

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 Galindo

CHRISTIAN A. GALINDO, P.E., R.P.L.S.
 DATE: SEPTEMBER 26, 2022

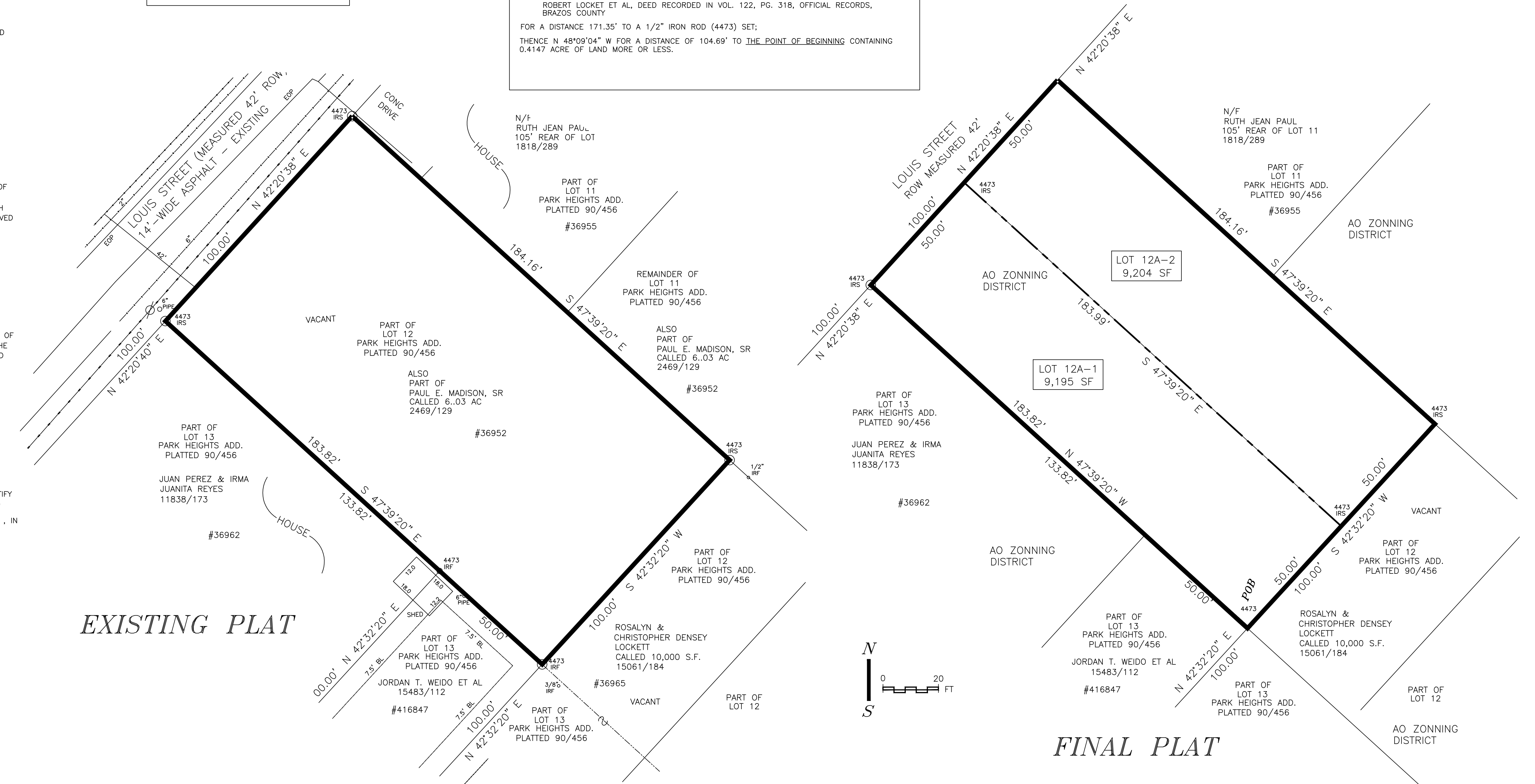
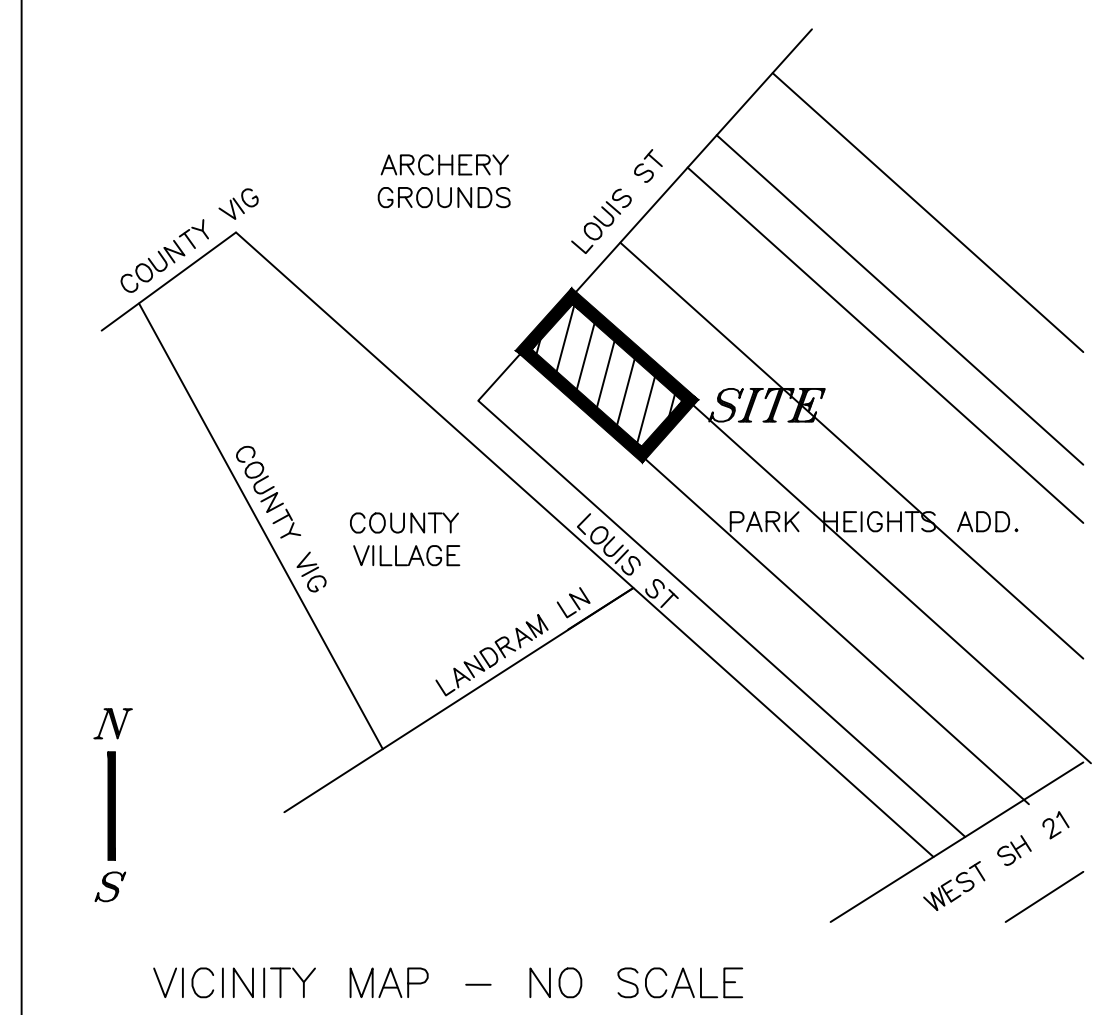


NOTES:
 1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. ALL CALLS ARE MEASURED CALLS.
 3. TOTAL AREA = 0.4147 ACR.
 4. BEARING SOURCE IS THE REPLAT OF THE M THOMAS ADDITION IN V.874/P.135.
 5. BASE LINE, NOTED WITH * * IS THE LINE CONNECTING THE SOUTHERNMOST CORNER OF THE LEROY GIBBS TRACT IN 6016/101 AND THE WESTERNMOST CORNER OF THE DWM PROPERTIES TRACT IN 17401/171, BOTH CORNERS MARKED WITH 1/2" IRF'S.
 6. BUILDING SETBACK LINES SHALL APPLY BY THE CITY OF BRYAN CODE OF ORDINANCES.
 7. THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YR FLOOD PLAIN PER FEMA FIRM PANEL 48041C 0215F DATED APRIL 2, 2014.
 8. TOPOGRAPHIC CONTOURS OBTAINED FROM THE CITY OF BRYAN'S RECORDS.
 9. GEODESIC LOCATION: TEXAS STATE PLANE COORDINATES, CENTRAL ZONE:
 CITY OF BRYAN GPS-36
 N- 10,231,375.303' NAD 83
 W- 3,534,898.795' NAD 83
 EL- 371.66' NAVD 88
 ① DESIGNATES LOT NUMBER.

METES AND BOUNDS DESCRIPTION
 BEING A 0.4147-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE #10, ABSTRACT NO. 63, BRAZOS COUNTY, TEXAS, AND BEING A PART OF THE THE 0.4627-ACRE TRACT OF LAND CONVEYED TO DWM PROPERTIES, LLC, BY DEED RECORDED IN VOLUME 17401, PAGE 171, OFFICIAL, BRAZOS COUNTY, TX, AND SAID 0.414- ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A 1/2" IRON ROD FOUND MARKING THE SOUTHERNMOST CORNER OF THE LEROY GIBBS, JR. TRACT, REFERRED TO AS LOT 14, BLOCK 8, HALL ADDITION, AN UNRECORDED, UNDEFINED, INCOMPLETE AND INACCURATELY DEVELOPED ADDITION, TO THE CITY OF BRYAN, TX, SAID GIBBS TRACT BEING DESCRIBED IN DEED RECORDED IN VOLUME 6016, PAGE 001, OFFICIAL RECORDS, BRAZOS COUNTY, WITH BRAZOS COUNTY APPRAISAL DISTRICT # 20345;
 THENCE N 72°56'47" E. ACROSS NORTH HOUSTON AVENUE, A CITY OF BRYAN PUBLIC RIGHT OF WAY, WIDTH A VARIABLE RIGHT OF WAY WIDTH, TO THE SOUTH EASTERN RIGHT OF WAY LINE OF SAID NORTH HOUSTON AVENUE FOR A DISTANCE OF 64.74' TO A 1/2" IRON ROD (4473) SET WHICH IS THE POINT OF BEGINNING;
 THENCE N 44°52'59" E. ALONG THE SOUTHEAST RIGHT OF WAY LINE OF NORTH HOUSTON AVENUE, AT 57.08' PASSING A 1/2" IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 171.24' TO A NAIL FOUND MARKING THE INTERSECTION OF THE SOUTHEAST RIGHT OF WAY LINE OF NORTH HOUSTON AVE. AND THE SOUTHWEST RIGHT OF WAY LINE OF MILITARY ST., A CITY OF BRYAN WITH VARIABLE RIGHT OF WAY WIDTH;
 THENCE S 48°09'04" E ALONG SAID SOUTHWEST RIGHT OF WAY LINE OF MILITARY ST. FOR A DISTANCE 106.59' TO A MARK FOUND ON THE STREET CONCRETE LAY DOWN CURB;
 THENCE S 45°31'07" W, FOLLOWING AN EXISTING WOOD FENCE AND ALONG THE NORTHWEST BOUNDARY LINE OF THE FOLLOWING TRACTS:
 WILLIE LEE IDLEBIRD, JR., DEED RECORDED IN VOL. 704, PG. 53, OFFICIAL RECORDS, BRAZOS COUNTY.
 ROBERT LOCKET ET AL, DEED RECORDED IN VOL. 122, PG. 318, OFFICIAL RECORDS, BRAZOS COUNTY.
 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 BEGINNING CONTAINING 0.4147 ACRE OF LAND MORE OR LESS.

LEGEND

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



FINAL PLAT OF LOTS 12A-1 AND 12A-2
 1736 LOUIS STREET

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:	PROJECT 11-22
			SHEET 1 of 1

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