

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, WILLIE YOUNG, OWNER OF THE LAND CONVEYED TO ME BY DEED RECORDED IN VOLUME 3514, PAGE 337, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHICH IS DESIGNATED HEREIN AS "SUBDIVISION OF LOT 1, BLOCK 1, PARNELL SUBDIVISION", VOLUME 2980, PAGE 205, 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.

*Willie Young*  
OWNER

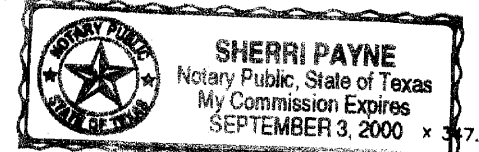
LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 10th DAY OF September, 1999.

*Sherril Payne*  
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 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., 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

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, RICHARD PERKINS, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 10th DAY OF July, 1999, AND SAME WAS DULY APPROVED ON THE 10th DAY OF August, 1999.

*R. Perkins*  
CHAIR, PLANNING AND ZONING COMMISSION

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 10th DAY OF October, 1999, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 3622, PAGE 208.

*Mary Ann Ward by Barbara Johnson*  
COUNTY CLERK, BRAZOS COUNTY, TEXAS  
Deputy Clerk

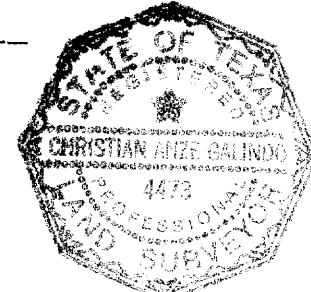
CERTIFICATE OF SURVEYOR AND/OR ENGINEER

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 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 PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

*Christian Galindo*  
CHRISTIAN A. GALINDO, P.E., R.P.L.S.  
DATE: JUNE 28, 1999

*Aug. 18, 1999*



**GALINDO ENGINEERS AND PLANNERS, INC.**  
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 409-846-8868

NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 0.3561 ACR.
4. BEARING SOURCE IS ORIGINAL PLAT IN 2980/205.
5. BASE LINE IS NOTED WITH \* \* \*
6. CONTOUR LINES PER CITY OF BRYAN TOPO. MAPS.
7. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YEAR FLOOD PLAIN REFERENCE: FEMA MAP # 48041C 0133C, DATED JULY 2, 1992.
8. PROPOSED LAND UTILIZATION IS TWO SINGLE FAMILY RESIDENTIAL HOMES.
9. A 5' STRIP ALONG OLD KURTEN ROAD WAS DEDICATED IN VOL. 2980, PG. 205, FOR ADDITIONAL ROW, THUS MAKING THE CURRENT ROW WIDTH TO BE 55'.

0698426

Filed for Record in:  
BRAZOS COUNTY,

On: Oct 01, 1999 at 01:25PM

As a  
Plats

Document Number: 0698426

Amount 55.00

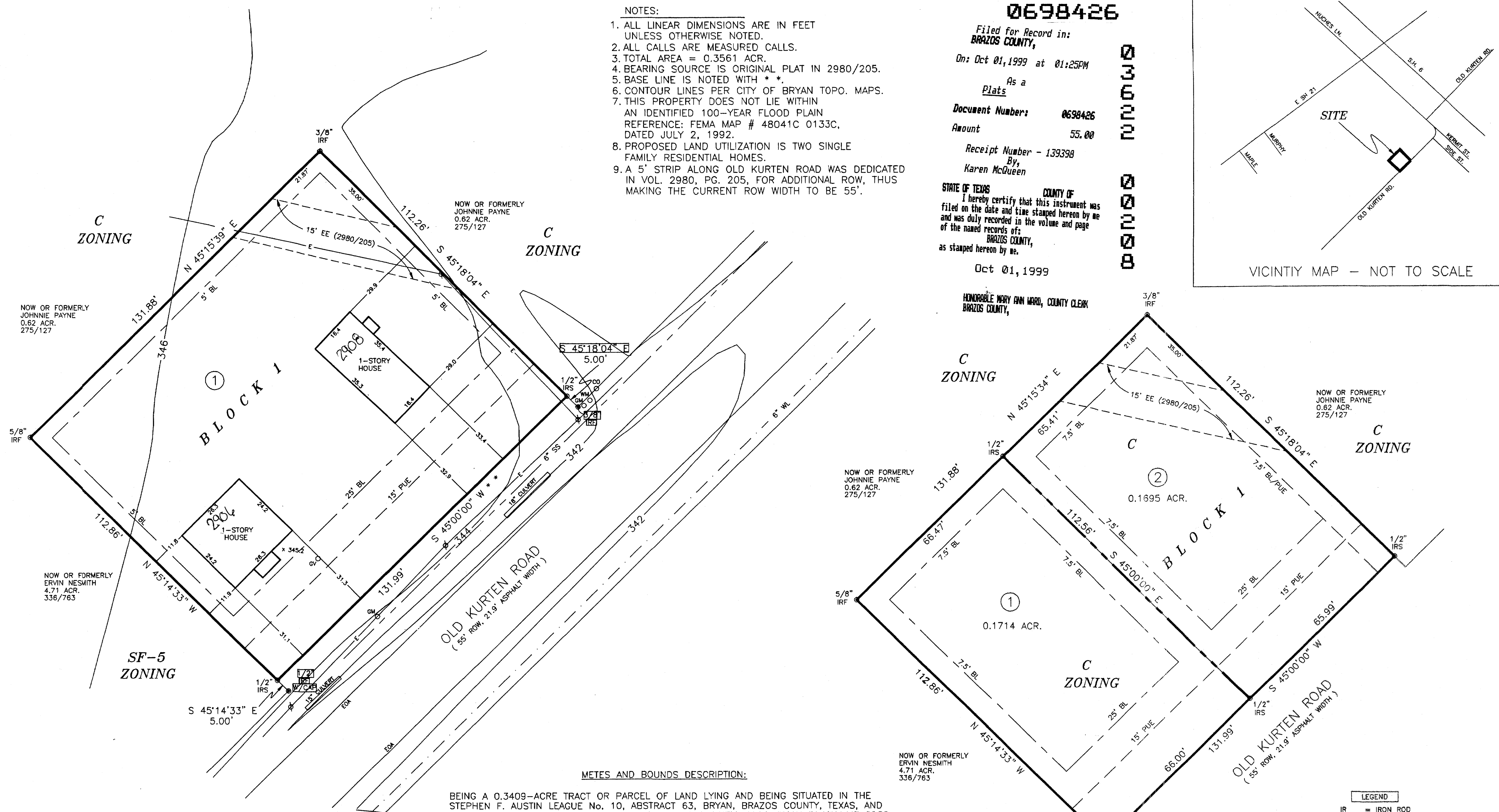
Receipt Number - 139398

By,  
Karen McQueen

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 record records of BRAZOS COUNTY, as stamped herein by me.

Oct 01, 1999

HONORABLE MARY ANN WARD, COUNTY CLERK  
BRAZOS COUNTY,



METES AND BOUNDS DESCRIPTION:

BEING A 0.3409-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE No. 10, ABSTRACT 63, BRYAN, BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND PLATTED AS THE PARNELL SUBDIVISION IN VOLUME 2980, PAGE 205, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.3409-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET AT THE SOUTHERNMOST CORNER OF SAID PARNELL SUBDIVISION, SAID ROD ALSO BEING LOCATED IN THE NORTHEAST BOUNDARY LINE OF A 4.71-ACRE TRACT CONVEYED TO ERVIN NESMITH BY DEED RECORDED IN VOLUME 336, PAGE 763, DEED RECORDS, BRAZOS COUNTY, TEXAS, FURTHERMORE SAID ROD BEING LOCATED IN THE NORTHWESTERN RIGHT-OF-WAY LINE OF OLD KURTEN ROAD;

THENCE N 45°14'33" W, ALONG THE NORTHEASTERN BOUNDARY OF SAID 4.71-ACRE TRACT FOR A DISTANCE OF 112.86' TO A 5/8" IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF A 0.62-ACRE TRACT CONVEYED TO JOHNNIE PAYNE BY DEED RECORDED IN VOLUME 275, PAGE 127, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 45°15'34" E, ALONG THE SOUTHEASTERN BOUNDARY OF SAID 0.62-ACRE TRACT FOR A DISTANCE OF 131.88' TO A 3/8" IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 0.62-ACRE TRACT;

THENCE S 45°18'04" E, ALONG THE SOUTHWESTERN BOUNDARY OF SAID 0.62-ACRE TRACT FOR A DISTANCE OF 112.26' TO A 1/2" IRON ROD SET IN THE SOUTHWESTERN BOUNDARY LINE OF SAID 0.62-ACRE TRACT, SAID ROD ALSO BEING LOCATED IN THE NORTHWESTERN RIGHT-OF-WAY LINE OF OLD KURTEN ROAD;

THENCE S 45°00'00" W, ALONG SAID RIGHT-OF-WAY LINE FOR A DISTANCE OF 131.99' TO THE PLACE OF BEGINNING, CONTAINING 0.3409 ACRES OF LAND MORE OR LESS.

CURRENT PLAT

REPLAT

LEGEND

IR	= IRON ROD
IP	= IRON PIPE
CM	= CONCRETE MARKER
MCC	= 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
OE	= ORANGE 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
{ M }	= MEASURED
{ R }	= RECORDED
EOA	= ASPHALT WIDTH

SUBDIVISION OF LOT 1, BLOCK 1  
PARNELL SUBDIVISION

OWNER/DEVELOPER:

WILLIE YOUNG  
P. O. BOX 92  
BRYAN, TX 77806  
409-823-3159

0.3409 ACRES  
VOLUME 2980, PAGE 205  
OFFICIAL RECORDS  
BRYAN, BRAZOS COUNTY, TEXAS

DATE: AUGUST 18, 1999  
APPROVED BY: CG  
REVISIONS:

PROJECT  
23-99  
SHEET  
1 of 1

PARNELL SUBDIVISION  
REPLAT  
LIBI  
04/09/99  
107/01/2000

on land base  
and plat