

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, PAULINE TAPLIN, OWNER OF THE LAND SHOWN ON THIS PLAT WHICH WAS CONVEYED TO ME BY DEED RECORDED IN VOLUME 2453, PAGE 185, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND DESIGNATED HERIN AS THE "TAPLIN SUBDIVISION" IN THE CITY OF BRYAN, 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.

*Pauline Taplin*  
OWNER

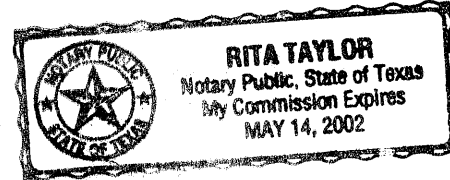
LIEN HOLDER APPROVAL (IF ANY)

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Pauline Taplin* 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 21st DAY OF February, 2002.

*Rita Taylor*  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, *JOE 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.

*Joe Dunn*  
PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

I, *Billie E. Heath*, 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.

*Billie E. Heath*  
CITY ENGINEER

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, *Karen M. Queen*, 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 21 DAY OF February, 2002, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 2624, PAGE 107.

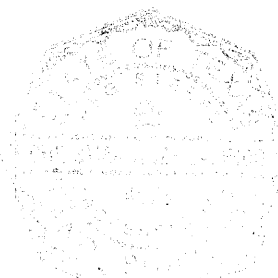
*Karen M. Queen - By Jaime Kelley - deputy*  
COUNTY CLERK, BRAZOS COUNTY, TEXAS

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 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: JANUARY 29, 2002



on back to table

Doc 00767863 BK U01 Pg 4499 OR 241  
Filed for Record in: BRAZOS COUNTY  
On: Feb 21, 2002 at 8:30P  
Plat # 4  
Document Number: 00767863  
Amount: \$5.00  
Receipt Number: 189123  
Jaime Kelley

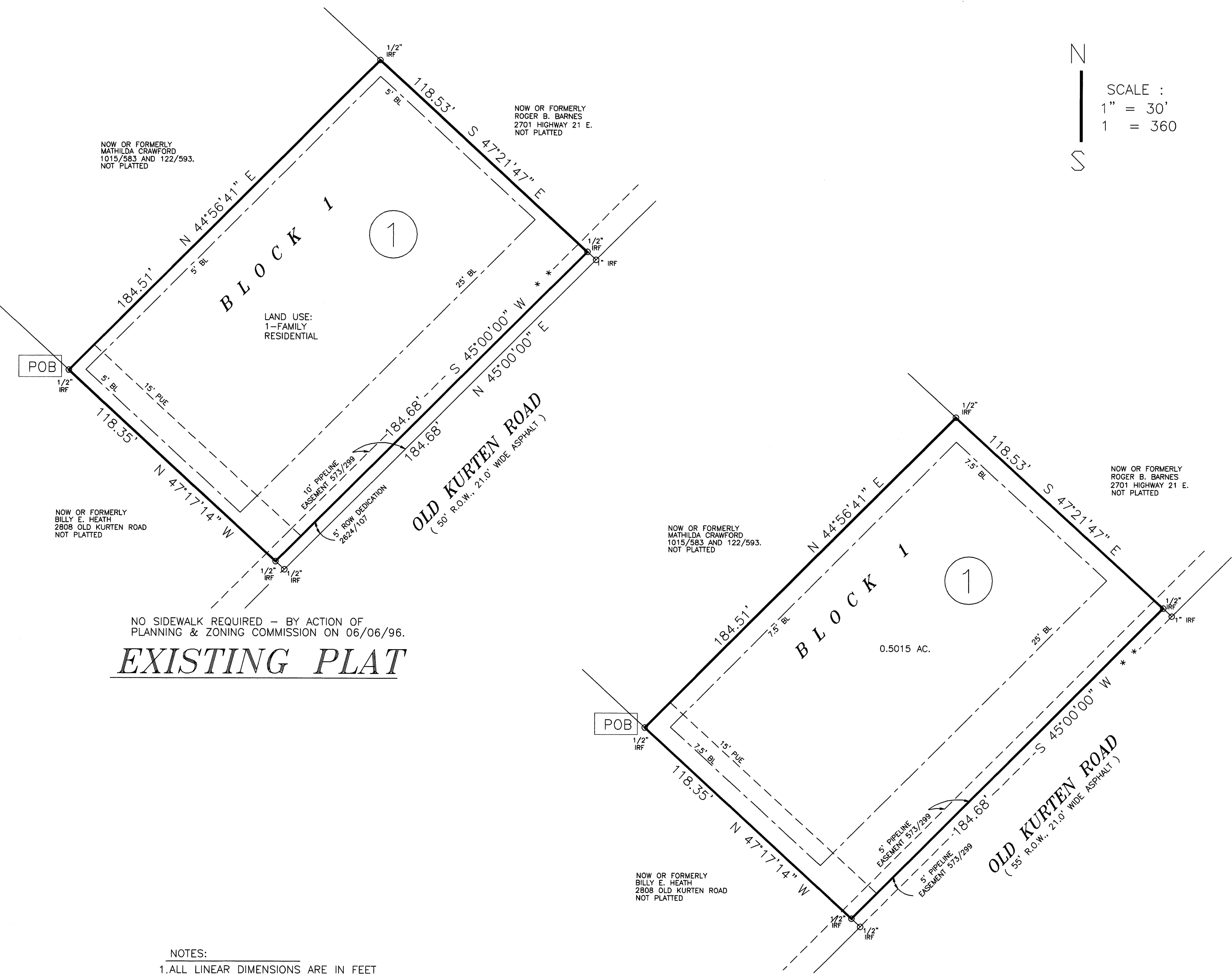
STATE OF TEXAS  
COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the public records of BRAZOS COUNTY as stamped herein by me.  
Feb 21, 2002

MONROE E. WARD, COUNTY CLERK  
BRAZOS COUNTY

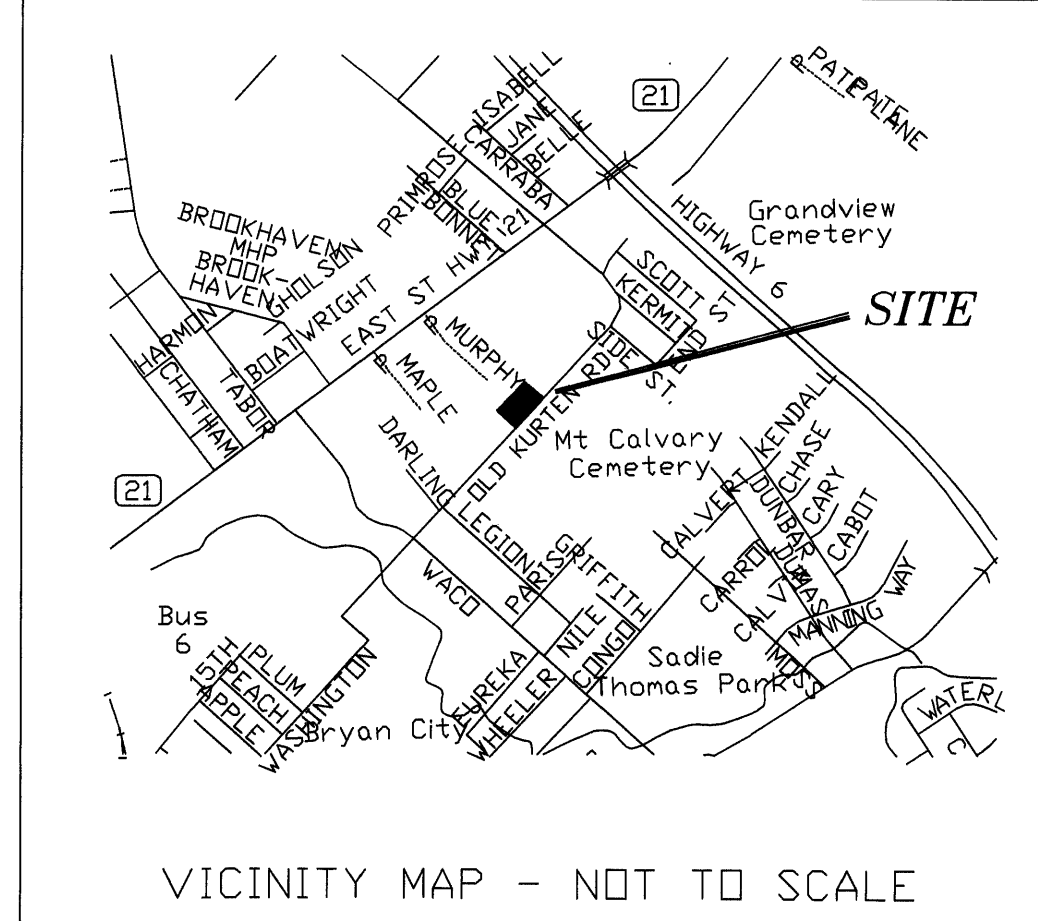
- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  2. ALL CALLS ARE MEASURED.
  3. TOTAL AREA = 0.5015 ACRES.
  4. BEARING BASE IS DEED IN 2453/185.
  5. BASE LINE IS NOTED WITH \*\*
  6. BLANKET GAS EASEMENT IN 71/411 AFFECTS THIS PROPERTY.
  7. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN. REFERENCE: FEMA MAP # 48041C 0133 C, DATED 07/02/92.
  8. ALL UTILITIES SHOWN ARE EXISTING.

\*\* THE PURPOSE OF THIS PLAT IS TO CHANGE THE NAME OF THE SUBDIVISION FROM "MONROE AND TAPLIN SUBDIVISION" TO "TAPLIN SUBDIVISION."

**GALINDO ENGINEERS AND PLANNERS**  
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
  - FS = FIRE HYDRANT
  - GM = GAS METER
  - T/B = TELEPHONE PEDESTAL
  - C/TV = CABLE TV
  - AC = AIR CONDITIONER
  - OH = OVERHANG
  - ( M ) = MEASURED
  - ( R ) = RECORDED
  - EOP = EDGE OF PAVEMENT



**METES AND BOUNDS DESCRIPTION**

Being a 0.5015-acre tract or parcel of land lying and being situated in the S. F. Austin League # 10, A-63, Bryan, Brazos County, Texas, and being the same tract conveyed to Pauline Taplin by Nancy Faye and Leal Carvin according to the Deed recorded in Volume 2453, Page 185, Official Records, Brazos County, Texas, and said 0.5015-acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the southernmost corner of a tract of land conveyed to Mathilda Crawford by deeds recorded in Volume 1015, Page 583, and Volume 1222, Page 593, Official Records, Brazos County, Texas, furthermore, said 1/2" iron rod also being located on the northeasterly property line of a tract of land now or formerly owned by Billy E. Heath with address at 2808 Old Kurten Road, Bryan, TX 77803, and also being the westernmost property corner of the tract herein described;

THENCE N 44°56'41" E, along the southeasterly property line of said Mathilda Crawford tract, for a distance of 184.51' to a 1/2" iron rod found on the property line of a tract of land now or formerly owned by Roger B. Barnes with address at 2701 Highway 21 E., Bryan, TX 77803, said 1/2" iron rod found also being the northernmost property corner of the tract herein described and the easternmost property corner of the said Mathilda Crawford tract;

THENCE S 47°21'47" E, along said Roger B. Barnes tract, for a distance of 118.53' to a 1/2" iron rod found on the westerly right-of-way line of Old Kurten Road, said rod being located 5.00' and N 47°21'47" W from a 1" iron rod found at the southernmost property corner of said Roger B. Barnes tract;

THENCE S 45°00'00" W, along said westerly right-of-way line of Old Kurten Road, for a distance of 184.68' to a 1/2" iron rod found 5.00' and N 47°17'14" W from a 1/2" iron rod found marking the easternmost property corner of said Billy E. Heath tract;

THENCE N 47°17'14" W, continuing along the common property line between said Billy E. Heath tract and the property herein described, for a distance of 118.35' to the POINT OF BEGINNING, containing 0.5015 acres of land, more or less.

**AMMENDING PLAT  
TAPLIN SUBDIVISION  
(ORIGINALLY PLATTED AS MONROE  
AND TAPLIN SUBDIVISION IN 2624/107)  
LOT 1, BLOCK 1**

DEVELOPER:  
C/O CONSTANTIN BARBU CO.  
201-B NORTH MAIN STREET  
BRYAN, TEXAS 77803  
VOICE: 979-775-5540  
FAX: 979-775-5642

0.5015 ACRES  
2810 OLD KURTEN ROAD  
STEPHEN F. AUSTIN LEAGUE, No. 10, A-63,  
VOLUME 2453, PAGE 185, OFFICIAL RECORDS  
BRYAN, BRAZOS COUNTY, TEXAS.

DATE: JANUARY 29, 2002  
DESIGNED BY: CEH  
APPROVED BY: CG  
REVISIONS:

PROJECT  
1-0204  
SHEET  
1 of 1