

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JACK E. MATHIS, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT, CONVEYED TO ME BY DEED RECORDED IN VOL. 350, PG. 525, DEED RECORDS...

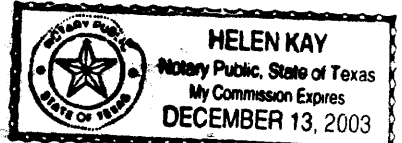
OWNER: Jack E. Mathis
LIENHOLDER APPROVAL (IF ANY):

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JACK E. MATHIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

GIVEN UNDER MY HAND AND SEAL ON THIS 26 DAY OF March, 2002

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



I, NANCY L. MACKALL, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT, CONVEYED TO ME BY DEED RECORDED IN VOL. 4287, PG. 275, OFFICIAL RECORDS...

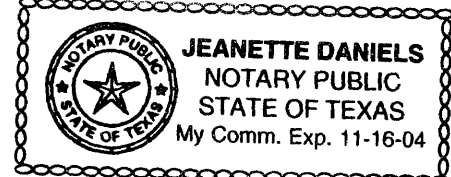
OWNER: Nancy L. Mackall
LIENHOLDER APPROVAL (IF ANY):

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NANCY L. MACKALL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

GIVEN UNDER MY HAND AND SEAL ON THIS 26 DAY OF March, 2002

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.

PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

Linda Huff, PAUL KASPAR, 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.

CITY ENGINEER

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Kim C. Casey, 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 3rd DAY OF October, 2002, AND SAME WAS DULY APPROVED ON THE 21st DAY OF November, 2002.

CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATION OF APPROVAL

THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONERS' COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON THE 25th DAY OF SEPTEMBER, 2001, SIGNED THIS THE 22nd DAY OF APRIL, 2002.

COUNTY JUDGE, BRAZOS COUNTY, TEXAS

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 26th DAY OF March, 2002, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS IN VOLUME 4587, PAGE 213.

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 A. GALINDO, P.E., R.P.L.S.
DATE: SEPTEMBER 11, 2001

RAVENWOOD SUBDIVISION, PHASE TWO
6.0504-ACRE TRACT

Being a 6.0504-acre tract or parcel of land lying and being situated in the Thomas M. Splane League, Abstract 53, Brazos County, Texas, and being the same tract of land CALLED 6.077 acres conveyed to Jack E. Mathis and Betty A. Mathis by deed recorded in Volume 350, Page 525, Deed Records, Brazos County, Texas, and said 6.0504-acre tract being more particularly described as follows:

BEGINNING AT A 1/2" iron rod found located at the bottom of a fence post marking the westernmost corner of a 2.68-acre tract of land, conveyed to Charles C. McCulloch by deed recorded in Volume 3827, Page 001, Official Records, Brazos County, Texas, said Charles C. McCulloch tract also being Lot 1, Ravenwood Subdivision, an addition in Brazos County, Texas, according to the plat recorded in Volume 385, Page 461, Deed Records, Brazos County, Texas, said rod also marking the southeasterly right of way line of Hollow Heights Drive, a 50'-wide public street;

THENCE S 37°47'52" E, along the southwestern boundary line of said Lot 1, Ravenwood Subdivision and the southwesterly right of way line of Raven Drive, a 60'-wide public street, for a distance of 751.77', to a 1/2" iron rod set at the bottom of a fence post, said rod also marking the northernmost corner of a 1.00-acre tract of land, conveyed to Leah E. Gelber by deed recorded in Volume 3192, Page 259, Official Records, Brazos County, Texas;

THENCE S 46°03'17" W, along the northwestern boundary line of said Leah E. Gelber tract, for a distance of 139.27', to a 1/2" iron rod set at the bottom of a railroad tie, said rod also marking the westernmost corner of said Leah E. Gelber tract;

THENCE S 39°00'03" E, along the southwestern boundary line of said Leah E. Gelber tract, for a distance of 298.44', to a 1/2" iron rod set on the northwesterly right of way line of Merka Road, said rod also marking the southernmost corner of said Leah E. Gelber tract;

THENCE S 44°28'54" W, along the northwesterly right of way line of Merka Road, an apparent 60'-wide county road, for a distance of 141.76', to a fence post marking the easternmost corner of a 0.68-acre tract of land, conveyed to George W. Collins and Martha Collins by deed recorded in Volume 870, Page 293, Official Records, Brazos County, Texas;

THENCE N 45°08'19" W, along the northeastern boundary line of said George W. Collins, et ux tract, for a distance of 139.18', to a 1/2" iron rod set at the bottom of a fence post;

THENCE N 46°52'29" W, along the northeastern boundary line of a 3.95-acre tract of land, conveyed to George W. Collins and Martha Collins with address 6344 Hollow Heights Dr., Bryan, Texas 77808, for a distance of 473.01', to a 1/2" iron rod found located at the bottom of a fence post, said rod also marking the westernmost corner of a 0.32-acre tract of land conveyed to Bard, Dickerson and Wright with address 6675 Hollow Heights Dr., Bryan, Texas 77808;

THENCE N 46°28'48" W, along the northeastern boundary line of said Bard, et al tract, to the southeasterly right of way line of Hollow Heights Drive, for a distance of 135.85', to a 1/2" iron rod set;

THENCE N 10°24'31" E, along said southeasterly right of way line, for a distance of 517.19', to the PLACE OF BEGINNING, containing 6.0504 acres of land more or less.

NOTES:

- 1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 6.0504 ACR.
4. BEARING SOURCE IS PLAT OF HOLLOW HEIGHTS SUBDIVISION RECORDED IN VOLUME 302, PAGE 85, DEED RECORDS, BRAZOS COUNTY, TEXAS.
5. BASE LINE IS NOTED WITH * * *.
6. ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS.
7. COMMITMENT REF: UTC OF # 00012376
8. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN ACCORDING TO FEMA MAP NO. 48041 C 0132 C, DATED JULY, 2, 1992.
9. THERE SHALL BE A 10' PUE/BL ALONG AND ON BOTH SIDES OF ALL INTERIOR LOT LINES.
10. A 5'-STRIP ALONG RAVEN DRIVE IS BEING DEDICATED FOR ADDITIONAL ROAD RIGHT OF WAY.
11. 10'-STRIPS ALONG HOLLOW HEIGHTS DRIVE AND MERKA ROAD ARE BEING DEDICATED FOR ADDITIONAL ROAD RIGHT OF WAY.
12. WATER WILL BE SUPPLIED BY WICKSON CREEK SPECIAL UTILITY DISTRICT.
13. ALL LOTS SHALL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES THAT COMPLY WITH COUNTY & STATE REGULATIONS. A SITE/SOIL EVALUATION MUST BE FILED WITH THE BRAZOS COUNTY HEALTH DEPT. BEFORE THE FACILITY IS CONSTRUCTED.
14. EE IN 2150/147 ONLY AFFECTS LOT 1, BLOCK ONE.

HOLLOW HEIGHTS DRIVE
10' RIGHT OF WAY DEDICATION
0.1185-ACRE TRACT

Being a 0.1185-acre tract or parcel of land lying and being situated in the Thomas M. Splane League, Abstract 53, Brazos County, Texas, and being a part of the tract CALLED 6.077 acres conveyed to Jack E. Mathis and Betty A. Mathis by deed recorded in Volume 350, Page 525, Deed Records, Brazos County, Texas, and said 0.1185-acre tract being more particularly described as follows:

BEGINNING AT A 1/2" iron rod found located at the bottom of a fence post marking the westernmost corner of a 2.68-acre tract of land, conveyed to Charles C. McCulloch by deed recorded in Volume 3827, Page 001, Official Records, Brazos County, Texas, said Charles C. McCulloch tract also being Lot 1, Ravenwood Subdivision, an addition in Brazos County, Texas, according to the plat recorded in Volume 385, Page 461, Deed Records, Brazos County, Texas, said rod also marking the southeasterly right of way line of Hollow Heights Drive, a 50'-wide public street;

THENCE S 37°47'52" E, along the southwestern boundary line of said Lot 1, Ravenwood Subdivision, for a distance of 13.41', to a 1/2" iron rod set;

THENCE S 10°24'31" W, through the before mentioned Jack E. Mathis, et ux tract, for a distance of 514.77', to a 1/2" iron rod set located along the northeastern boundary line of a 0.32-acre tract of land conveyed to Bard, Dickerson and Wright with address 6675 Hollow Heights Dr., Bryan, Texas 77808;

THENCE N 46°28'48" W, along the northeastern boundary line of said Bard, et al tract, for a distance of 11.94', to a 1/2" iron rod set;

THENCE N 10°24'31" E, along said right of way line, for a distance of 517.19', to the PLACE OF BEGINNING, containing 0.1185 acre of land more or less.

Filed for Record in: BRAZOS COUNTY
On: Apr 26, 2002 at 01:46P

As a Plats
Document Numbers: 00773741

Amount: 55.00

Receipt Number - 193384

By: Jaime Kelley

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 named records of: BRAZOS COUNTY as stamped hereon by me.

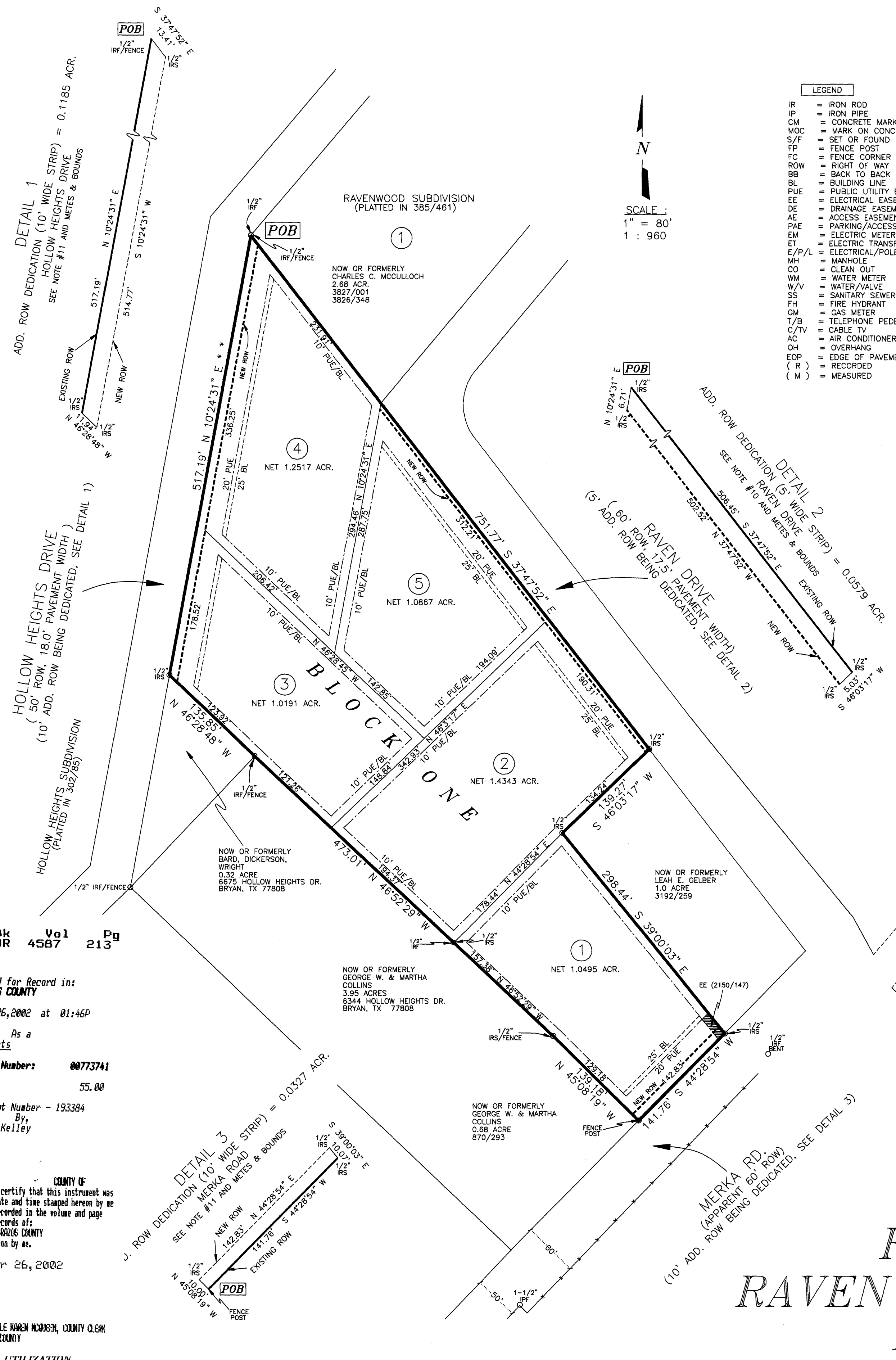
Apr 26, 2002

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

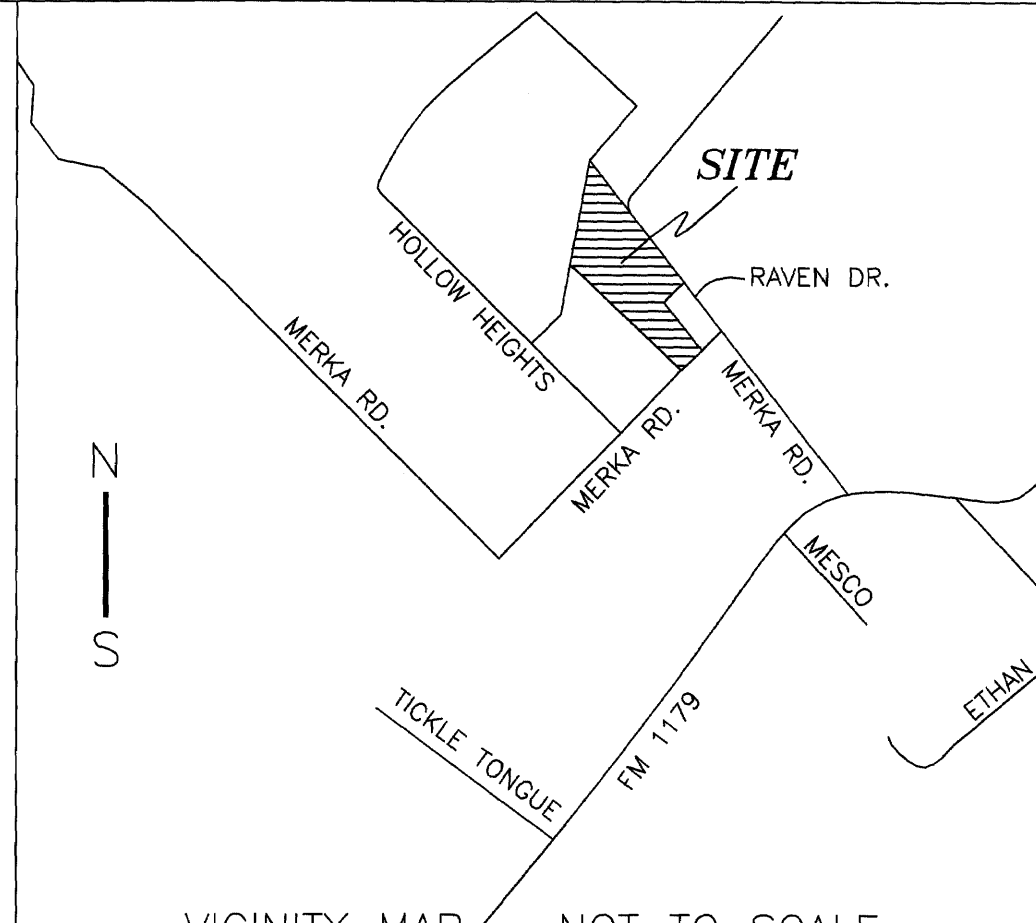
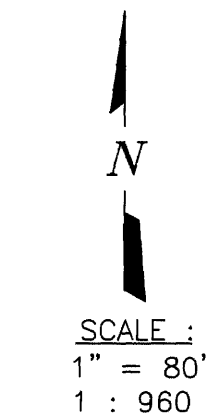
LAND UTILIZATION
5 SINGLE FAMILY RESIDENTIAL LOTS
ADD. RAVEN DRIVE ROW DEDICATION
ADD. HOLLOW HEIGHTS DR. ROW DEDICATION
ADD. MERKA RD. ROW DEDICATION
TOTAL AREA

5.8413 ACR.
0.0579 ACR.
0.1185 ACR.
0.0327 ACR.
6.0504 ACR.

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



- 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



RAVEN DRIVE
5' RIGHT OF WAY DEDICATION
0.0579-ACRE TRACT
Being a 0.0579-acre tract or parcel of land lying and being situated in the Thomas M. Splane League, Abstract 53, Brazos County, Texas, and being a part of the tract CALLED 6.077 acres conveyed to Jack E. Mathis and Betty A. Mathis by deed recorded in Volume 350, Page 525, Deed Records, Brazos County, Texas, and said 0.0579-acre tract being more particularly described as follows:

BEGINNING AT A 1/2" iron rod set located at the southernmost corner of a 2.68-acre tract of land, conveyed to Charles C. McCulloch by deed recorded in Volume 3827, Page 001, Official Records, Brazos County, Texas, said Charles C. McCulloch tract also being Lot 1, Ravenwood Subdivision, an addition in Brazos County, Texas, according to the plat recorded in Volume 385, Page 461, Deed Records, Brazos County, Texas, said rod also marking the southwesterly right of way line of Raven Drive;

THENCE S 37°47'52" E, along said southwesterly right of way line, for a distance of 506.45', to a 1/2" iron rod set, said rod also marking the northernmost corner of a 1.00-acre tract of land, conveyed to Leah E. Gelber by deed recorded in Volume 3192, Page 259, Official Records, Brazos County, Texas;

THENCE S 46°03'17" W, along the northwestern boundary line of said Leah E. Gelber tract, for a distance of 5.03', to a 1/2" iron rod set;

THENCE N 37°47'52" W, through the before mentioned Jack E. Mathis, et ux tract, for a distance of 502.52', to a 1/2" iron rod set;

THENCE N 10°24'31" E, for a distance of 6.71', to the PLACE OF BEGINNING, containing 0.0579 acre of land more or less.

MERKA ROAD
10' RIGHT OF WAY DEDICATION
0.0327-ACRE TRACT
Being a 0.0327-acre tract or parcel of land lying and being situated in the Thomas M. Splane League, Abstract 53, Brazos County, Texas, and being a part of the tract CALLED 6.077 acres conveyed to Jack E. Mathis and Betty A. Mathis by deed recorded in Volume 350, Page 525, Deed Records, Brazos County, Texas, and said 0.0327-acre tract being more particularly described as follows:

BEGINNING AT A fence post marking the easternmost corner of a 0.68-acre tract of land, conveyed to George W. Collins and Martha Collins by deed recorded in Volume 870, Page 293, Official Records, Brazos County, Texas, said fence post also marking the northwesterly right of way line of Merka Road;

THENCE N 45°08'19" W, along the northeastern boundary line of said George W. Collins, et ux tract, for a distance of 10.00', to a 1/2" iron rod set;

THENCE N 44°28'54" E, through the before mentioned Jack E. Mathis, et ux tract, for a distance of 142.83', to a 1/2" iron rod set located on the northwesterly boundary line of the 1.00-acre Leah E. Gelber tract described in deed recorded in Volume 3192, Page 259, Official Records, Brazos County, Texas;

THENCE S 39°00'03" E, along the southwestern boundary line of said Leah E. Gelber tract, for a distance of 10.07' to a 1/2" iron rod set;

THENCE S 44°28'54" W, along said right of way line, for a distance of 141.76', to the PLACE OF BEGINNING, containing 0.0327 acre of land more or less.

FINAL PLAT
RAVENWOOD SUBDIVISION
PHASE TWO

6.0504 ACRES

Table with 4 columns: DEVELOPER (Nancy L. Mackall), DEED RECORDS (Brazos County, Texas), DATE (September 11, 2001), PROJECT (17-01), SHEET (1 of 1).