

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, C4 HOLDINGS LLC, REPRESENTED BY MARK CONLEE, OWNER OF THE LAND SHOWN HEREON CONVEYED TO US BY DEED RECORDED IN VOL. 1786, PG. 96, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID LAND DESCRIBED AS LOT 19 OF THE CORRECTED REPLAT OF BLOCK 5, EDDIE HARE PROPERTY AND LOT 21 AND AN UNNAMED LOT SOMETIMES REFERRED TO AS LOT 20, BLOCK 5, UNIT No. 1 OF WOODVILLE ACRES No. 3, BRYAN, TEXAS, DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER

LIEN HOLDER 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 SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____ 2014.

NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS

APPROVAL OF THE CITY ENGINEER

I, _____, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____ 2014.

CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____ 2014.

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____ 2014 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____ 2014.

CHAIR, PLANNING AND ZONING COMMISSION, BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 2014 AND RECORDED IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME _____ PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND ENGINEER

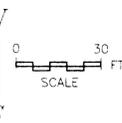
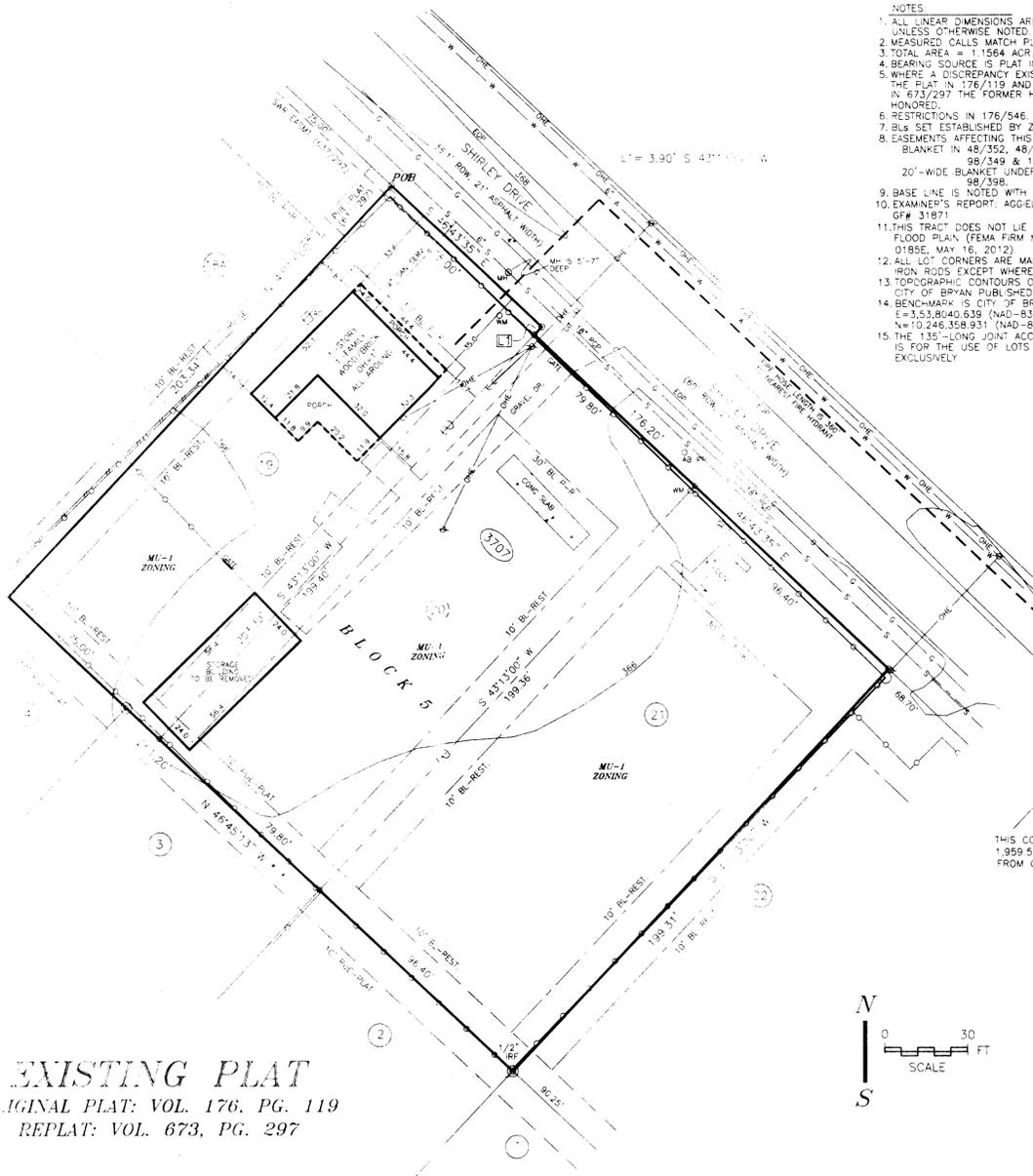
STATE OF TEXAS
COUNTY OF BRAZOS

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 CONSTITUTES A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian Galindo
CHRISTIAN A. GALINDO, P.E.# 53425, R.L.S.# 4473
MAY 6, 2014

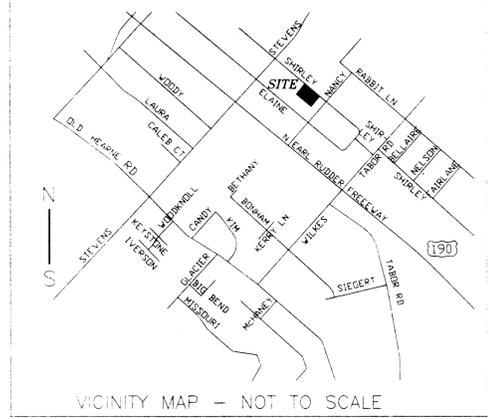


EXISTING PLAT
ORIGINAL PLAT: VOL. 176, PG. 119
REPLAT: VOL. 673, PG. 297



- NOTES**
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. MEASURED CALLS MATCH PLATTED CALLS.
 3. TOTAL AREA = 1.1564 ACR.
 4. BEARING SOURCE IS PLAT IN 176/119.
 5. WHERE A DISCREPANCY EXISTS BETWEEN THE PLAT IN 176/119 AND THE REPLAT IN 673/297 THE FORMER HAS BEEN HONORED.
 6. RESTRICTIONS IN 176/546.
 7. BLK SET ESTABLISHED BY ZONING ORDINANCE.
 8. EASEMENTS AFFECTING THIS PROPERTY: BLANKET IN 48/352, 48/615, 71/617, 98/349 & 112/426; 20'-WIDE BLANKET UNDEF'NED EE IN 98/398.
 9. BASE LINE IS NOTED WITH ***.
 10. EXAMINER'S REPORT: AGGELAND TITLE CO. GF# 31871.
 11. THIS TRACT DOES NOT LIE WITHIN A 100-YR FLOOD PLAIN (FEMA FIRM MAP # 48041C 0185E, MAY 16, 2012).
 12. ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS EXCEPT WHERE NOTED.
 13. TOPOGRAPHIC CONTOURS OBTAINED FROM CITY OF BRYAN PUBLISHED RECORDS.
 14. BENCHMARK IS CITY OF BRYAN GPS 6: E=253,804.039 (NAD=83) N=10,246,358.931 (NAD=83).
 15. THE 135'-LONG JOINT ACCESS EASEMENT IS FOR THE USE OF LOTS 19 AND 19A EXCLUSIVELY.

- LEGEND**
- MH = MANHOLE
 - CD = CLEAN OUT
 - G = GAS
 - W = WATER
 - WV = WATER VALVE
 - SS = SANITARY SEWER
 - FM = FIRE MAIN
 - TB = TELEPHONE
 - TV = CABLE
 - M = METER/MARKER
 - AC = AIR CONDITIONER
 - OH = OVERHANG
 - EOP = EDGE OF PAVEM
 - BOC = BACK OF CURB
 - V = IRRIGATION VALVE
 - S = SET
 - F = FOUND
 - IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MARKER
 - MCG = MARK ON CONCRETE
 - FP = FENCE POST
 - FC = FENCE CORNER
 - ROW = RIGHT OF WAY
 - BB = BACK TO BACK OF CURB
 - BL = BUILDING LINE
 - PLU = PUBLIC UTILITY EASMT
 - EE = ELECTRICAL EASEMENT
 - DE = DRAINAGE EASEMENT
 - AE = ACCESS EASEMENT
 - PAE = PARKING/ACCESS EASMT
 - ET = ELECTRIC TRANSFORMER
 - E = ELECTRICAL
 - P-R = PLAT & RESTRICTION
 - REST = RESTRICTIONS
 - PP = POWER POLE
 - LP = LIGHT POLE
 - AB = ABANDONED
 - MCG = MARK ON GRAVEL



REPLAT METES AND BOUNDS

BEING A 1.1564 ACRE TRACT OR PARCEL OF LAND LYING AND BEING ALL OF LOT 19 AND AN UNNAMED LOT SOMETIMES REFERRED TO AS LOT 20, BOTH LOTS IN BLOCK 5, UNIT No. 1 OF WOODVILLE ACRES No. 3, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 176, PAGE 119, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND ALSO ALL OF LOT 21, BLOCK 5, CORRECTED REPLAT OF BLOCK FIVE OF THE EDDIE HARE PROPERTY, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 673, PAGE 297, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID 1.1564-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET MARKING THE EASTERMOST CORNER OF LOT 19A, BLOCK 5, OF SAID CORRECTED REPLAT OF BLOCK 5, EDDIE HARE PROPERTY, SAID ROD ALSO BEING LOCATED IN SOUTHWESTERN RIGHT-OF-WAY LINE OF SHIRLEY DRIVE, A 59'-11" WIDE APPARENT CITY OF BRYAN PUBLIC RIGHT-OF-WAY;

THENCE S 46°43'35" E, ALONG SAID SOUTHWESTERN RIGHT-OF-WAY LINE OF SAID SHIRLEY DRIVE, FOR A DISTANCE OF 75.00';

THENCE S 47°13'00" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF LOT 19, FOR A DISTANCE OF 3.90' TO THE NORTHERNMOST CORNER OF SAID UNNAMED LOT 20;

THENCE S 46°43'35" E, ALONG THE SOUTHWESTERN RIGHT-OF-WAY LINE OF SAID SHIRLEY DRIVE, A 60'-WIDE CITY OF BRYAN PUBLIC RIGHT-OF-WAY, FOR A DISTANCE OF 176.20' TO A 1/2" IRON ROD SET, MARKING THE NORTHERNMOST CORNER OF LOT 22, BLOCK 5, OF SAID UNIT NO. 1, WOODVILLE ACRES No. 3;

THENCE S 43°13'00" E, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID LOT 22, FOR A DISTANCE OF 199.31' TO A NAPPED IRON ROD FOUND, MARKING THE NORTHERNMOST CORNER OF LOT 1, BLOCK 5, OF SAID UNIT NO. 1, WOODVILLE ACRES No. 3;

THENCE N 46°45'11" W, ALONG THE NORTHEASTERN BOUNDARY LINES OF LOTS 2, 3, 4 & 5, BLOCK 5, OF SAID UNIT NO. 1, WOODVILLE ACRES No. 3, FOR A DISTANCE OF 251.20' TO A 1/2" IRON ROD SET, MARKING THE SOUTHERNMOST CORNER OF LOT 19A, BLOCK 5, OF SAID CORRECTED REPLAT OF BLOCK FIVE OF THE EDDIE HARE PROPERTY;

THENCE N 43°13'00" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID LOT 19A, FOR A DISTANCE OF 3.90' TO THE POINT OF BEGINNING, CONTAINING 1.1564 ACRES LAND MORE OR LESS.

RIGHT OF WAY DEDICATION

BEING A 293'-50" FT. TRACT OR PARCEL OF LAND LYING AND BEING A PART OF LOT 19, BLOCK 5, CORRECTED REPLAT OF BLOCK FIVE OF THE EDDIE HARE PROPERTY, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 673, PAGE 297, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID 293'-50" FT. TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

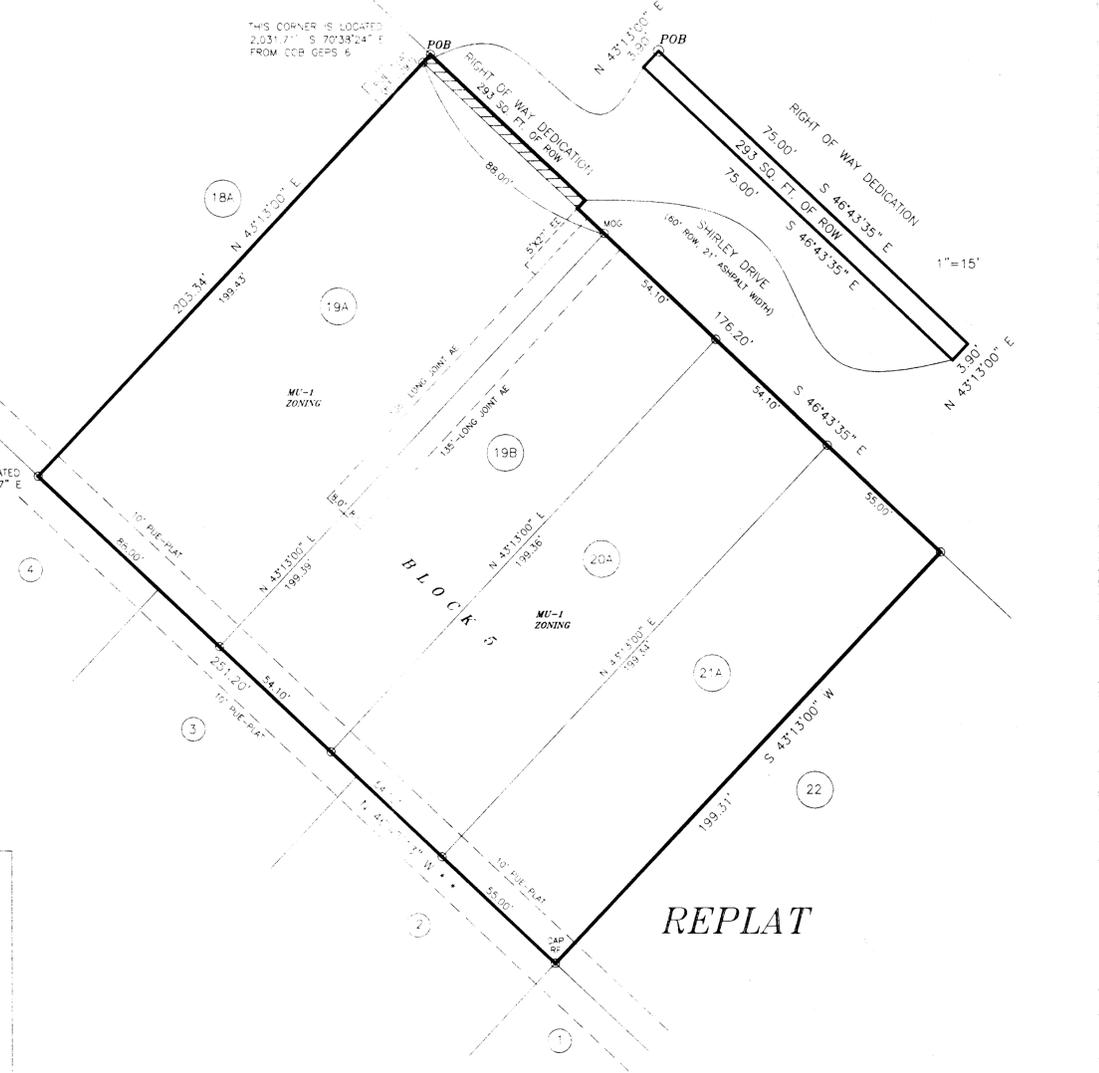
BEGINNING AT A 1/2" IRON ROD SET MARKING THE EASTERMOST CORNER OF LOT 19A, BLOCK 5, OF SAID CORRECTED REPLAT OF BLOCK 5, EDDIE HARE PROPERTY, SAID ROD ALSO BEING LOCATED ON SOUTHWESTERN RIGHT OF WAY LINE OF SHIRLEY DR., A 59'-11" WIDE APPARENT CITY OF BRYAN STREET RIGHT OF WAY;

THENCE S 46°43'35" E, ALONG SAID SOUTHWESTERN RIGHT OF WAY LINE OF SHIRLEY DR., FOR A DISTANCE OF 75.00';

THENCE N 43°13'00" W, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID LOT 19, FOR A DISTANCE OF 3.90' TO THE NORTHERNMOST CORNER OF AN UNNAMED LOT SOMETIMES REFERRED TO AS LOT 20, BLOCK 5, UNIT No. 1 OF WOODVILLE ACRES No. 3, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 176, PAGE 119, DEED RECORDS, BRAZOS COUNTY, TX;

THENCE N 46°45'45" W, THROUGH SAID LOT 19 TO THE SOUTHEAST BOUNDARY LINE OF LOT 19A, BLOCK 5, OF SAID CORRECTED REPLAT OF BLOCK 5, EDDIE HARE PROPERTY, FOR A DISTANCE OF 75.00';

THENCE N 43°13'00" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID LOT 19A, FOR A DISTANCE OF 3.90' TO THE POINT OF BEGINNING, CONTAINING 293'-50" FT. OF LAND MORE OR LESS.



FINAL PLAT OF
LOTS 19A, 19B, 20A AND 21A, BLOCK 5
UNIT No. 1 OF WOODVILLE ACRES No. 3
1.1564 ACRES

Development Services
MAY 07 2014
RECEIVED

ALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING L-00269-00

OWNER'S CONTACT:
MARC CONLEE
C4 HOLDINGS LLC
833 ROSEMARY
BRYAN, TX, 77802
TEL: (979)229-2248
EMAIL: mconlee@verizon.net

A REPLAT OF LOT 19 OF THE CORRECTED REPLAT OF BLOCK 5, EDDIE HARE PROPERTY, AND LOT 21 AND AN UNNAMED LOT, SOMETIMES REFERRED TO AS LOT 20, BLOCK 5, UNIT No. 1 OF WOODVILLE ACRES No. 3
VOL. 673 PG. 297, OFFICIAL RECORDS AND VOL. 176, PG. 119, DEED RECORDS, BRYAN, BRAZOS COUNTY, TEXAS

DATE: APRIL 29, 2014
DESIGNED BY: CJT
APPROVED BY: CAG
REVISIONS: MAY 7, 2014

PROJECT
3-14
SHEET
1 of 1