CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, BSC HABITAT FOR HUMANITY, REPRESENTED BY _____

_____, OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND CONVEYED TO ME/US BY DEED RECORDED IN VOLUME _____, PAGE _____ OF OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLCES SHOWN HEREON FOR THE PURPOSE IDENTIFIED.

_____
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 PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2008.

_____
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 _____, 2008.

_____
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 _____, 2008.

_____
CITY ENGINEER, BRYAN, 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 _____, 2008 AND THE SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2008 BY SAID COMMISSION.

_____
CHAIRMAN, PLANNING & ZONING COMMISSION
BRYAN, TEXAS

CERTIFICATION BE 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 _____, 2008, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND ENGINEER

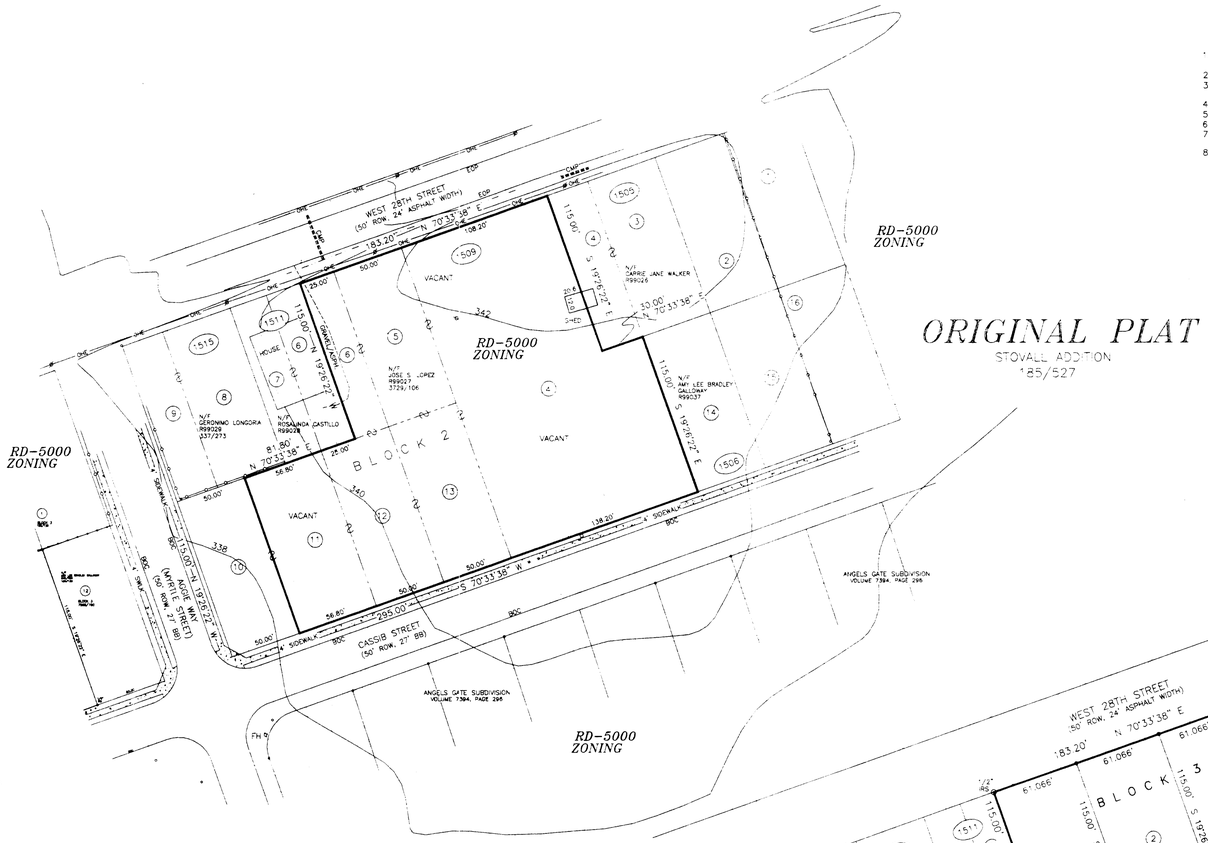
STATE OF TEXAS
COUNTY OF BRAZOS

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.
APRIL 16, 2008

STATE OF TEXAS · CHRISTIAN A. GALINDO · 53425 · LICENSED · PROFESSIONAL ENGINEER

STATE OF TEXAS · REGISTERED · CHRISTIAN ANZE GALINDO · 4473 · PROFESSIONAL · LAND SURVEYOR

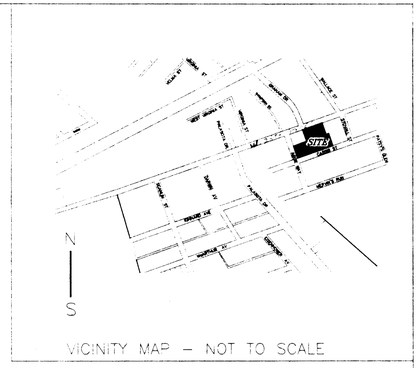


ORIGINAL PLAT

STOVALL ADDITION
185/527

NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. MEASURED BOUNDARY CALLS MATCH RECORDED CALLS.
3. BEARING SOURCE IS REPLAT OF STOVALL ADDITION IN 7595/189.
4. BASE LINE IS NOTED WITH • • •
5. INTERIOR CORNERS ARE MARKED WITH 1/2" IRON RODS.
6. COMMITMENT REF: UTC GF# 72439.
7. BLs ARE SET BY C.O.B. SITE DEVELOPMENT REVIEW ORDINANCE No. 1412.
8. A VARIANCE REQUEST TO MINIMUM WIDTH OF LOTS 1-6, BLOCK 4, IS BEING SUBMITTED WITH THIS PLAT APPLICATION.



VICINITY MAP – NOT TO SCALE

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

METES AND BOUNDS DESCRIPTION

BEING A 1.2625-ACRE TRACT OR PARCEL OF LAND LYING AND BEING THE AGGREGATE OF LOTS 5, 11, 12, 13, AND PARTS OF LOTS 4 AND 6, BLOCK 2, STOVALL ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 7595, PAGE 189, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 1.2625-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD SET MARKING THE EASTERNMOST CORNER OF SAID LOT 10 AND SAID ROD BEING LOCATED ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF CASSIB STREET, A 50'-WIDE PUBLIC RIGHT-OF-WAY;

THENCE N 19°26'22" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID LOT 10, FOR A DISTANCE OF 115.00', TO A 1/2" IRON ROD SET, SAID ROD BEING LOCATED ON THE SOUTHEASTERN BOUNDARY LINE A TRACT OF LAND CONVEYED TO GERONIMO LONGORIA BY DEED RECORDED IN VOLUME 337, PAGE 273, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 70°33'38" E, ALONG THE SAID SOUTHEASTERN BOUNDARY LINE OF GERONIMO LONGORIA TRACT AND THE SOUTHEASTERN BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO ROSALINDA CASTILLO WITH APPRAISAL DISTRICT ID NUMBER R99028, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 81.80', TO A 1/2" IRON ROD SET MARKING THE EASTERNMOST CORNER OF SAID ROSALINDA CASTILLO TRACT;

THENCE N 19°26'22" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID ROSALINDA CASTILLO TRACT, FOR A DISTANCE OF 115.00', TO A 1/2" IRON ROD SET MARKING THE NORTHERNMOST CORNER OF SAID ROSALINDA CASTILLO TRACT AND SAID ROD BEING LOCATED ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF WEST 28TH STREET, A 50' PUBLIC RIGHT-OF-WAY;

THENCE N 70°33'38" E, ALONG SAID SOUTHEASTERN RIGHT-OF-WAY LINE OF WEST 28TH STREET, FOR A DISTANCE OF 183.20', TO A 1/2" IRON ROD SET MARKING THE WESTERNMOST CORNER OF A TRACT OF LAND CONVEYED CARRIE JANE WALKER WITH APPRAISAL DISTRICT ID NUMBER R99026, BRAZOS COUNTY, TEXAS;

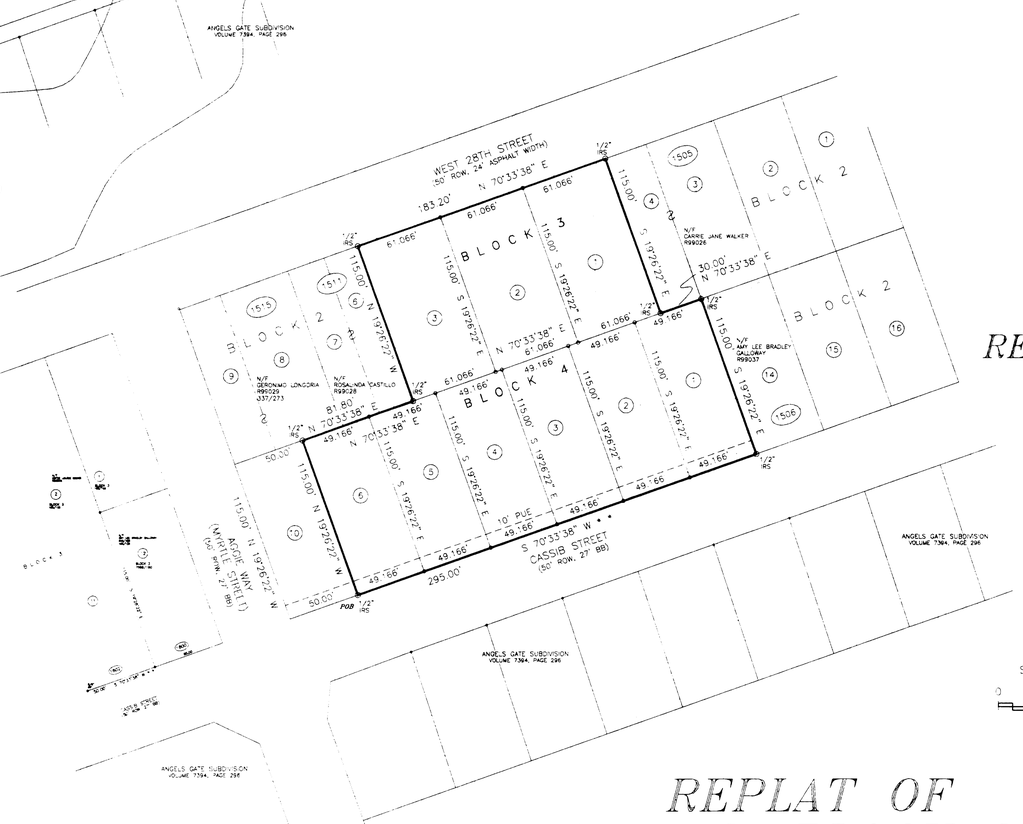
THENCE S 19°26'22" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID CARRIE JANE WALKER TRACT FOR A DISTANCE OF 115', TO AN IRON ROD SET MARKING THE SOUTHERNMOST CORNER OF SAID CARRIE JANE WALKER TRACT;

THENCE N 70°33'38" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID CARRIE JANE WALKER TRACT, FOR A DISTANCE OF 30.00', TO A 1/2" IRON ROD SET MARKING THE WESTERNMOST CORNER OF A TRACT OF LAND CONVEYED TO AMY LEE BRADLEY GALLOWAY WITH APPRAISAL DISTRICT ID NUMBER R99037, BRAZOS COUNTY, TEXAS;

THENCE S 19°26'22" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID AMY LEE BRADLEY GALLOWAY TRACT, FOR A DISTANCE OF 115.00', TO A 1/2" IRON ROD SET MARKING THE SOUTHERNMOST CORNER OF SAID AMY LEE BRADLEY GALLOWAY TRACT, AND BEING LOCATED ON SAID NORTHWESTERN RIGHT-OF-WAY LINE OF CASSIB STREET;

THENCE S 70°33'38" W, ALONG THE SAID NORTHWESTERN RIGHT-OF-WAY LINE OF CASSIB STREET, FOR A DISTANCE OF 295.00', TO THE POINT OF BEGINNING, CONTAINING 1.2625 ACRES OF LAND MORE OR LESS.

NOTE: BEARING SOURCE IS THE REPLAT OF STOVAL ADDITION, RECORDED IN VOLUME 7595, PAGE 189, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.



REPLAT

CURRENT LAND USE:
5 AND 1/2 LOTS (RD-5000)
PROPOSED LAND USE:
9 DETACHED HOMES (RD-5000)

SCALE 0 50 FT
N
S

Received
APR 16 2008
Development & Engineering Services

REPLAT OF LOTS 1-3, BLOCK 3, AND LOTS 1-6, BLOCK 4

OWNER/DEVELOPER:	1.2625 ACRES	DATE: APRIL 16, 2008	PROJECT
TRISH BURK, PRESIDENT B/CS HABITAT FOR HUMANITY 119 LAKE STREET BRYAN, TX 77801 TEL: 979-823-7200 FAX: 979-775-7412	REPLAT OF LOTS 5, AND 11-13, BLOCK 2 AND PARTS OF LOTS 4 & 6, BLOCK 2 STOVALL ADDITION BRYAN, BRAZOS COUNTY, TEXAS	DESIGNED BY: ASG APPROVED BY: CAG REVISIONS: APRIL 16, 2008	5-08 SHEET 1 OF 1

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