

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, MANUEL ZEPEDA, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT...

OWNER: Manuel Zepeda
LIENHOLDER APPROVAL (IF ANY): NONE

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED...

GIVEN UNDER MY HAND AND SEAL ON THIS 2ND DAY OF OCTOBER, 2001.
Notary Public, MARIA D. CONTRERAS, STATE OF TEXAS, My Comm. Exp. 02/15/02

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, JOSE CEPEDA, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT...

OWNER: Jose Cepeda
LIENHOLDER APPROVAL (IF ANY): NONE

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED...

GIVEN UNDER MY HAND AND SEAL ON THIS 2ND DAY OF OCTOBER, 2001.
Notary Public, MARIA D. CONTRERAS, STATE OF TEXAS, My Comm. Exp. 02/15/02

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, LUIS ZEPEDA, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT...

OWNER: Luis Zepeda
LIENHOLDER APPROVAL (IF ANY): NONE

STATE OF TEXAS
COUNTY OF BRAZOS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED...

GIVEN UNDER MY HAND AND SEAL ON THIS 2ND DAY OF OCTOBER, 2001.
Notary Public, MARIA D. CONTRERAS, STATE OF TEXAS, My Comm. Exp. 02/15/02

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...

APPROVAL OF THE CITY ENGINEER

I, [Signature], 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.

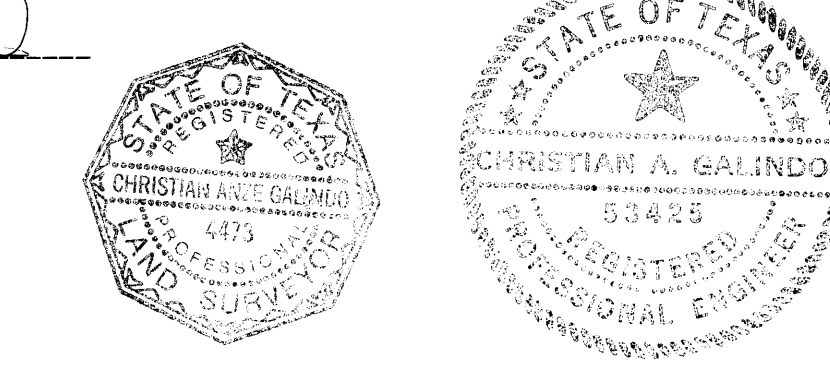
CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, [Signature], COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION...

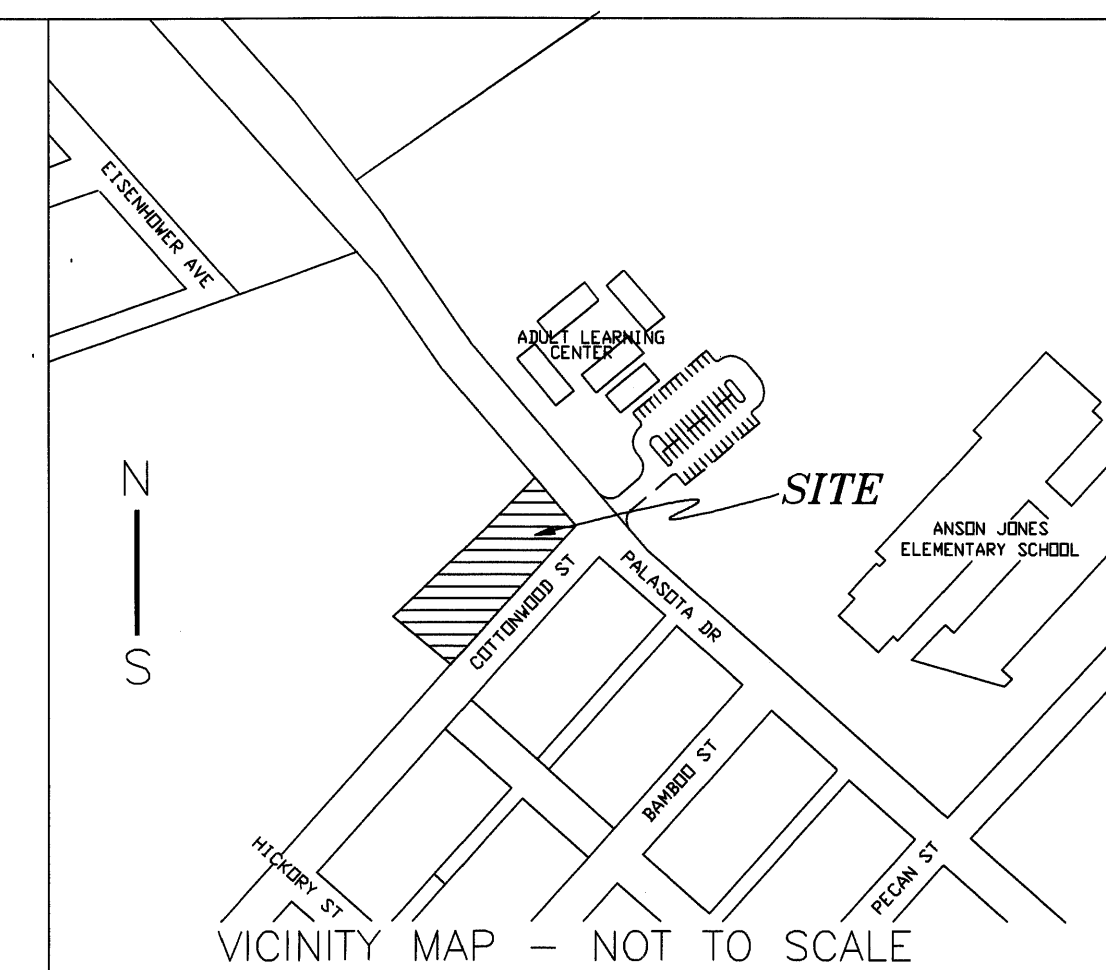
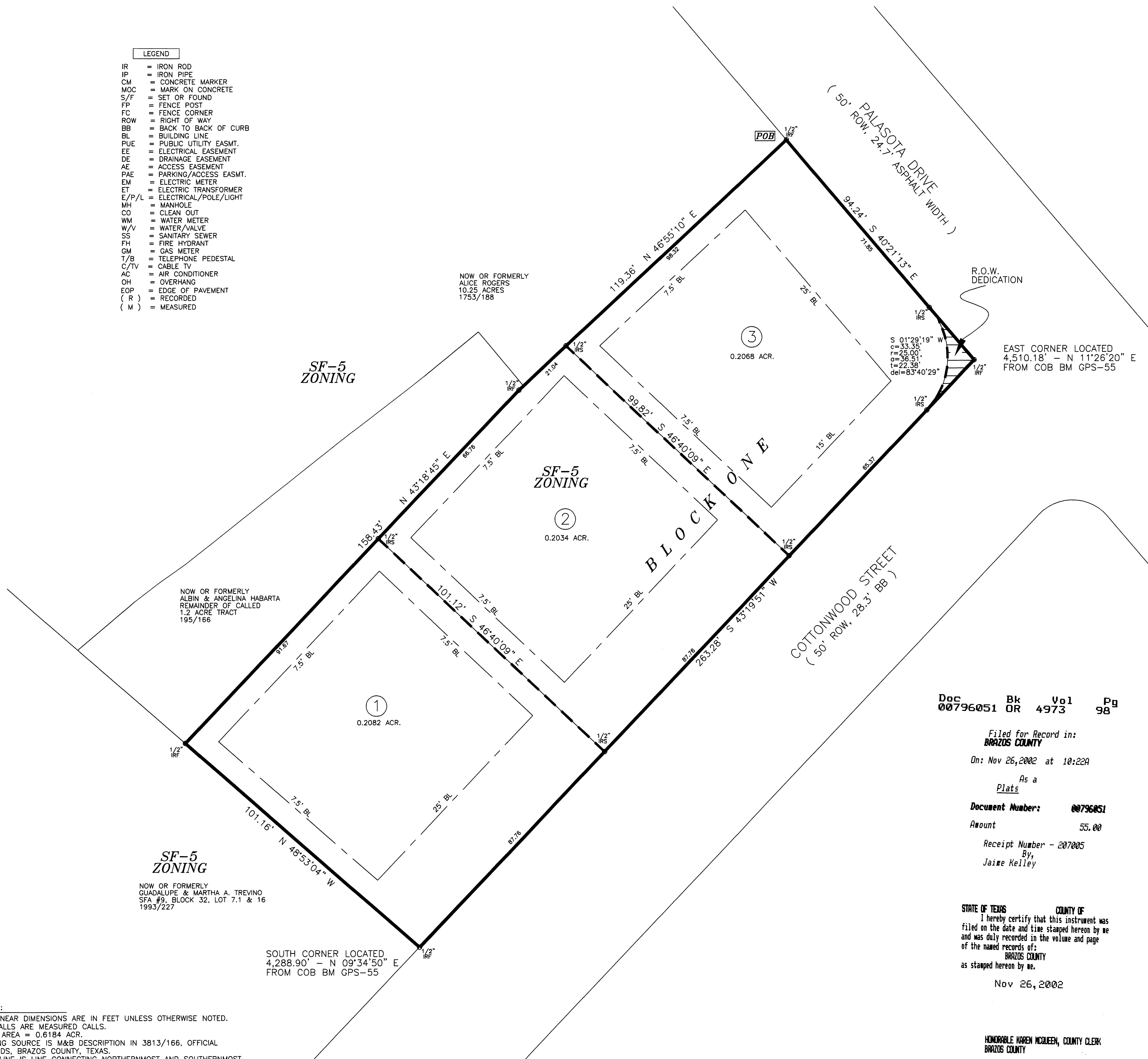
CERTIFICATE OF SURVEYOR AND/OR ENGINEER

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...

DATE: SEPTEMBER 13, 2001
Sep. 26, 2001



- 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
EOP = EDGE OF PAVEMENT
( R ) = RECORDED
( M ) = MEASURED



METES & BOUNDS DESCRIPTION

Being a 0.6184-acre tract or parcel of land lying and being situated in the S.F. Austin League No. 9, Abstract 62, Brazos County, Texas, and being the same tract of land CALLED 0.62 acre, conveyed to Manuel Zepeda, et al. by Tomas G. Ramirez in deed recorded in Volume 3813, Page 166, Official Records, Brazos County, Texas, and also being the same tract of land described in a conveyance deed to Tomas G. Ramirez by Barbara Stallings and Henry W. Stallings recorded in Volume 656, Page 352, Official Records, Brazos County, Texas, and also being the same tract of land described in a conveyance deed to Barbara Stallings by W.H. Brogdon and Antone Novak recorded in Volume 258, Page 313, Deed Records, Brazos County, Texas, and also being the same tract of land surveyed in September, 1966, by B.J. King, Registered Public Surveyor, and said 0.6184-acre tract being more particularly described as follows:
BEGINNING at a 1/2" iron rod found marking the easternmost corner of a 10.25-acre tract of land conveyed to Alice Rogers by deed recorded in Volume 1753, Page 188, Official Records, Brazos County, Texas, said rod also marking the southwestern right of way line of Palasota Drive, a 50'-wide public right of way;
THENCE S 40°21'13" E, along said southwesterly right of way line, for a distance of 94.24', to a 1/2" iron rod found marking the intersection of the southwesterly right of way line of Palasota Drive and the northwesterly right of way line of Cottonwood Street, a 50'-wide public right of way;
THENCE S 43°19'51" W, along said northwesterly right of way line, for a distance of 263.28', to a 1/2" iron rod found marking the easternmost corner of a tract of land conveyed to Guadalupe and Martha A. Trevino by deed recorded in Volume 1993, Page 227, Official Records, Brazos County, Texas;
THENCE N 48°53'04" W, along the northeastern boundary line of said Guadalupe and Martha A. Trevino tract, for a distance of 101.16', to a 1/2" iron rod found marking the southernmost corner of the remainder of a CALLED 1.2-acre tract of land conveyed to Albin Habarta, et ux, by deed recorded in Volume 195, Page 166, Deed Records, Brazos County, Texas;
THENCE N 43°18'45" E, along the southeastern boundary line of said Albin Habarta, et ux tract, for a distance of 158.34', to a 1/2" iron rod found;
THENCE N 46°55'10" E, along the southeastern boundary line of said Alice Rogers tract, for a distance of 119.36', to the PLACE OF BEGINNING, containing 0.6184 acre of land more or less.

Doc 00796051 Bk OR 4973 Vol 96 Pg 98
Filed for Record in: BRAZOS COUNTY
On: Nov 26, 2002 at 10:20A
Plats As a
Document Number: 00796851
Amount 55.00
Receipt Number - 207005
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.
Nov 26, 2002
HONORABLE KAREN MCQUEEN, COUNTY CLERK BRAZOS COUNTY

- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 0.6184 ACR.
4. BEARING SOURCE IS M&B DESCRIPTION IN 3813/166, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.
5. BASE LINE IS LINE CONNECTING NORTHERNMOST AND SOUTHERNMOST CORNERS OF THIS PROPERTY.
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN ACCORDING TO FEMA MAP No. 48041 C 0133 C, DATED JULY, 7 1992.
7. CONTOUR LINES OBTAINED FROM CITY OF BRYAN PUBLISHED DATA.
8. A 4'-WIDE SIDEWALK, PER CITY STANDARDS, SHALL BE INSTALLED ON COTTONWOOD STREET ALONG THE FRONT OF LOTS 1, 2, & 3, PARALLEL TO AND 2.5' FROM THE PROPERTY LINE BUT ATTEMPTING TO PROTECT EXISTING TREES.
9. A HANDICAP RAMP, PER CITY STANDARDS, SHALL BE INSTALLED AT THE NORTH END OF THE EXISTING CURB AND GUTTER LOCATED ON THE NORTH SIDE SIDE OF COTTONWOOD STREET IN ORDER TO ACCESS THE SIDEWALK PERPENDICULARLY.

FINAL PLAT ZEPEDA SUBDIVISION

Table with 4 columns: OWNER/DEVELOPER (Manuel Zepeda), 0.6184-acre Tract (S.F. Austin League No. 9, A-62), DATE (September 13, 2001), PROJECT (26-01). Includes volume and page information and sheet number (1 of 1).

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