

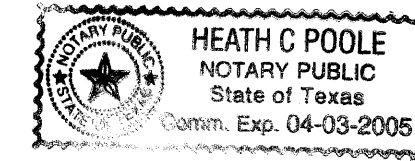
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, TONY DYSON, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS "WOODBINE COURT NO. 1", 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.

OWNER: Tony Dyson  
 LIEN HOLDER APPROVAL (IF ANY):

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tony Dyson, 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 17th DAY OF NOVEMBER, 2003.  
Heath C. Poole  
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, Roy Flores, 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 5th DAY OF NOVEMBER, 2003, AND THE SAME WAS DULY APPROVED ON THE 4th DAY OF DECEMBER, 2003.  
Roy Flores  
 CHAIR OF THE PLANNING AND ZONING COMMISSION

**CERTIFICATION OF THE PLANNING ADMINISTRATOR**

I, Joey Dunn, 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**

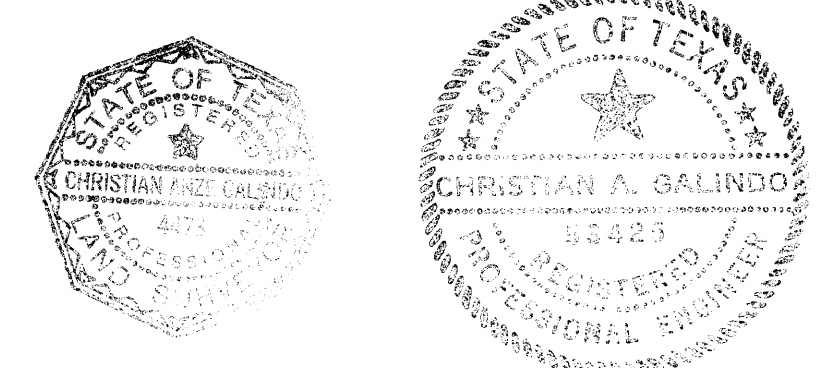
I, Linda Huff, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.  
Linda Huff  
 CITY ENGINEER

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Karen McQueen, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 14th DAY OF APRIL, 2004, PAGE 22 IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 3299.  
Karen McQueen by: Marylorcia  
 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: NOVEMBER 14, 2003

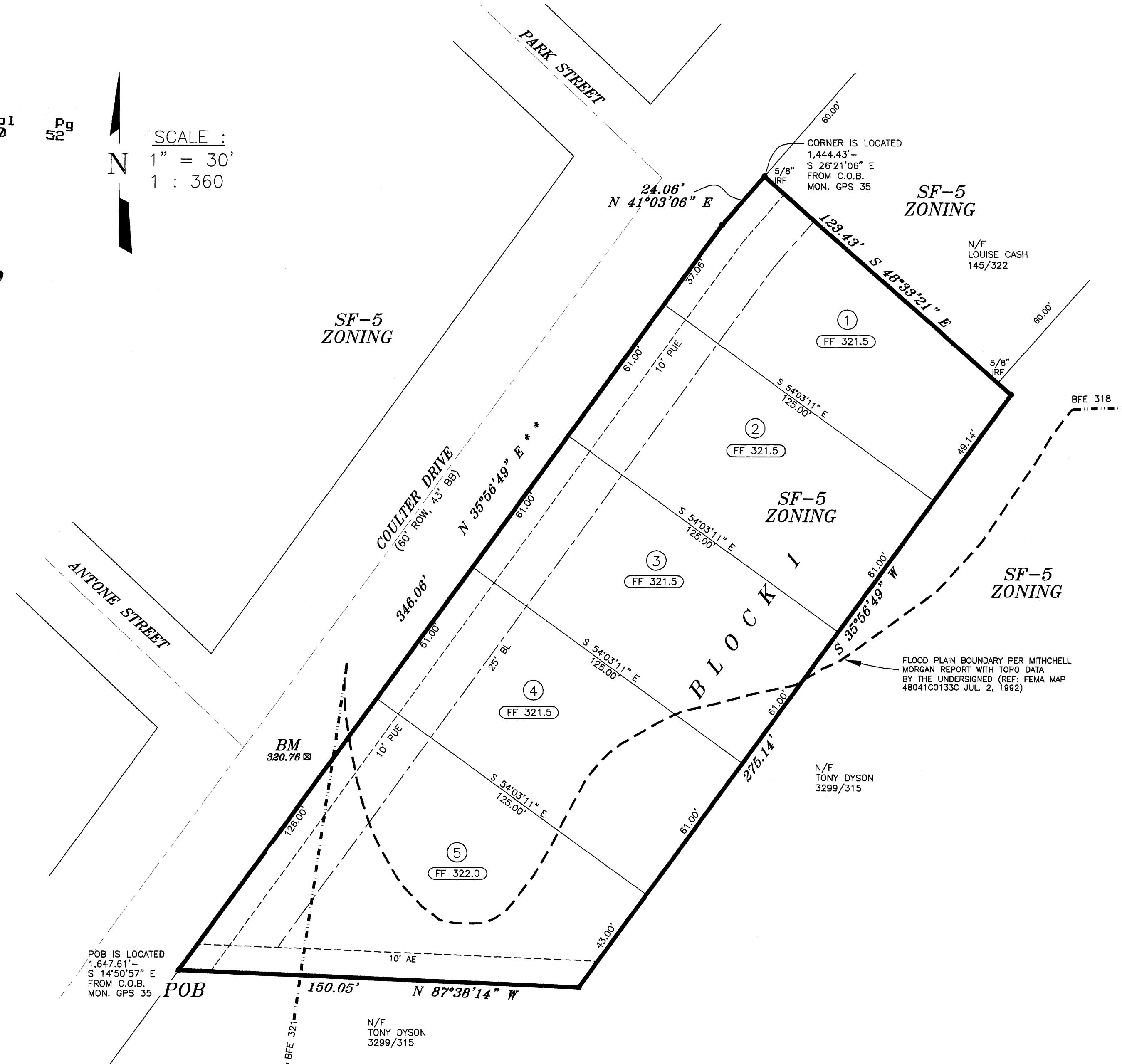


- LEGEND**
- IR = IRON ROD
  - IP = IRON PIPE
  - CM = CONCRETE MARKER
  - MOC = MARK ON CONCRETE
  - S/F = SET OR FOUND
  - FP = FENCE POST
  - FC = FENCE CORNER
  - ROW = RIGHT OF WAY
  - BB = BACK TO BACK OF CURB
  - BL = BUILDING LINE
  - PUE = PUBLIC UTILITY EASMT.
  - EE = ELECTRICAL EASEMENT
  - DE = DRAINAGE EASEMENT
  - AE = ACCESS EASEMENT
  - PAE = PARKING/ACCESS EASMT.
  - EM = ELECTRIC METER
  - ET = ELECTRIC TRANSFORMER
  - E/P/L = ELECTRICAL/PULL/LIGHT
  - M = MANHOLE
  - CD = CLEAN OUT
  - WM = WATER METER
  - W/V = WATER VALVE
  - SS = SANITARY SEWER
  - PH = FIRE HYDRANT
  - GM = GAS METER
  - T/B = TELEPHONE PEDESTAL
  - C/TV = CABLE TV
  - AC = AIR CONDITIONER
  - OV = OVERHANG
  - ( M ) = MEASURED
  - ( R ) = RECORDED

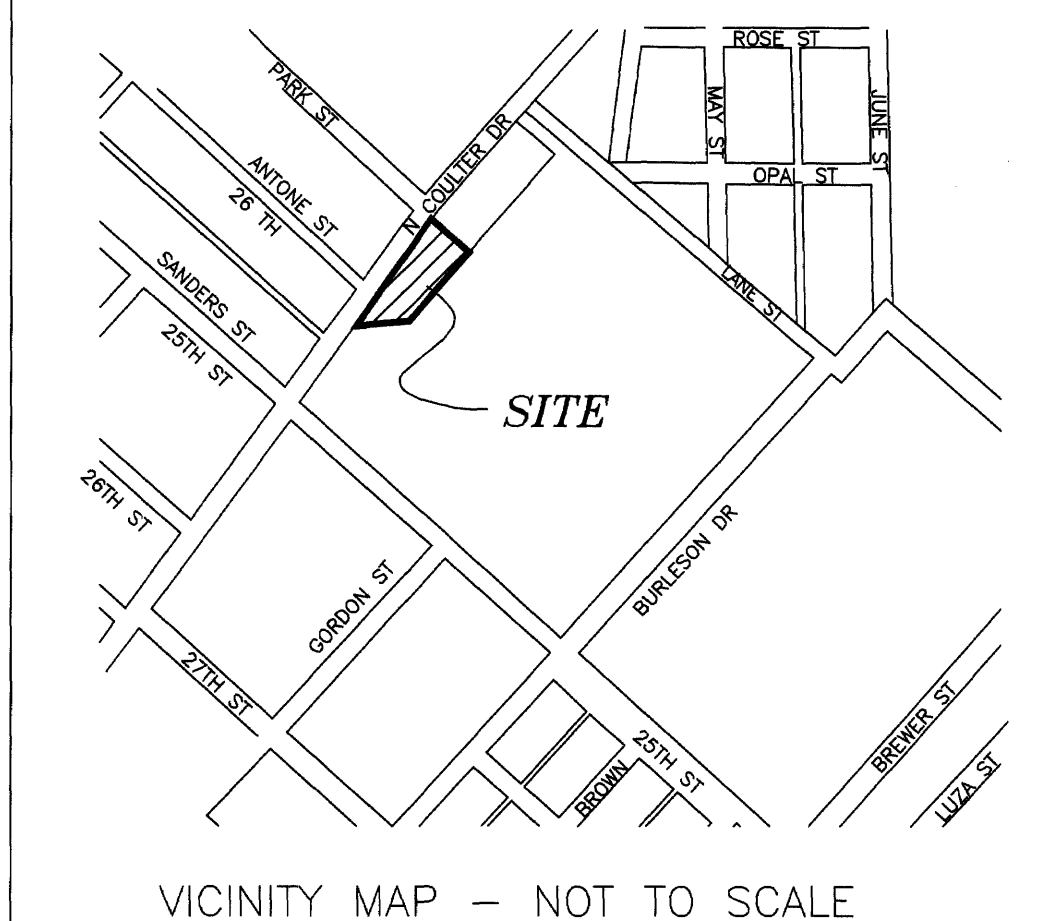
Doc 00851940 Bk OR Y01 5980 Pg 52  
 Filed for Record in: BRAZOS COUNTY  
 On: Apr 19, 2004 at 11:11A  
 As a Plats  
 Document Number: 00851940  
 Amount: \$8.00  
 Receipt Number - 248584  
 By: Mary Garcia

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 19, 2004  
 HONORABLE KAREN McQUEEN, COUNTY CLERK  
 BRAZOS COUNTY

SCALE: 1" = 30'  
 1 : 360



- NOTES:**
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  - TOTAL AREA = 0.9253 ACR.
  - BEARING BASE IS CITY OF BRYAN GPS CONTROL.
  - SITE BENCHMARK IS A SQUARE CUT ON BACK OF CURB, ELEVATION 320.76 (NAVD 88).
  - BASE LINE IS NOTED WITH \* \*.
  - BUILDING LINES BY CURRENT CITY OF BRYAN ZONING ORDINANCE.
  - A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YR FLOOD PLAIN OF BRIAR CREEK (FEMA MAP 48041 C 0133 C, DATED 07-02-82).
  - FF IS MINIMUM REQUIRED FINISHED FLOOR ELEVATION.
  - THERE SHALL BE A 4'-WIDE SIDEWALK ALONG THE FRONT OF BLOCK 1, (COULTER DR.) PER CITY OF BRYAN'S ORDINANCE AND STANDARDS AND MEETING TEXAS ACCESSIBILITY STANDARDS.
  - FINAL ALIGNMENT OF PROPOSED SIDEWALK SHALL BE APPROVED BY CITY ENGINEER.
  - ALL LOT CORNERS ARE MARKED WITH 1/2" IRS UNLESS OTHERWISE SHOWN.



**METES & BOUNDS DESCRIPTION**

BEING A 0.9253-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT 2, BRAZOS COUNTY, TEXAS, SAID TRACT ALSO BEING A PORTION OF THE CALLED 17.16-ACRE TRACT CONVEYED TO TONY DYSON BY DEED RECORDED IN VOLUME 3299, PAGE 315, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.9253-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE SOUTHEASTERN RIGHT OF WAY LINE OF COULTER DRIVE, SAID POINT LOCATED N 35°58'49" E, 122.57' FROM THE NORTHERMOST CORNER OF A JARREL, JASON AND WHITNEY CURRIE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 3715, PAGE 228, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 35°58'49" E, ALONG SAID COULTER DRIVE RIGHT OF WAY LINE, FOR A DISTANCE OF 346.06', TO A 5/8" IRON ROD;

THENCE N 41°03'06" E, CONTINUING ALONG SAID COULTER DRIVE RIGHT OF WAY LINE, FOR A DISTANCE OF 24.06', TO A 5/8" IRON ROD FOUND, SAID ROD ALSO MARKING THE WESTERN CORNER OF A LOUISE CASH TRACT DESCRIBED IN DEED RECORDED IN VOLUME 145, PAGE 322, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 48°33'21" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOUISE CASH TRACT FOR A DISTANCE OF 123.43', TO A 5/8" IRON ROD FOUND, LOCATED AT THE SOUTHERNMOST CORNER OF SAID LOUISE CASH TRACT;

THENCE S 35°58'49" W, THROUGH SAID TONY DYSON TRACT FOR A DISTANCE OF 275.14';

THENCE N 87°38'14" W, THROUGH SAID TONY DYSON TRACT FOR A DISTANCE OF 150.05' TO THE POINT OF BEGINNING CONTAINING 0.9253 ACRES OF LAND MORE OR LESS.

NOTE: BEARING SOURCE IS THE CITY OF BRYAN GPS CONTROL.

**WATER CONSUMPTION**

DOMESTIC USE (GPM)	
MINIMUM	0
AVERAGE	1.70
MAXIMUM	7.50

**SANITARY SEWER DEMAND**

% OF DOMESTIC WATER CONSUMPTION (GPM)	
MINIMUM	0
AVERAGE	1.53
MAXIMUM	6.75

**LAND UTILIZATION**

	AREA (SQ. FT.)	AREA (ACRES)	UTILIZATION
LOT 1	6,868.40	0.1577	1-FAMILY RESIDENTIAL
2	7,825.00	0.1750	1-FAMILY RESIDENTIAL
3	7,825.00	0.1750	1-FAMILY RESIDENTIAL
4	7,825.00	0.1750	1-FAMILY RESIDENTIAL
5	10,562.50	0.2425	1-FAMILY RESIDENTIAL
TOTAL:	40,305.90	0.9253	

**FINAL PLAT  
 WOODBINE COURT NO. 1**

OWNER/DEVELOPER: TONY DYSON 1009 N. EARL RUDDER FWY. SITE: A-200 BRYAN, TX 77802 PH: 979-776-0121 FAX: 979-776-1312	LOTS 1-5, BLOCK 1 0.9253-ACRES PART OF THE CALLED 17.16-ACRES JOHN AUSTIN SURVEY, A-2 VOL. 3299, PG. 315 BRAZOS COUNTY, TEXAS	DATE: NOVEMBER 4, 2003 DESIGNED BY: TKD APPROVED BY: CAG REVISIONS: NOV. 14, 2003	PROJECT 26-03 SHEET 1 of 1
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**ALINDO ENGINEERS AND PLANNERS, INC.**  
 3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

on land base 5/16/04