

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS)
COUNTY OF BRAZOS)

I, PAUL E. MADISON, SR., OWNER OF THE LAND CONVEYED TO ME 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, DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND OTHER PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION HEREIN IDENTIFIED.

OWNER _____
NONE
LIEN HOLDER _____

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 IT EXECUTED THE SAME FOR THE PURPOSE HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 2022 .

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____, THE UNDERSIGNED CITY PLANNER AND/OR DESIGNATED SECRETARY OF OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN HEREBY CERTIFIES THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODE OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2022 .
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, _____, THE UNDERSIGNED CITY ENGINEER OF 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 ON THE _____ DAY OF _____, 2022 .
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS)
COUNTY OF BRAZOS)
I, KAREN McQUEEN, 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 _____ DAY OF _____, 2022 , IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME _____ PAGE _____.
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE 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 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 DESCRIBING THE SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM.

CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: SEPTEMBER 29, 2022



NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 0.4224 ACR.
4. BASE LINE, NOTED WITH *** IS THE LINE MARKING THE NORTHWESTERN BOUNDARY OF THE JORDAN WEIDO TRACTIN 15483/112, MARKED AT BOTH ENDS WITH IRFS, WITH ORANGE CAPS No. 4473.
5. BUILDING SETBACK LINES SHALL APPLY BY THE CITY OF BRYAN CODE OF ORDINANCES.
6. THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YR FLOOD PLAIN PER FEMA FIRM PANEL 48041C 0195E DATED MAY 16, 2012.
7. TOPOGRAPHIC CONTOURS OBTAINED FROM THE CITY OF BRYAN'S RECORDS.
8. GEODEDIC LOCATION: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE:
CITY OF BRYAN GPS-116
N- 10,231,805.020' NAD 83
W- 3,536,114.709' NAD 83
EL- 336.90' NAVD 88

METES AND BOUNDS DESCRIPTION
BEING A 0.4224-ACRE (18,399-SQ.FT.) TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE # 9, ABSTRACT 62, BRAZOS COUNTY, TX, AND BEING A PART OF LOT 12, PARK HEIGHTS ADDITION, AN ADDITION TO THE CITY OF BRYAN, TX, PLATTED AND RECORDED IN VOLUME 90, PAGE 456, DEED RECORDS, BRAZOS COUNTY, AND SAID 0.4224-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRF, CAP 4473, MARKING THE EASTERNMOST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JORDAN T. WEIDO ET AL RECORDED IN VOLUME 15483, PAGE 112, OFFICIAL RECORDS, BRAZOS COUNTY;

THENCE N 47°39'20" W, ALONG THE NORTHEAST BOUNDARY OF SAID WEIDO TRACT, AT 50.00' PASSING A 1/2" IRF, CAP 4473, MARKING THE COMMON CORNER BETWEEN SAID WEIDO TRACT AND THE EASTERNMOST CORNER OF THE JUAN PEREZ AND IRMA JUANITA REYES TRACT DESCRIBED IN DEED RECORDED IN VOLUME 11838, PAGE 173, OFFICIAL RECORDS, BRAZOS COUNTY, AND CONTINUING ALONG SAID PEREZ AND REYES TRACT'S NORTHEAST BOUNDARY FOR A TOTAL DISTANCE OF 183.82' TO A 1/2" IRS, CAP 4473, SET ON THE SOUTHEASTERN RIGHT OF WAY LINE OF LOUIS STREET;

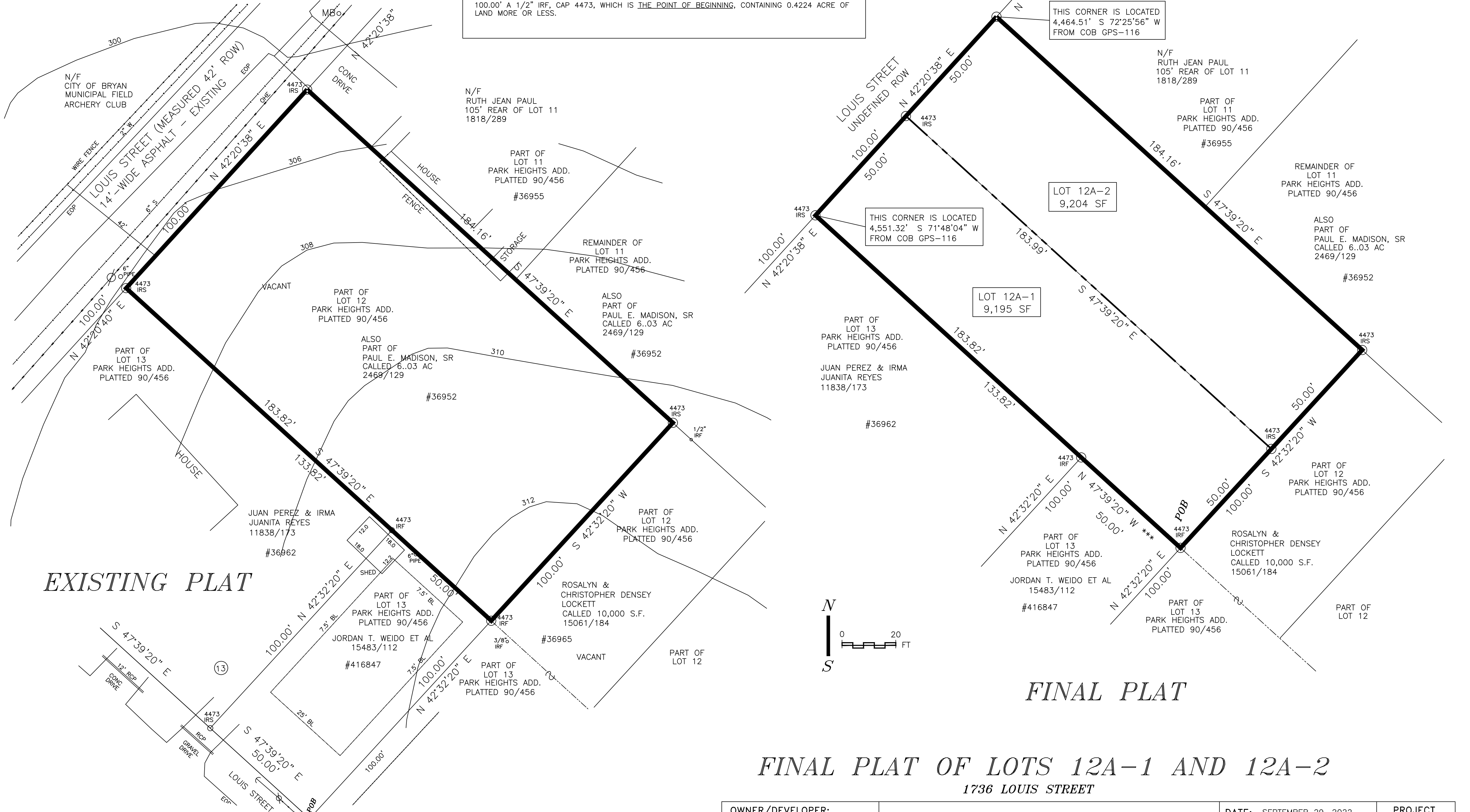
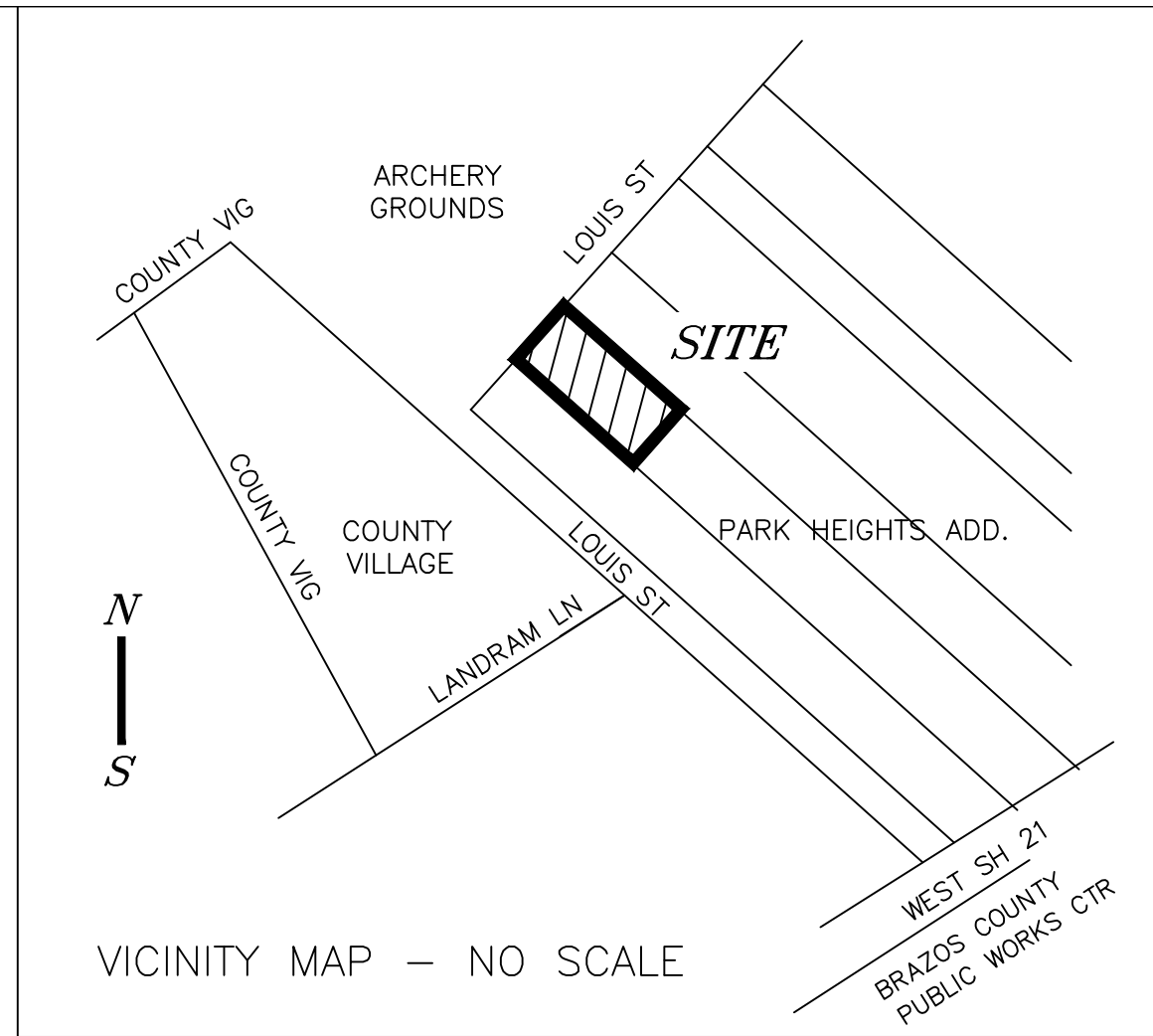
THENCE N 42°20'58" E, ALONG SAID RIGHT OF WAY LINE OF LOUIS STREET, A CITY OF BRYAN PUBLIC ROADWAY WITH AN UNDEFINED RIGHT OF WAY WIDTH, FOR A DISTANCE OF 100.00' TO A 1/2" IRS, CAP 4473, MARKING THE WESTERNMOST CORNER OF THE RUTH JEAN PAUL TRACT DESCRIBED IN DEED RECORDED IN VOLUME 1818, PAGE 289, OFFICIAL RECORDS, BRAZOS COUNTY, THIS CORNER ALSO MARKING THE WESTERNMOST CORNER OF LOT 11, OF THE ABOVE REFERENCED PARK HEIGHTS ADDITION;

THENCE S 47°39'20" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID PAUL TRACT, SAID LINE ALSO BEING THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 11, FOR A DISTANCE OF 184.16' TO A 1/2" IRS, CAP 4473, MARKING THE NORTHERNMOST CORNER OF THE ROSALYN AND CHRISTOPHER DENSEY LOCKETT TRACT, CALLED 10,000 SQ.FT., DESCRIBED IN DEED RECORDED IN VOLUME 15061, PAGE 184, OFFICIAL RECORDS, BRAZOS COUNTY;

THENCE S 42°32'20" W ALONG SAID LOCKETT TRACT BOUNDARY LINE FOR A DISTANCE OF 100.00' A 1/2" IRF, CAP 4473, WHICH IS THE POINT OF BEGINNING, CONTAINING 0.4224 ACRE OF LAND MORE OR LESS.

LEGEND

- IR = IRON ROD
- IP = IRON PIPE
- 4473 = SURVEYOR'S #
- S = SET
- F = FOUND
- ROW = RIGHT OF WAY
- EDP = EDGE OF PAVEMENT
- WM = WATER METER
- OHE = OVERHEAD ELECTRICAL
- PP = POWER POLE
- MH = SAN SWR MANHOLE
- MB = MAIL BOX
- PH = FIRE HYDRANT
- POB = POINT OF BEGINNING
- S- = SANITARY SEWER LINE
- W- = DOMESTIC WATER LINE



GALINDO ENGINEERS AND PLANNERS, INC.
3107 ROLLONG GLEN BRYAN, TEXAS 77807 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

OWNER/DEVELOPER: PAUL E. MADISON, SR. P. O. BOX 3554 BRYAN, TX 77805 CELL: 979-220-8350 E-MAIL: prentiss1008@yahoo.com	0.4224 ACRE (18,399 S.F.) BEING A REPLAT OF PART OF LOT 12 PARK HEIGHTS ADDITION BRYAN, BRAZOS COUNTY, TEXAS	DATE: SEPTEMBER 29, 2022 APPROVED BY: CAG REVISIONS: NOVEMBER 3, 2022	PROJECT 11-22
			SHEET 1 OF 1