

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF Texas  
 COUNTY OF Brazos

I (We), D. Rivera Management, LLC, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 7633, Page 051, 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 for the purposes identified.

Owner: [Signature]

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Diana Rivera known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 6 day of April, 2007.

[Signature]  
 Notary Public, Brazos County, Texas

**APPROVAL OF THE CITY PLANNER**

I, the undersigned, City Planner and/or designated Secretary of 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 20th day of April, 2007.

[Signature]  
 City Planner, Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, the undersigned, 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 20 day of April, 2007.

[Signature]  
 City Engineer, Bryan, Texas

**APPROVAL OF THE PLANNING & ZONING COMMISSION**

I, [Signature], Chairman of the Planning & Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 14th day of February, 2007 and same was duly approved on the 04th day of April, 2007 by said Commission.

[Signature]  
 Chairman, Planning & Zoning Commission, Bryan, Texas

**CERTIFICATION 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 20th day of April, 2007, in the Official Records of Brazos County, Texas, in Volume 7633, Page 051.

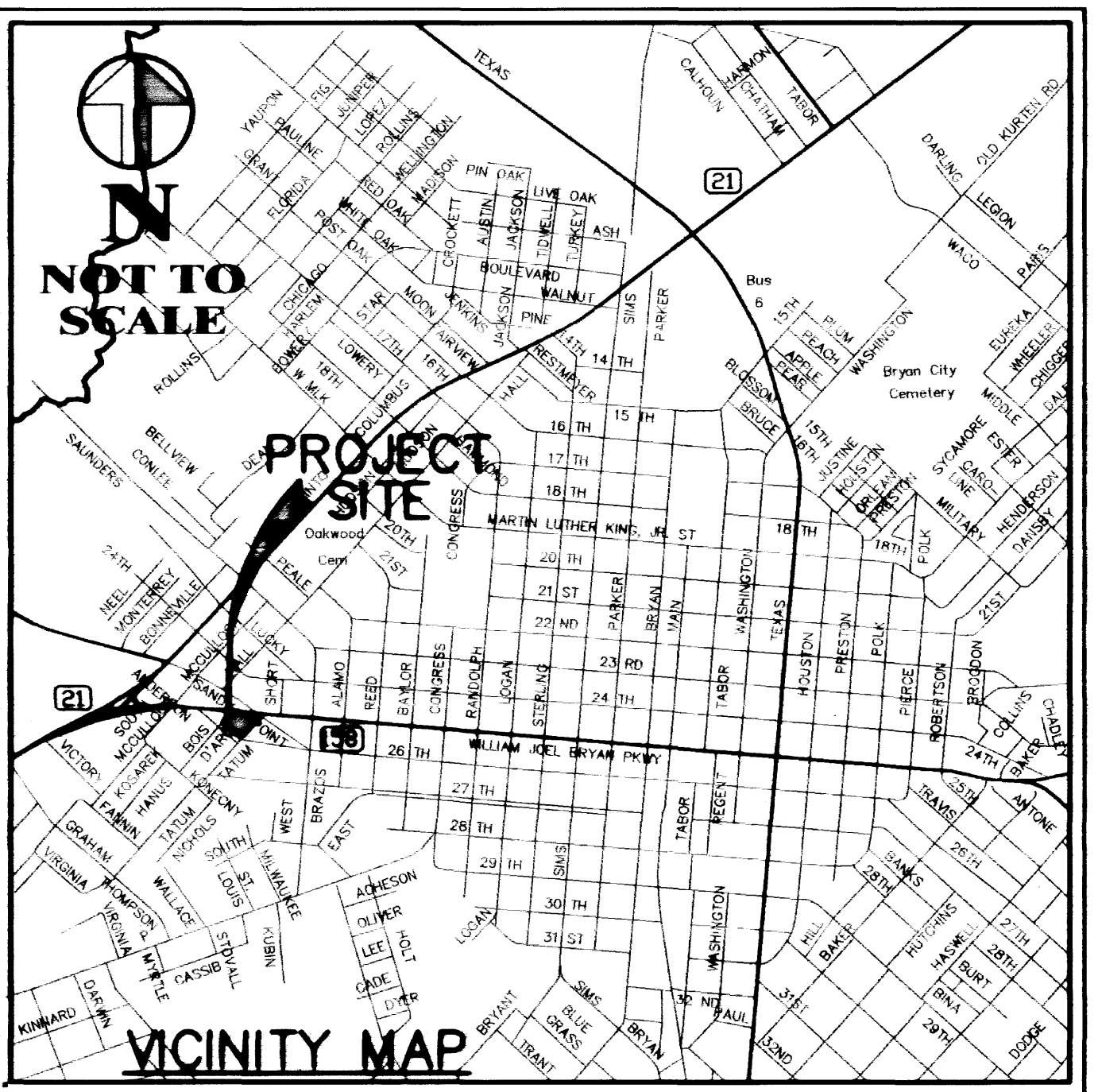
[Signature]  
 County Clerk, Brazos County, Texas

**CERTIFICATION OF THE SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, [Signature], Registered Public Surveyor No. \_\_\_\_\_, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

[Signature]  
 Registered Public Land Surveyor



**UNL PLAT NOTES:**

- (O.D.R.B.C.T.) DENOTES OFFICIAL/DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0133C, JULY 2, 1992.
- SETBACKS WILL BE IN ACCORDANCE WITH CHAPTER 62, LAND AND SITE DEVELOPMENT, OF THE CITY OF BRYAN CODE OF ORDINANCES.
- BASIS OF BEARING: NORTH ORIENTATION IS BASED ON GRID NORTH PER GPS OBSERVATIONS.

**METES AND BOUNDS DESCRIPTION OF A 0.60 ACRE TRACT LOTS 1-4, BLOCK ONE - McCULLOUGH'S ADDITION #1 BRYAN, BRAZOS COUNTY, TEXAS**

**METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF LOTS 1, 2 AND 3, AND ALL OF LOT 4, BLOCK 1, McCULLOUGH'S ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 267 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.**

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET AT THE INTERSECTION OF THE SOUTH LINE OF WILLIAM JOEL BRYAN PARKWAY (100' R.O.W.) AND THE NORTHWEST LINE OF TATUM STREET (50' R.O.W.) MARKING THE EAST CORNER OF THE REMAINDER OF SAID LOT 1;

THENCE: S 41° 48' 55" W ALONG THE NORTHWEST LINE OF TATUM STREET FOR A DISTANCE OF 206.08 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID LOT 4 AND THE EAST CORNER OF LOT 5, BLOCK 1;

THENCE: N 48° 17' 00" W ALONG THE COMMON LINE OF SAID LOT 4 AND LOT 5 FOR A DISTANCE OF 200.00 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHEAST LINE OF BOIS D' ARC STREET (50' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 4 AND THE NORTH CORNER OF SAID LOT 5;

THENCE: N 41° 48' 55" E ALONG THE SOUTHWEST LINE OF BOIS D' ARC STREET FOR A DISTANCE OF 55.48 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTH LINE OF WILLIAM JOEL BRYAN PARKWAY MARKING THE NORTHWEST CORNER OF SAID REMAINDER OF LOT 3;

THENCE: S 85° 13' 35" E ALONG THE SOUTH LINE OF WILLIAM JOEL BRYAN PARKWAY FOR A DISTANCE OF 250.56 FEET TO THE POINT OF BEGINNING CONTAINING 0.60 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND DECEMBER, 2006. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

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

BRAZOS COUNTY  
 as stamped hereon by me.  
 Apr 20 2007  
 HONORABLE KAREN MCQUEEN, COUNTY CLERK  
 BRAZOS COUNTY

**REPLAT**  
**IN**  
**BLOCK 1**  
**OF**  
**McCULLOUGH'S**  
**ADDITION #1**  
 LOTS 1-4, BLOCK 1  
 VOLUME 38, PAGE 267  
 CREATING  
 LOT 1R, BLOCK 1  
 STEPHEN F. AUSTIN LEAGUE, A-62  
 BRYAN, BRAZOS COUNTY, TEXAS  
 SURVEYED: DECEMBER 8, 2006

**SURVEYED BY: KERR SURVEYING, LLC**  
 505 CHURCH STREET, P.O. BOX 269  
 COLLEGE STATION, TEXAS 77841  
 PHONE (979) 268-3195

**RABON METCALF ENGINEERING**  
 POST OFFICE BOX 9253  
 COLLEGE STATION, TEXAS 77842  
 EMAIL: rabon@rmengineer.com

**PROPERTY OWNER**  
 D. RIVERA MANAGEMENT CO., LLC  
 c/o DAVID RIVERA  
 9191 WHITE CREEK ROAD  
 COLLEGE STATION, TX 77840  
 OFF: (979) 846-3339  
 FAX: (979) 260-2979

FILENAME: 0302RPIA SCALE: 1" = 30'  
 SUBMITTAL DATE: FEB. 14, 2007  
 DRAWN BY: R.A.M.  
 CHECKED BY: BRAD KERR  
 FIELD BOOK: N/A PAGES: N/A

**RABON METCALF ENGINEERING**  
 CLIENT NO. PROJECT NO.  
 126 - 0302

Doc No: 09960201  
 Blk: BR  
 Vol: 7923  
 Pg: 298

Filed for Record in:  
 BRAZOS COUNTY

Date: Apr 20 2007 at 11:32P

As a  
 Plat

Document Number: 00960201  
 Amount: 58.00  
 Receipt Number: 314064  
 By: Susie Cohen

**P.O.B.**  
 GPS MONUMENT NO. 36  
 ELEVATION = 371.82' (NGVD 29)  
 S 87°51'23" E - 4734.58'

