METES AND BOUNDS DESCRIPTION

BEING A 4.7124-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, NO. 9, ABSTRACT 62, BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND PLATTED AS LOT 1, BLOCK ONE, TECHNILOG SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 517, PAGE 697, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 4.7124-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND AT THE NORTHEASTERN CORNER OF LOT 1, BLOCK ONE, TECHNILOG SUBDIVISION, SAID ROD ALSO BEING LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF WEST 27TH STREET, A 50'-WIDE CITY OF BRYAN PUBLIC RIGHT-OF-WAY, AND THE NORTHWEST CORNER OF A 0.55-ACRE TRACT OF LAND CONVEYED TO CESARED AND ELIZABET VASQUEZ, ACCORDING TO THE DEED RECORDED IN VOLUME 3604, PAGE 28, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 01°37'31" W, ALONG THE WESTERN BOUNDARY LINE OF THE SAID 0.55-ACRE VASQUEZ TRACT, FOR A DISTANCE OF 408.99', TO A ½" IRON ROD SET ON THE NORTHWEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (I & GN R.R.) A 50'-WIDE RIGHT-OF-WAY AS SHOWN ON PLAT RECORDED IN VOLUME 103, PAGE 587; DEED RECORDS;

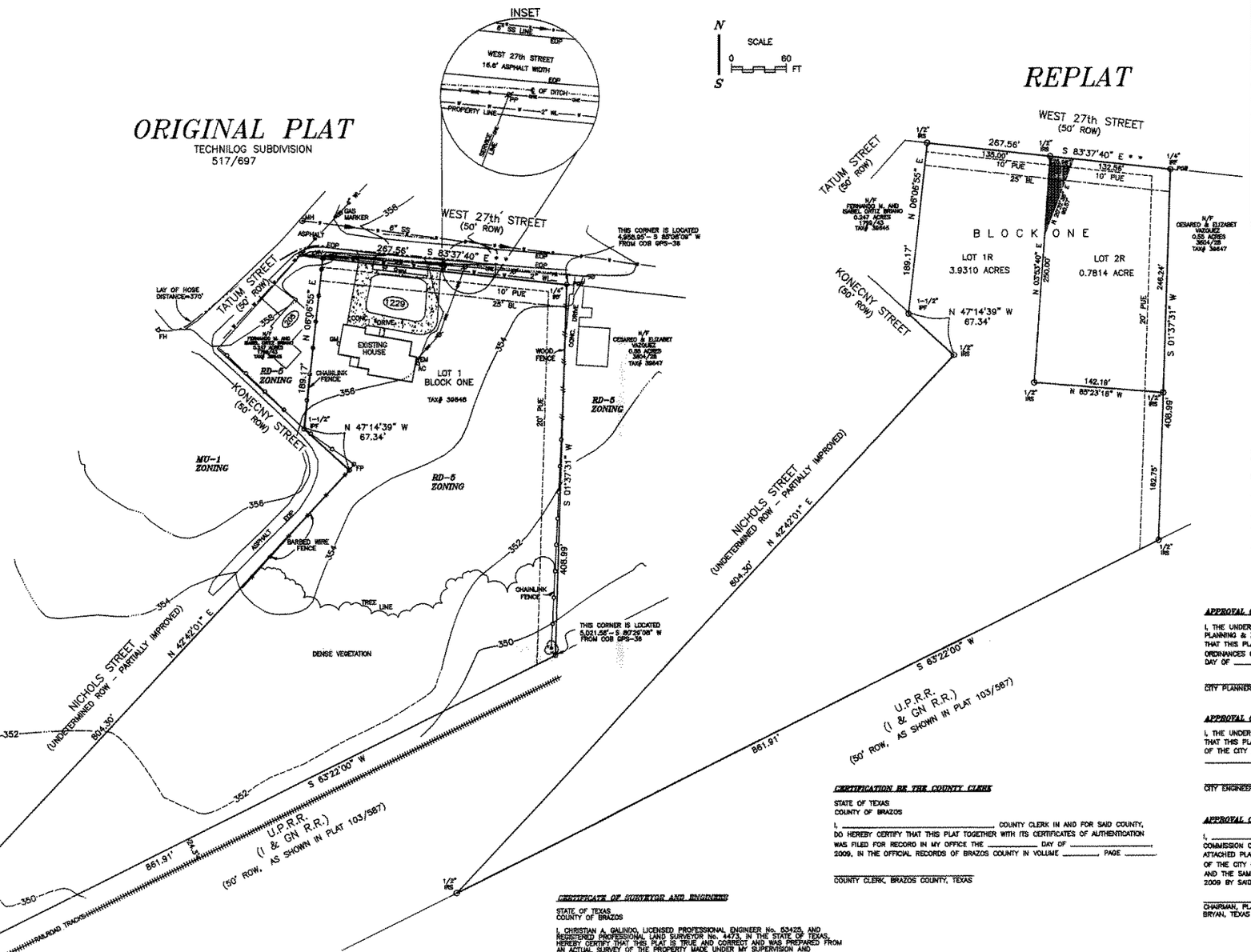
THENCE S 63°22'00" W, ALONG SAID RAILROAD NORTHWEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 861.91' TO A ½" IRON ROD SET ON THE SOUTHEAST RIGHT-OF-WAY LINE OF NICHOLS STREET, A PUBLIC RIGHT-OF-WAY OF UNDETERMINED WIDTH;

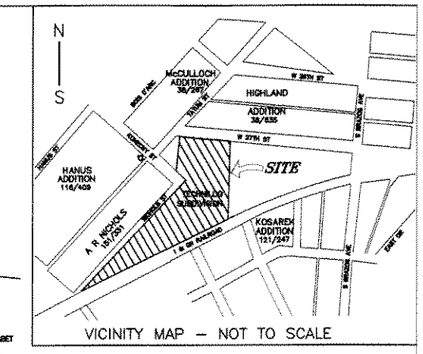
THENCE N 42°42'01" E, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE OF NICHOLS STREET, FOR A DISTANCE OF 804.30' TO A ½" IRON ROD SET AT THE INTERSECTION OF THE SAID SOUTHEAST RIGHT-OF-WAY LINE OF NICHOLS STREET AND THE NORTHEAST RIGHT-OF-WAY LINE OF KONECNY STREET, A 50'-WIDE PUBLIC RIGHT-OF-WAY;

THENCE N 47°14'39" W, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE OF KONECNY STREET, FOR A DISTANCE OF 67.34', TO A POINT LOCATED 0.60'-N81°01'31"E FROM A 1 ½" IRON PIPE FOUND, SAID POINT MARKING THE SOUTHERN CORNER OF A 0.247-ACRE TRACT OF LAND CONVEYED TO FERNANDO M. AND ISABEL ORTIZ BRIANO, ACCORDING TO THE DEED RECORDED IN VOLUME 1799, PAGE 43, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 08°06'55" E, ALONG THE EASTERN BOUNDARY LINE OF THE 0.247-ACRE BRIANO TRACT, FOR A DISTANCE OF 189.17', TO A ½" IRON ROD SET ON THE SOUTHERN RIGHT-OF-WAY LINE OF WEST 27TH STREET;

THENCE S 83°37'40" E, ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF WEST 27TH STREET, FOR A DISTANCE OF 267.56', TO THE POINT OF BEGINNING, CONTAINING 4.7124 ACRES OF LAND, MORE OR LESS.





CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, ATANASIO M. & MARY JANE VALADEZ, OWNERS & DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, HAVING BEEN CONVEYED TO US BY DEED RECORDED IN VOL. 2162, PG. 54, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE IDENTIFIED.

_____
OWNER

_____
OWNER

_____
LIENHOLDER APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2009.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, THE UNDERSIGNED, 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 _____ 2009.

_____
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 COMPLINACE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____ 2009.

_____
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ 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 _____, 2009, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____.

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, _____ CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 2009 AND THE SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2009 BY SAID COMMISSION.

_____
CHAIRMAN, PLANNING & ZONING COMMISSION
BRYAN, 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 DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

CHRISTIAN A. GALINDO, P.E., R.P.L.S.
JANUARY 20, 2009

STATE OF TEXAS REGISTERED CHRISTIAN ANDE GALINDO 4473 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS CHRISTIAN A. GALINDO 53425 LICENSED PROFESSIONAL ENGINEER

LEGEND

IR	= IRON ROD
IP	= IRON PIPE
CM	= CONCRETE MARKER
MDC	= MARK ON CONCRETE
CRF	= CAPPED
S	= SET
F	= FOUND
FP	= FENCE POST
FC	= FENCE CORNER
ROW	= RIGHT OF WAY
BC	= BACK TO BACK OF CURB
BL	= BUILDING LINE
PUE	= PUBLIC UTILITY EASMT.
EE	= ELECTRICAL EASEMENT
DE	= DRAINAGE EASEMENT
AE	= ACCESS EASEMENT
AVE	= ELECTRICAL/ACCESS EASMT.
T	= ELECTRIC TRANSFORMER
E	= ELECTRIC
UP	= UTILITY POLE
LP	= LIGHT POLE
HH	= MANHOLE
CO	= CLEAN OUT
G	= GAS
W	= WATER
WV	= WATER VALVE
SS	= SANITARY SEWER
HYD	= FIRE HYDRANT
TB	= TELEPHONE PEDESTAL
TV	= CABLE TV
M	= METER/GAUGE
AC	= AIR CONDITIONER
OH	= OVERHANG
EOP	= EDGE OF PAVEMENT
BOC	= BACK OF CURB
PE	= PEDESTRIAN ACCESS EASMT.
IV	= IRRIGATION VALVE
(M)	= MEASURED
(R)	= RECORDED

NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. MEASURED CALLS MATCH RECORDED CALLS.
3. BEARING SOURCE IS PLAT OF TECHNILOG SUBDIVISION IN 517/697.
4. BASE LINE IS NOTED WITH * *.
5. ALL CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS OTHERWISE SHOWN.
6. NO TITLE REPORT OR COMMITMENT WAS AVAILABLE FOR THE PREPARATION OF THIS REPLAT.
7. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
8. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD PLAIN AREA PER FEMA PANEL 48041 C 0133 C, DATED JUL. 2, 1992.

RD-5 ZONING
4.71 ACRES

CURRENT LAND USE:
1 LOT RESIDENTIAL (RD-5)

PROPOSED LAND USE:
2 LOTS RESIDENTIAL (RD-5)

Received
JAN 21 2009
Development & Engineering Services

REPLAT OF LOT 1, BLOCK ONE TECHNILOG SUBDIVISION

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

OWNER/DEVELOPER:			
ATANASIO M. & MARY JANE VALADEZ 1229 W. 27th ST. BRYAN, TX. 77803-1378 TEL: (979) 775-4260 FAX: - -	*4.7124-ACRES TECHNILOG SUBDIVISION VOLUME 517, PAGE 697, OFFICIAL RECORDS STEPHEN F. AUSTIN LEAGUE, NO. 9, A-62 BRYAN, BRAZOS COUNTY, TEXAS*	DATE: JANUARY 6, 2009 DESIGNED BY: JTM APPROVED BY: CAG REVISIONS: JAN. 20, 2009	PROJECT 33-08 SHEET 1 of 1