

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, BRYAN/COLLEGE STATION HABITAT FOR HUMANITY INC., REPRESENTED BY JAMES T. DAVIS, PROPERTY DIRECTOR, OWNER OF THE LAND SHOWN ON THIS PLAT WHICH IS HEREIN CALLED ANNA MARIA ORSAK SUBDIVISION, RECORDED IN VOLUME 9460, PAGE 204, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHOSE NAME IS 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 AND CONSIDERATION HEREIN EXPRESSED.

OWNER
LIENHOLDER 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 _____, 2010.

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 _____, 2010.

CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____, CITY PLANNER AND/OR DESIGNATED SECRETARY TO 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 _____, 2010.

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 THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE _____ DAY OF _____, 2010 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2010.

CHAIR, PLANNING AND ZONING COMMISSION

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 _____, 2010 AND RECORDED IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME _____ PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

TRACT DESCRIPTION

BEING A 0.7452-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 A PORTION OF THE 1.10-ACRE TRACT OF LAND CONVEYED TO BRYAN/COLLEGE STATION HABITAT FOR HUMANITY BY DEED RECORDED IN VOLUME 9460, PAGE 204, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.7452-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE SOUTHERN RIGHT OF WAY LINE OF WEST 27TH STREET, AN APPARENT 50'-WIDE CITY OF BRYAN RIGHT-OF-WAY, SAID ROD ALSO MARKING THE NORTHWESTERN MOST CORNER OF THE MIRIAM ALVARADO 0.762-ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 3327, PAGE 163, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 05°06'09" W, ALONG THE WESTERN BOUNDARY LINE OF SAID MIRIAM ALVARADO TRACT, TO THE NORTHERN RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY I. & G.N. RAILROAD) FOR A DISTANCE OF 194.00' TO 1/2" IRON FOUND;

THENCE S 71°23'10" W, ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID RAILROAD (APPARENT 50' WIDE) FOR A DISTANCE OF 155.45' TO A 1/2" IRON ROD FOUND MARKING THE SOUTHEASTERN CORNER OF THE MIKE PIETROWSKI 0.35-ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 64, PAGE 605, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 04°16'45" E, ALONG THE EASTERN BOUNDARY LINE OF SAID MIKE PIETROWSKI TRACT TO THE SOUTHERN RIGHT OF WAY LINE OF WEST 27TH STREET FOR A DISTANCE OF 255.54' TO A 1/2" IRON ROD FOUND;

THENCE S 85°17'35" E, ALONG SAID SOUTHERN RIGHT OF WAY LINE OF WEST 27TH STREET FOR A DISTANCE OF 146.00' TO THE POINT OF BEGINNING, CONTAINING 0.7452 ACRE OF LAND, MORE OR LESS.

NOTES:

- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- MEASURED CALLS MATCH RECORDED CALLS.
- TOTAL AREA = 0.7452 ACR.
- BEARING SOURCE IS STATE PLANE COORDINATE SYSTEM.
- BASE LINE IS NOTED WITH * *
- BLs ESTABLISHED BY CITY ZONING ORDINANCES.
- COMMITMENT USED: UTC, OF 81205.
- PRIMARY BENCH MARK IS C.O.B. GPS 36, ELEV: 371.66 (NAVD 88)
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN PER FEMA PANEL 48041C0131C, DATED JULY 2, 1992.
- ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS NOTED OTHERWISE.

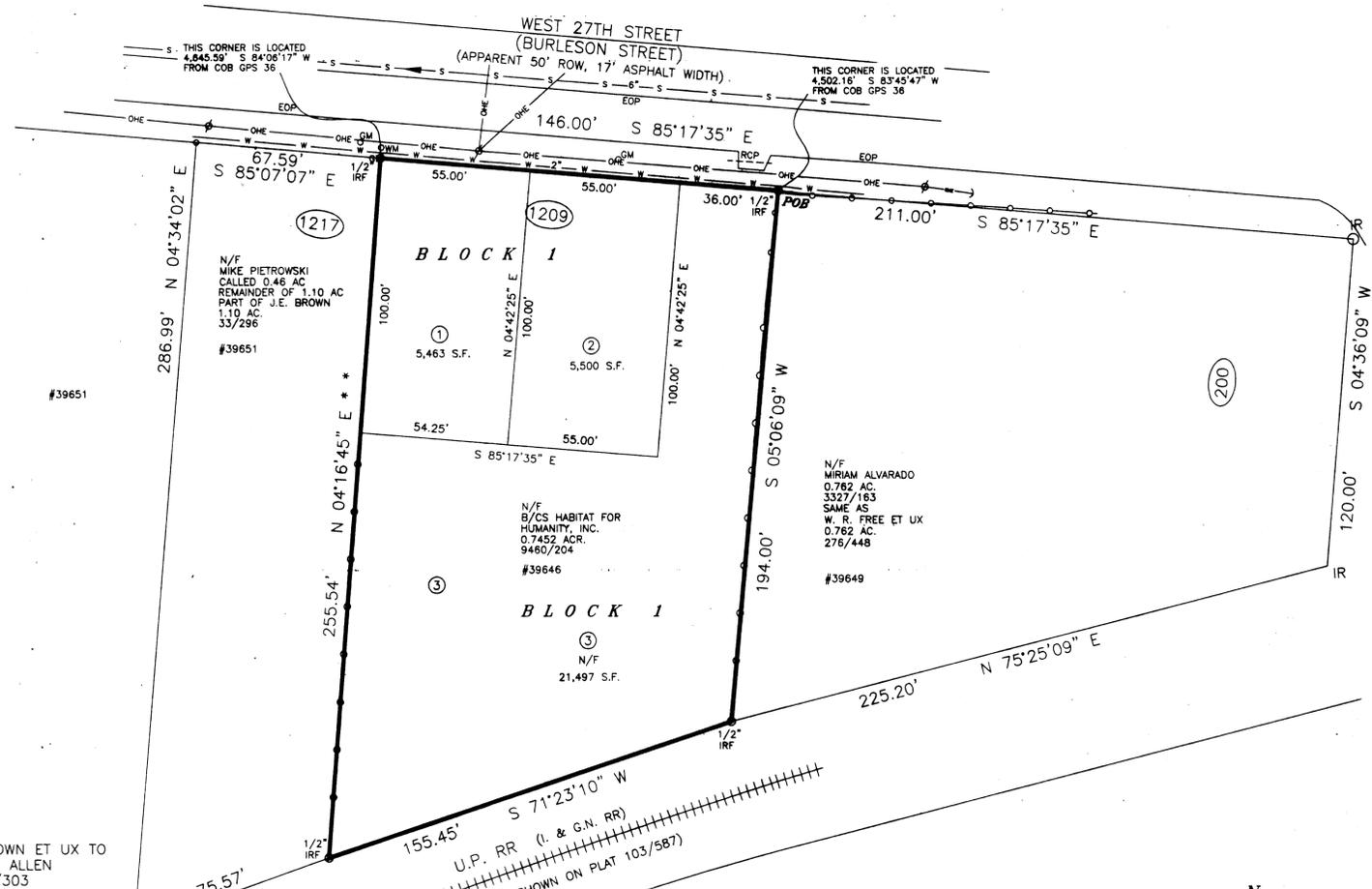
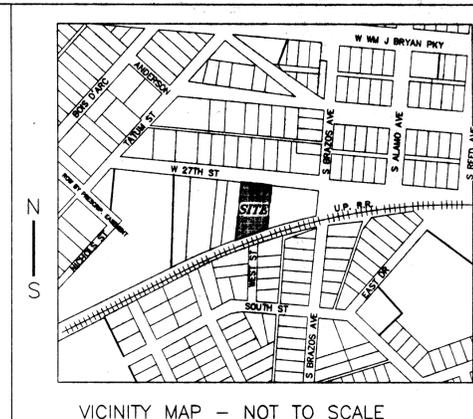
CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

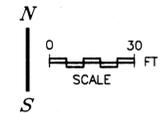
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT 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 Galindo

CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: MAY 25, 2010



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



LAND UTILIZATION		
1-FAMILY RESID.	SQ. FT.	ACRES
3 LOTS	32,460	0.7452

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

**FINAL PLAT
ORSAK GARDENS
LOTS 1, 2 AND 3, BLOCK A**

OWNER/DEVELOPER: B/CS HABITAT FOR HUMANITY ATTN: JAMES T. DAVIS 119 LAKE STREET BRYAN, TX, 77801 TEL: 979-823-7200 FAX: 979-775-7412	1209 WEST 27TH STREET 0.7452 ACRE STEPHEN F. AUSTIN LEAGUE No. 9, A-62 VOL. 9460, PG. 204, OFFICIAL RECORDS BRYAN, BRAZOS COUNTY, TEXAS	DATE: MAY 25, 2010 DESIGNED BY: ASG APPROVED BY: CAG REVISIONS:	PROJECT 11-10 SHEET 1 of 1
		RECEIVED MAY 26 2010 Development & Engineering Services	