

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

THE CITY OF BRYAN, REPRESENTED BY Larry Moody  
 OWNER OF LOTS 1 & 2, BLOCK C, JONES & BROCK SUBDIVISION AND  
 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.

Larry Moody  
 OWNER

LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
 COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED  
Larry Moody 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 29th DAY OF  
February, 2008

Shirley L. Lavador  
 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 PLAN 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 1/30/03

**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 AUTHENTICATION  
 WAS FILED FOR RECORD IN MY OFFICE THE 11th DAY OF February, 2008  
 IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 5108, PAGE 160

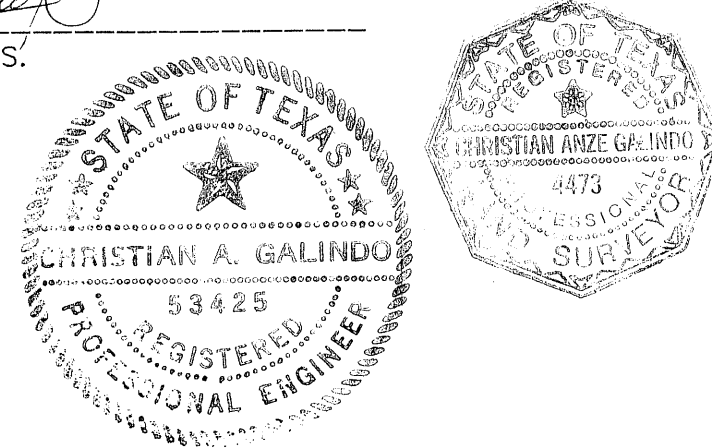
Karen McQueen by Teresa Ramirez  
 COUNTY CLERK, BRAZOS COUNTY, TEXAS

**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.

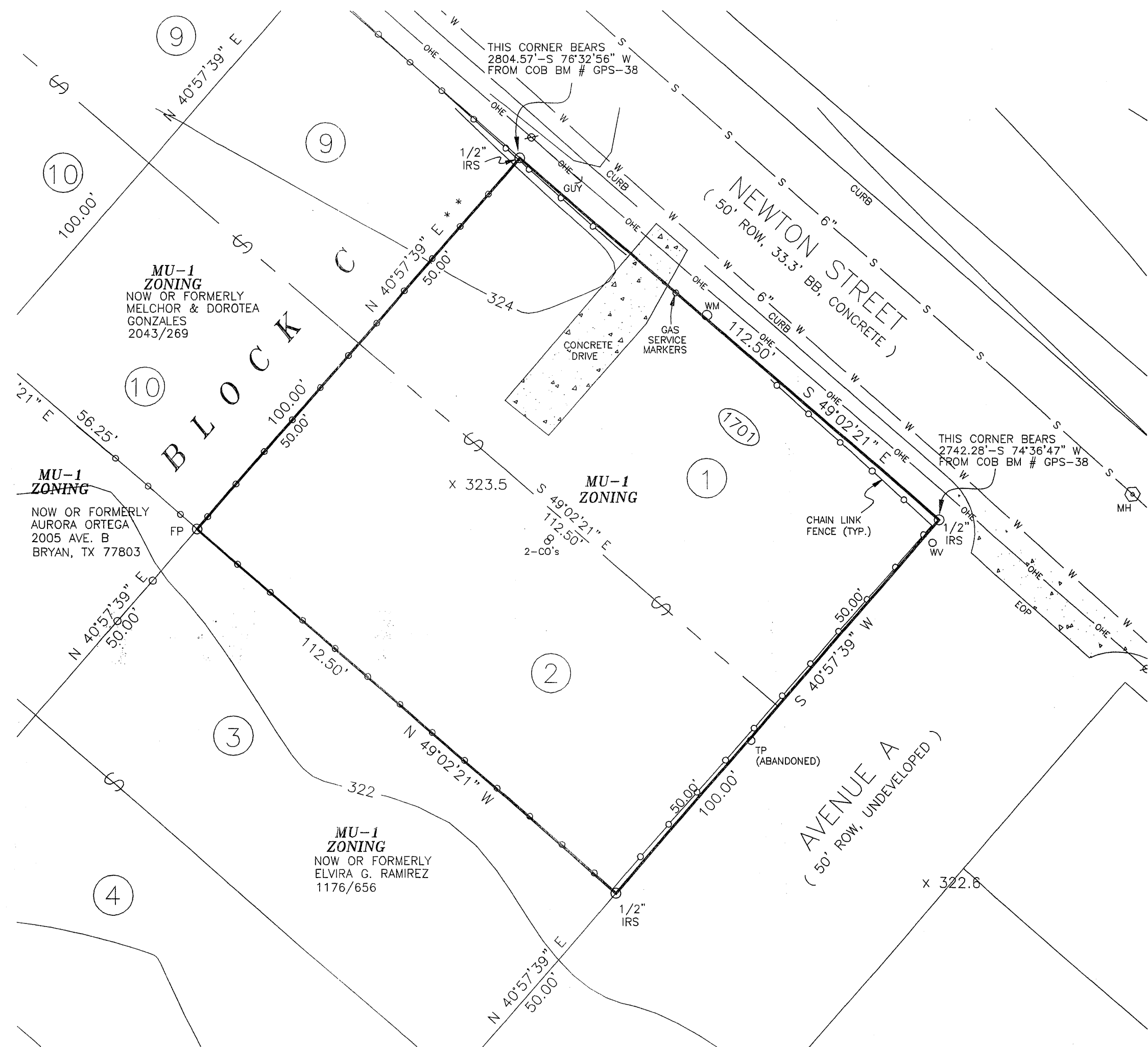
Christian Galindo  
 CHRISTIAN A. GALINDO, P.E., R.P.L.S.  
 DATE: DECEMBER 6, 2000



**GENERAL NOTES:**

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED SLACK.
3. TOTAL AREA = 0.2583 ACR.
4. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN ACCORDING TO FEMA MAP No. 48041C0133C DATED JUL. 2, 1992.
5. BEARING SOURCE IS THE CITY OF BRYAN LANDBASE MAP.
6. THE LAY OF HOSE DISTANCE FROM NEAREST FIRE HYDRANT TO SITE IS 446'. SAID FIRE HYDRANT IS LOCATED AT THE INTERSECTION OF NEWTON STREET AND WEST HIGHWAY 21 (SEE VICINITY MAP).
7. CONTOURS FROM CITY OF BRYAN TOPOGRAPHIC MAPS.

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



**EXISTING PLAT**

**METES & BOUNDS DESCRIPTION**

BEING A 0.2583-ACRE TRACT OR PARCEL OF LAND LYING AND BEING LOTS 1 AND LOT 2, BLOCK C, JONES & BROCK SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 117, PAGE 474, DEED RECORDS, BRAZOS COUNTY, AND SAID 0.2583-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET MARKING THE INTERSECTION OF THE NORTHWESTERN RIGHT OF WAY LINE OF AVENUE A, A 50' PUBLIC RIGHT OF WAY, WITH THE SOUTHWESTERN RIGHT OF WAY LINE OF NEWTON STREET, A 50' PUBLIC RIGHT OF WAY, SAID ROD ALSO MARKING THE EASTERNMOST CORNER OF THE BEFOREMENTIONED BLOCK C, JONES & BROCK SUBDIVISION;

THENCE S 40°57'39" W, ALONG THE SAID NORTHWESTERN RIGHT OF WAY LINE OF AVENUE A, A DISTANCE OF 100.00' TO A 1/2" IRON ROD SET MARKING THE EASTERNMOST CORNER OF LOT 3, BLOCK C, JONES & BROCK SUBDIVISION;

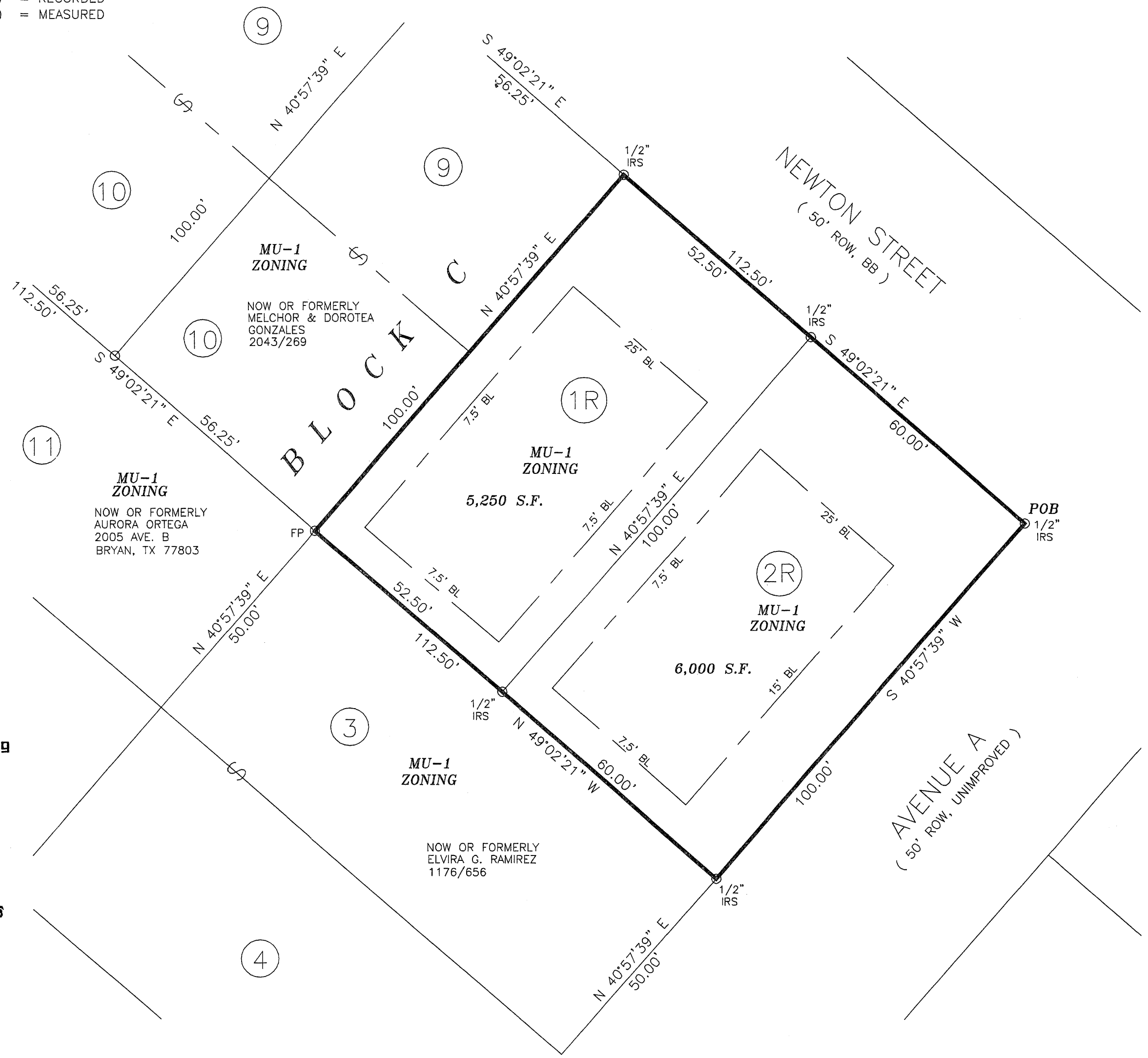
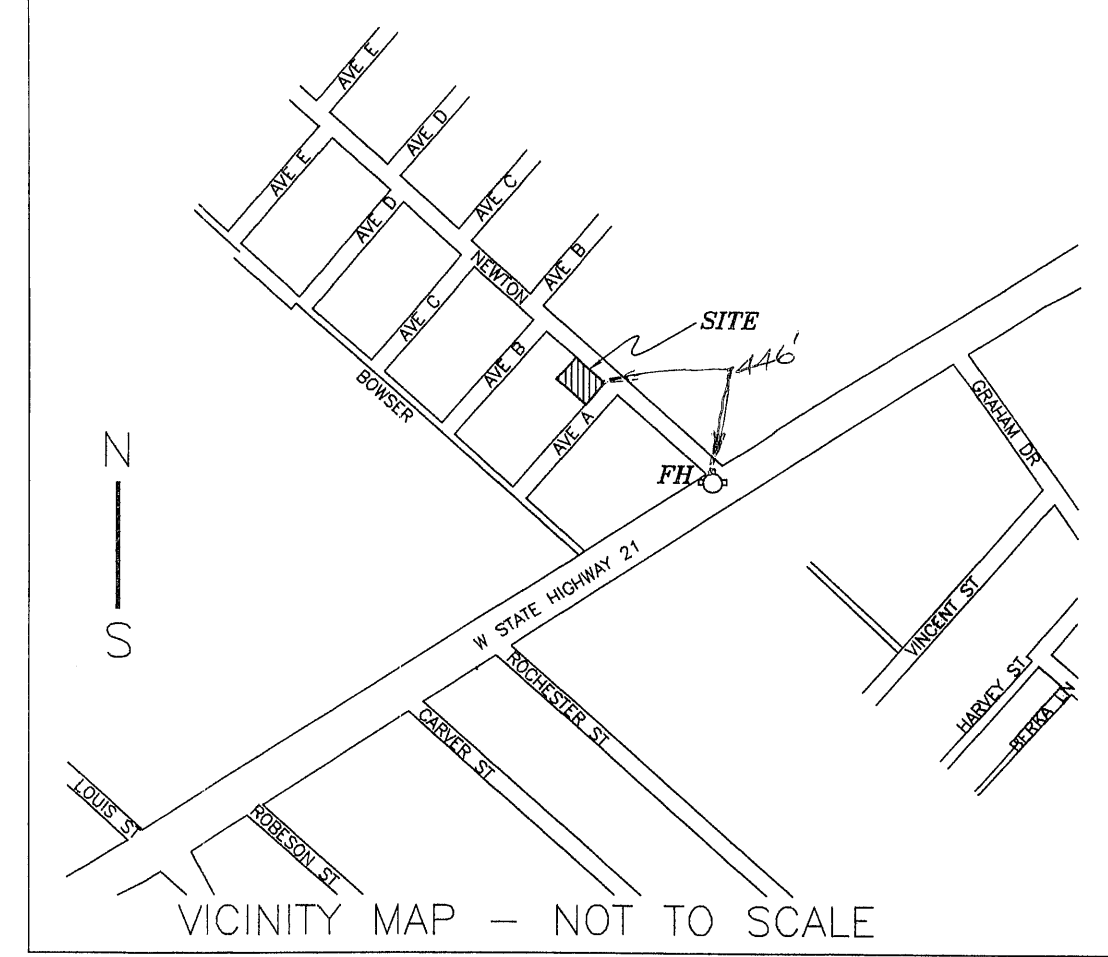
THENCE N 49°02'21" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF THE BEFOREMENTIONED LOT 3, BLOCK C, JONES & BROCK SUBDIVISION A DISTANCE OF 112.50' TO A CHAIN LINK FENCE POST MARKING THE COMMON CORNER OF LOTS 3, 10 AND 11, BLOCK C, JONES & BROCK SUBDIVISION;

THENCE N 40°57'39" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF LOTS 10 AND 9, A DISTANCE OF 100.00' TO A 1/2" IRON ROD SET MARKING THE SOUTHWESTERN RIGHT OF WAY LINE OF NEWTON STREET, SAID ROD ALSO MARKS THE EASTERNMOST CORNER OF THE BEFOREMENTIONED LOT 9;

THENCE S 49°02'21" E, ALONG THE SOUTHWESTERN RIGHT OF WAY LINE OF NEWTON STREET A DISTANCE OF 112.50' TO THE PLACE OF BEGINNING CONTAINING 0.2583-ACRES OF LAND MORE OR LESS.

- LEGEND**
- IR = IRON ROD
  - IP = IRON PIPE
  - CM = CONCRETE MARKER
  - MOC = MARK ON CONCRETE
  - S/F = SET OR 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/P/L = ELECTRICAL/POLE/LIGHT
  - MH = MANHOLE
  - CO = CLEAN OUT
  - WM = WATER METER
  - W/V = WATER VALVE
  - SS = SANITARY SEWER
  - FH = FIRE HYDRANT
  - GM = GAS METER
  - T/B = TELEPHONE PEDESTAL
  - C/TV = CABLE TV
  - AC = AIR CONDITIONER
  - OH = OVERHANG
  - EOP = EDGE OF PAVEMENT
  - ( R ) = RECORDED
  - ( M ) = MEASURED

SCALE :  
 1" = 20'  
 1 : 240



**AMENDING PLAT**

**JONES & BROCK SUBDIVISION  
 LOTS 1R & 2R, BLOCK C  
 0.2583 ACRES**

<b>OWNER/DEVELOPER:</b> CITY OF BRYAN COMMUNITY DEVELOPMENT P.O. BOX 1000 BRYAN, TX 77805 979-209-5187 ATTN: DORCAS MOORE	<b>AN AMENDING PLAT OF          LOTS 1 &amp; 2, BLOCK C          JONES &amp; BROCK SUBDIVISION          VOLUME 117, PAGE 474, DEED RECORDS          BRYAN, BRAZOS COUNTY, TEXAS</b>	<b>DATE: NOVEMBER 27, 2000          APPROVED BY: CG          REVISIONS: DEC. 6, 2000</b>
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Doc 00803493 Bk OR 5108 Vol 160 Pg  
 Filed for Record in:  
 BRAZOS COUNTY  
 On: Feb 11, 2003 at 02:51P  
 As a  
 Plats  
 Document Number: 00803493  
 Amount 55.00  
 Receipt Number - 211494  
 By,  
 Teresa Ramirez

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.  
 Feb 11, 2003  
 HONORABLE KAREN MCQUEEN, COUNTY CLERK  
 BRAZOS COUNTY

Official Receipt for Recording in:

Brazos County Clerk P.O. Box 111 Official Records Department Bryan 77806-0111	Issued To: BRYAN CITY OF PO Box 1000 Bryan TX 77805			
Recording Fees				
Document Description	Number	Vol	Page	Recording Amount
Plats	00803493	5108	160	\$55.00
Collected Amounts				\$55.00
Payment Type				Amount
Account Charge				\$55.00
Total Received :				\$55.00
Less Total Recordings:				\$55.00
Change Due :				\$0.00
Thank You HONORABLE KAREN MCQUEEN - COUNTY CLERK By Deputy - Teresa Ramirez				
Receipt#	Date	Time		
0211494	02/11/2003	02:51p		