CERTIFICATE OF OWNERSHIP AND DEDICATION	NOTES:	METES AND BOUNDS DESCRIPTION  BEING A 0.4147-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATE	ED IN THE CTERNEN		ARCHERY & GOOD GROUNDS & GOOD GROUND
STATE OF TEXAS ) COUNTY OF BRAZOS )	1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. 2. ALL CALLS ARE MEASURED CALLS.	F. AUSTIN LEAGUE #10, ABSTRACT NO. 63, BRAZOS COUNTY, TEXAS, AND BEINTHE 0.4627—ACRE TRACT OF LAND CONVEYED TO DWM PROPERTIES, LLC, BY	ING A PART OF THE DEED RECORDED LEGEND	COUNTY	
I, PAUL E. MADISON, SR., OWNER OF THE LAND CONVEYED TO ME	3. TOTAL AREA = 0.4147 ACR. 4. BEARING SOURCE IS THE REPLAT OF THE M THOMAS ADDITION IN V.874/P.135.	IN VOLUME 17401, PAGE 171, OFFICIAL, BRAZOS COUNTY, TX, AND SAID 0.419 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  COMMENCING AT A 1/2" IRON ROD FOUND MARKING THE SOUTHERNMOST COR	IR = IRON   IP = IRON   4473 = SURV	PIPE	
BY DEED RECORDED IN VOLUME 2469, PAGE 129, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHICH IS DESIGNATED HEREIN AS THE FINAL PLAT OF LOTS 12A-1 AND 12A-2, PARK HEIGHTS ADDITION,	5. BASE LINE, NOTED WITH * *, IS THE LINE CONNECTING THE SOUTHERNMOST CORNER OF THE LEROY GIBBS TRACT IN 6016/101	GIBBS, JR. TRACT, REFERRED TO AS LOT 14, BLOCK 8, HALL ADDITION, AN UI UNDEFINED, INCOMPLETE AND INACCURATELY DEVELOPED ADDITION, TO THE CIT SAID GIBBS TRACT BEING DESCRIBED IN DEED RECORDED IN VOLUME 6016, P.	JNRECORDED,  ITY OF BRYAN, TX,  FOR EDGE	T OF WAY	SITE
DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND OTHER PUBLIC	AND THE WESTERNMOST CORNER OF THE DWM PROPERTIES TRACT IN 17401/171,	RECORDS, BRAZOS COUNTY, WITH BRAZOS COUNTY APPRAISAL DISTRICT # 203  THENCE N 72°56'47" E, ACROSS NORTH HOUSTON AVENUE, A CITY OF BRYAN	345; OHE = OVER PP = POWER	RHEAD ELECTRICAL  'ER POLE  SWR MANHOLE	COUNTY OF PARK HEIGHTS ADD.
PLACES SHWON HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN IDENTIFIED.	BOTH CORNERS MARKED WITH 1/2" IRFs 6. BUILDING SETBACK LINES SHALL APPLY BY THE CITY OF BRYAN CODE OF ORDINANCES.	WAY, WIDTH A VARIABLE RIGHT OF WAY WIDTH, TO THE SOUTH EASTERN RIGHT SAID NORTH HOUSTON AVENUE FOR A DISTANCE OF 64.74' TO A 1/2" IRON IS THE POINT OF BEGINNING;	IT OF WAY LINE OF $-S-=SANI$	TARY SEWER LINE JESTIC WATER LINE	S WILL SOL
	7. THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YR FLOOD PLAIN PER FEMA FIRM PANEL 48041C 0215F DATED	THENCE N 44°52'59" E, ALONG THE SOUTHEAST RIGHT OF WAY LINE OF NORT AT 57.08' PASSING A 1/2" IRON ROD FOUND, AND CONTINUING FOR A TOTAL			LANDI
OWNER  NONE	APRIL 2, 2014. 8. TOPOGRAPHIC CONTOURS OBTAINED FROM THE CITY OF BRYAN'S RECORDS.	TO A NAIL FOUND MARKING THE INTERSECTION OF THE SOUTHEAST RIGHT OF NORTH HOUSTON AVE. AND THE SOUTHWEST RIGHT OF WAY LINE OF MILITARY BRYAN WITH VARIABLE RIGHT OF WAY WIDTH;	WAY LINE OF		
LIEN HOLDER	9. GEODEDIC LOCATION: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE: DITY OF BRYAN GPS-36	THENCE S 48°09'04" E ALONG SAID SOUTHWEST RIGHT OF WAY LINE OF MILIT		$ig _S$	WEST SH "
	N- 10,231,375.303' NAD 83 W- 3,534,898.795' NAD 83 EL- 371.66' NAVD 88	DISTANCE 106.59' TO A MARK FOUND ON THE STREET CONCRETE LAY DOWN ( THENCE S 45°31'07" W, FOLLOWING AN EXISTING WOOD FENCE AND ALONG THE BOUNDARY LINE OF THE FOLLOWING TRACTS:		VICII	NITY MAP — NO SCALE
STATE OF TEXAS ) COUNTY OF BRAZOS )	1 DESIGNATES LOT NUMBER.	WILLIE LEE IDLEBIRD, JR., DEED RECORDED IN VOL. 704, PG. 53, OFFICI BRAZOS COUNTY.	JIAL RECORDS,	VIOII	THE TWO SOFTEE
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED		ROBERT LOCKET ET AL, DEED RECORDED IN VOL. 122, PG. 318, OFFICIA BRAZOS COUNTY	AL RECORDS,		
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED		FOR A DISTANCE 171.35' TO A 1/2" IRON ROD (4473) SET;  THENCE N 48°09'04" W FOR A DISTANCE OF 104.69' TO THE POINT OF BEGIN	INNING CONTAINING		
TO ME THAT IT EXECUTED THE SAME FOR THE PURPOSE HEREIN STATED.  GIVEN UNDER MY HAND AND SEAL ON THIS DAY OF		0.4147 ACRE OF LAND MORE OR LESS.	MINIO CONTAINING		
, 2022 .					
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS	4473 CONC	N. 75		N/F	
	IRS AN	N/F RUTH JEAN PAU∟ 105' REAR OF LOT		RUTH JEAN PA 105' REAR OF 1818/289	UL LOT 11
APPROVAL OF THE CITY PLANNER		1818/289	SEREN NO SO		
I,, THE UNDERSIGNED CITY PLANNER  AND/OR DESIGNATED SECRETARY OF OF THE PLANNING AND ZONING COMMISSION OF		PART OF LOT 11	0 M 4473	PARK HEI	11 GHTS ADD.
OF THE CITY OF BRYAN HEREBY CERTIFIES THAT THIS PLAT IS IN COMPLIANCE WITH		PARK HEIGHTS ADD. PLATTED 90/456	RS INS	PLATTED 75 #36	90/456 955
THE APPROPRIATE CODE OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED  ON THE DAY OF, 2022 .		#36955		×.76.	AO ZONNING DISTRICT
		78×70	450	LOT 12A-2	
CITY PLANNER, BRYAN, TEXAS		REMAINDER OF LOT 11	AO ZONNING DISTRICT	9,204 SF	Z, √o,
APPROVAL OF THE CITY ENGINEER	6" OPIPE	PARK HEIGHTS ADD. PLATTED 90/456		783	₹0,
I,, THE UNDERSIGNED CITY ENGINEER OF	VACANT PART OF LOT 12	ALSO PART OF		.90,	
THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED	PARK HEIGHTS ADD. PLATTED 90/456	PAUL E. MADISON, SR CALLED 603 AC	, K.		
ON THE DAY OF, 2022 .	ALSO PART OF	2469/129 #36952	9,19	12A-1 95 SF	
CITY ENGINEER, BRYAN, TEXAS	PAUL E. MADISON, SR CALLED 603 AC 2469/129	Weeger T.	PART OF LOT 13 PARK HEIGHTS ADD.	TO 3.	4473 IRS
	PART OF #36952		PLATTED 90/456		
CERTIFICATION OF THE COUNTY CLERK	PARK HEIGHTS ADD. PLATTED 90/456	4473 IRS	JUAN PEREZ & IRMA JUANITA REYES 11838/173		
STATE OF TEXAS ) COUNTY OF BRAZOS )	JUAN PEREZ & IRMA / JUANITA REYES	IRF	.,		\$0.0°
I, KAREN McQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED	11838/173		#36962	h h	4473 O VACANT
FOR RECORD IN MY OFFICE THE DAY OF, 2022 , IN  THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME, PAGE	#36962 #36962				NA DA DE
	4473 IDE	PART OF LOT 12 PARK HEIGHTS ADD. PLATTED 90/456	AO ZONNING DISTRICT		PART OF LOT 12 PARK HEIGHTS ADD. PLATTED 90/456
COUNTY CLERK, BRAZOS COUNTY, TEXAS		PARK HEIGHTS ADD.  PLATTED 90/456		50 8 5	PLATTED 90/456
	SHED SHED			PART OF 4473	ROSALYN &
CERTIFICATE OF THE SURVEYOR AND ENGINEER	SIING PLAI'	ROSALYN & CHRISTOPHER DENSEY		LOT 13 PARK HEIGHTS ADD.	CHRISTOPHER DENSEY LOCKETT CALLED 10,000 S.F.
STATE OF TEXAS ) COUNTY OF BRAZOS )	PARK HEIGHTS ADD.  PLATTED 90/456	LOCKETT CALLED 10,000 S.F. 15061/184	$N = \mathbb{I}$	PLATTED 90/456  JORDAN T. WEIDO ET AL	15061/184
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS,	JORDAN T. WEIDO ET AL 15483/112	3/8" #36965	0 20 <b></b> FT	15483/112 \$\frac{1}{2}	PART OF
HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WITH THE SURVEY, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY, THAT MONUMENTS WERE PLACED ON THE GROUND UNDER MY SUPERVISION AND THAT THE METES AND BOUNDS	#416847 \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	VACANT PART OF LOT 12	S	#416847 LOT 13 PARK HEIGHTS AI PLATTED 90/45	PART OF LOT 12
DESCRIBING THE SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM.		PARK HEIGHTS ADD. PLATTED 90/456	7		AO ZONNING DISTRICT
(bhristian Islindo)				FINAL PLAT	District
CHRISTIAN A. GALINDO, P.E., R.P.L.S.  DATE: SEPTEMBER 26, 2022  THE OF TEXTS OF TEXT					
CHRISTIAN ANZE GALINDOD			FINAL PLAT OF 1		D 191-9
CHRISTIAN A. GALINDO		$I\!\!L$	/		
53425 CENSE OF THE SURVIVE OF THE S		OWNER	R/DEVELOPER:		DATE: SEPTEMBER 29, 2022 PROJECT
William William	ALINDO ENGINEER	PC AND DIANNERS INC P. O. BO	$REINC \Delta RE$	ACRE (18,399 S.F.) EPLAT OF PART OF LOT 12	APPROVED BY: CAG REVISIONS:  11-22
		N, TEXAS 77807 979-846-8868 CELL: 97	PARK	HEIGHTS ADDITION RAZOS COUNTY, TEXAS	SHEET 1 of 1
	FIRM LICENSES: ENGINEERING F-	│ E−MAIL:	prentiss1008@yahoo.com   BRYAN, BI	IVAZOO OOONII, ILAAO	1 of 1