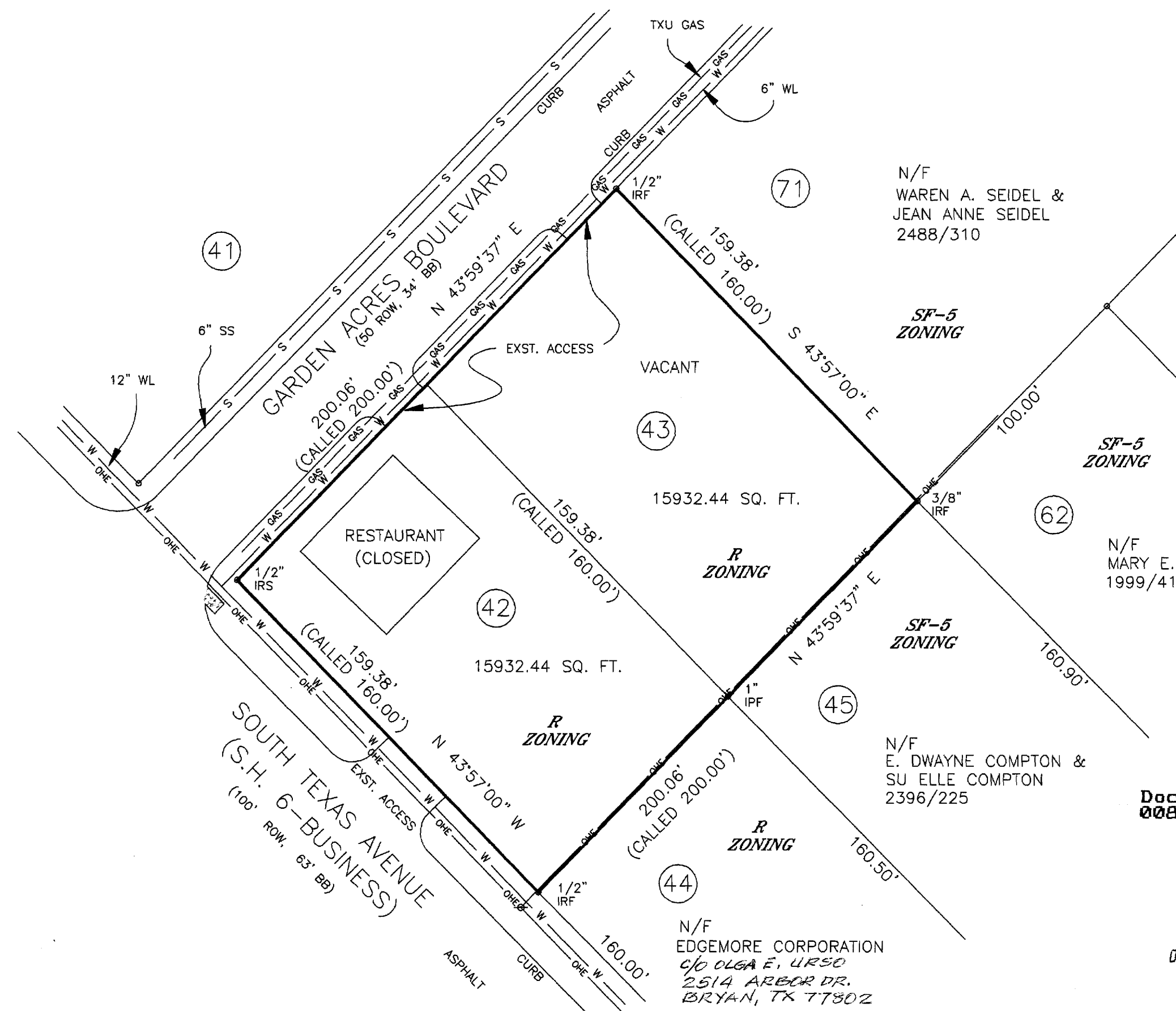
STATE OF TEXAS
 COUNTY OF BRAZOS
 I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian Galindo
 CHRISTIAN A. GALINDO, P.E., R.P.L.S.
 DATE: SEPTEMBER 3, 2002



GENERAL NOTES:

- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- TOTAL AREA = 0.7315 ACR.
- BEARING SOURCE IS PLAT RECORDED IN 116/231.
- INACCURIES DETECTED IN 116/231.
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA'S FIRM MAP # NUMBER 48041C0142 C, EFFECTIVE DATE JULY 2, 1992.
- LOCATION OF SHOWN UNDERGROUND UTILITIES IS APPROXIMATE.
- SIDEWALKS WILL BE REQUIRED FOR THE NEW LOTS ALONG STREETS AS FOLLOWS:
 - 5' WIDE (3' OFF BACK OF CURB) FOR LOT 42R.
 - 4' WIDE (4' OFF BACK OF CURB) FOR LOT 43R.



EXISTING PLAT

METES & BOUNDS DESCRIPTION

BEING A 0.7315-ACRE TRACT OR PARCEL OF LAND LYING AND BEING ALL OF LOTS 42 AND 43, GARDEN ACRES ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 116, PAGE 231, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.7343-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET MARKING THE INTERSECTION OF THE NORTHEASTERN RIGHT OF WAY LINE OF TEXAS AVENUE, A 100'-WIDE PUBLIC RIGHT OF WAY, WITH THE SOUTHEASTERN RIGHT OF WAY LINE OF GARDEN ACRES BOULEVARD, A 50'-WIDE PUBLIC RIGHT OF WAY, SAID ROD ALSO MARKING THE WESTERNMOST CORNER OF THE BEFOREMENTIONED LOT 42, GARDEN ACRES ADDITION;

THENCE N 43°59'37" E, ALONG THE SAID SOUTHEASTERN RIGHT OF WAY LINE OF GARDEN ACRES BOULEVARD FOR A DISTANCE OF 200.06' TO A 1/2" IRON ROD FOUND MARKING THE WESTERNMOST CORNER OF LOT 71, GARDEN ACRES ADDITION;

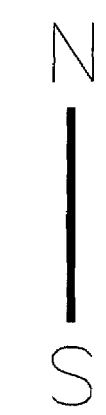
THENCE S 43°57'00" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 71, FOR A DISTANCE OF 159.38' TO A 1/2" IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 43, 45, 62, AND 71, SAID GARDEN ACRES ADDITION;

THENCE S 43°59'37" W, ALONG THE NORTHWESTERN BOUNDARY LINES OF LOTS 45 AND 44, FOR A DISTANCE OF 200.06' TO A 1/2" IRON ROD FOUND MARKING THE NORTHEASTERN RIGHT OF WAY LINE OF TEXAS AVENUE, SAID ROD ALSO MARKING THE WESTERNMOST CORNER OF SAID LOT 44;

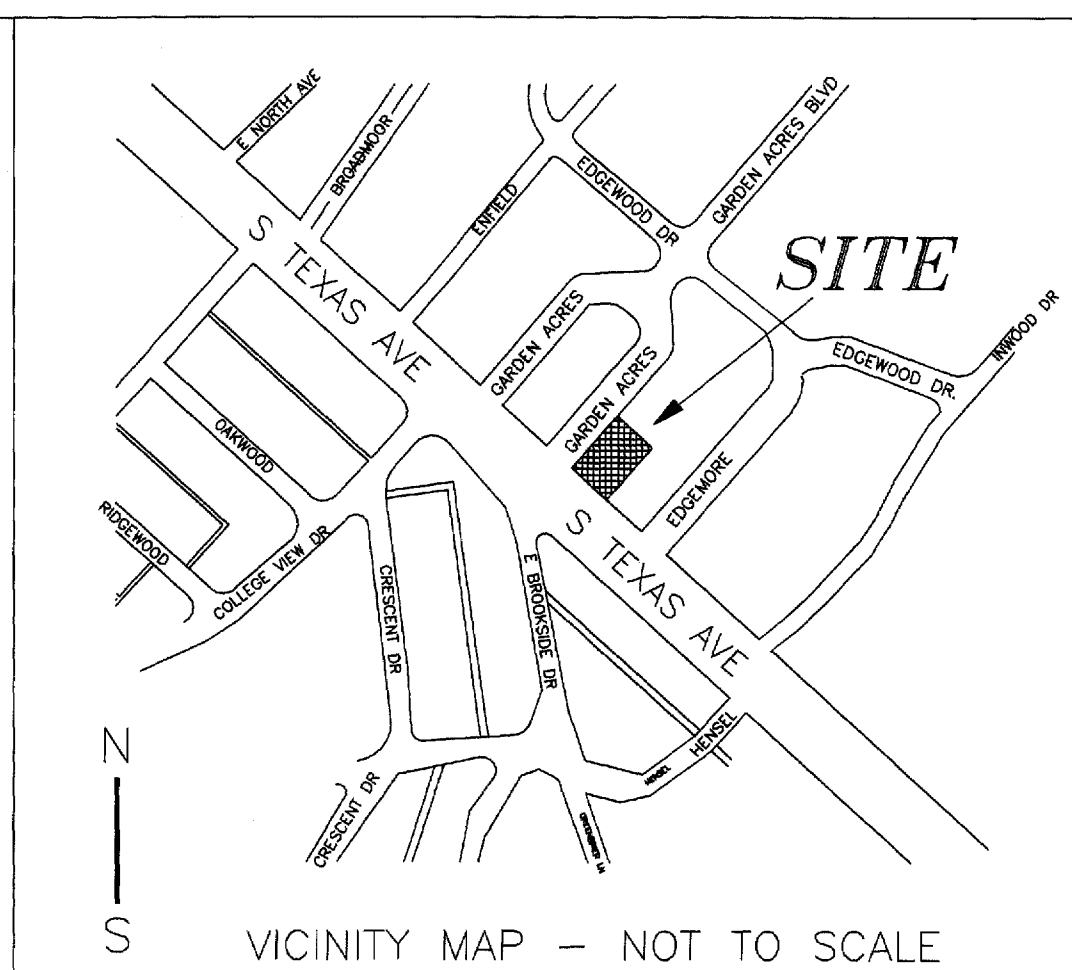
THENCE N 43°57'00" W, ALONG THE NORTHEASTERN RIGHT OF WAY LINE OF TEXAS AVENUE, FOR A DISTANCE OF 159.38' TO THE PLACE OF BEGINNING, CONTAINING 0.7315-ACRE OF LAND, MORE OR LESS.

GALINDO ENGINEERS AND PLANNERS, INC.
 3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

SCALE :
 1" = 40'
 1 : 480



- LEGEND**
- IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MARKER
 - MOC = MARK ON CONCRETE
 - S = SET
 - F = FOUND
 - 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 EASEMENT
 - DE = DRAINAGE EASEMENT
 - AE = ACCESS EASEMENT
 - PAE = PARKING/ACCESS EASMT.
 - EM = ELECTRIC METER
 - ET = ELECTRIC TRANSFORMER
 - E = ELECTRICAL
 - PP = POWER POLE
 - LP = LIGHT POLE
 - MH = MANHOLE
 - CO = CLEAN OUT
 - W = WATER
 - WM = WATER METER
 - WV = WATER VALVE
 - SS = SANITARY SEWER
 - FH = FIRE HYDRANT
 - GM = GAS METER
 - TB = TELEPHONE PEDESTAL
 - TV = CABLE TV
 - AC = AIR CONDITIONER
 - OH = OVERHANG
 - EOP = EDGE OF PAVEMENT
 - BOC = BACK OF CURB
 - PE = PEDESTRIAN ACCESS
 - ZB = ZONING BUFFER
 - (M) = MEASURED
 - (R) = RECORDED

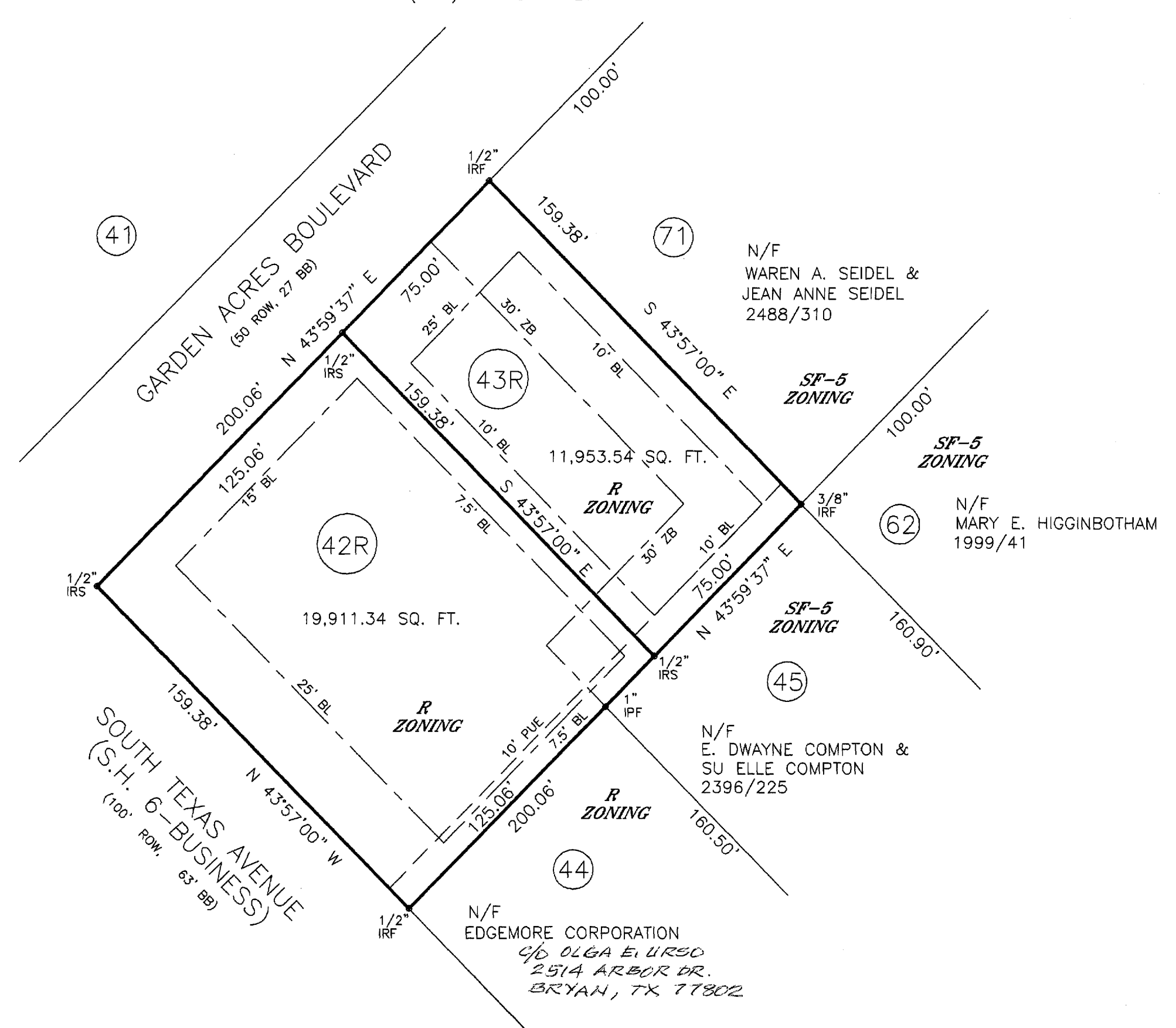


Doc 00802206 Bk OR Vol 5085 Pg 259

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 BRAZOS COUNTY
 On: Jan 31, 2003 at 11:59A
 As a
 Plats
 Document Number: 00802206
 Amount 55.00
 Receipt Number - 210730
 By, Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of:
 BRAZOS COUNTY
 as stamped herein by me.
 Jan 31, 2003

HONORABLE KAREN MCQUEEN, COUNTY CLERK, BRAZOS COUNTY



AMENDING PLAT

AMENDING PLAT OF LOTS 42 & 43

OWNER/DEVELOPER: ADRIANO FARINOLA 8620 DEL MONTE HOUSTON, TEXAS 77063 TEL. (713) 780-4162	0.7315 ACRE GARDEN ACRES ADDITION VOLUME 116, PAGE 231, DEED RECORDS BRYAN, BRAZOS COUNTY, TEXAS	DATE: AUGUST 21, 2002 DESIGNED BY: CEH APPROVED BY: CG REVISIONS: SEPT. 3, 2002	PROJECT 25-02 SHEET 1 of 1
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