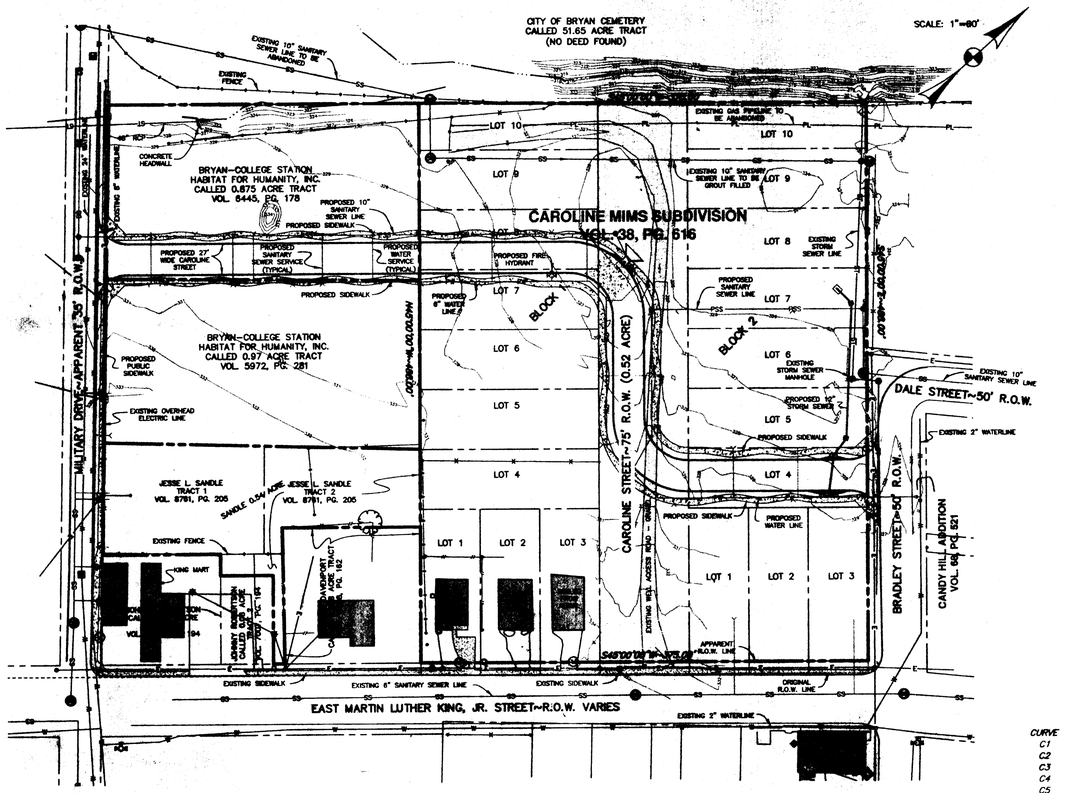
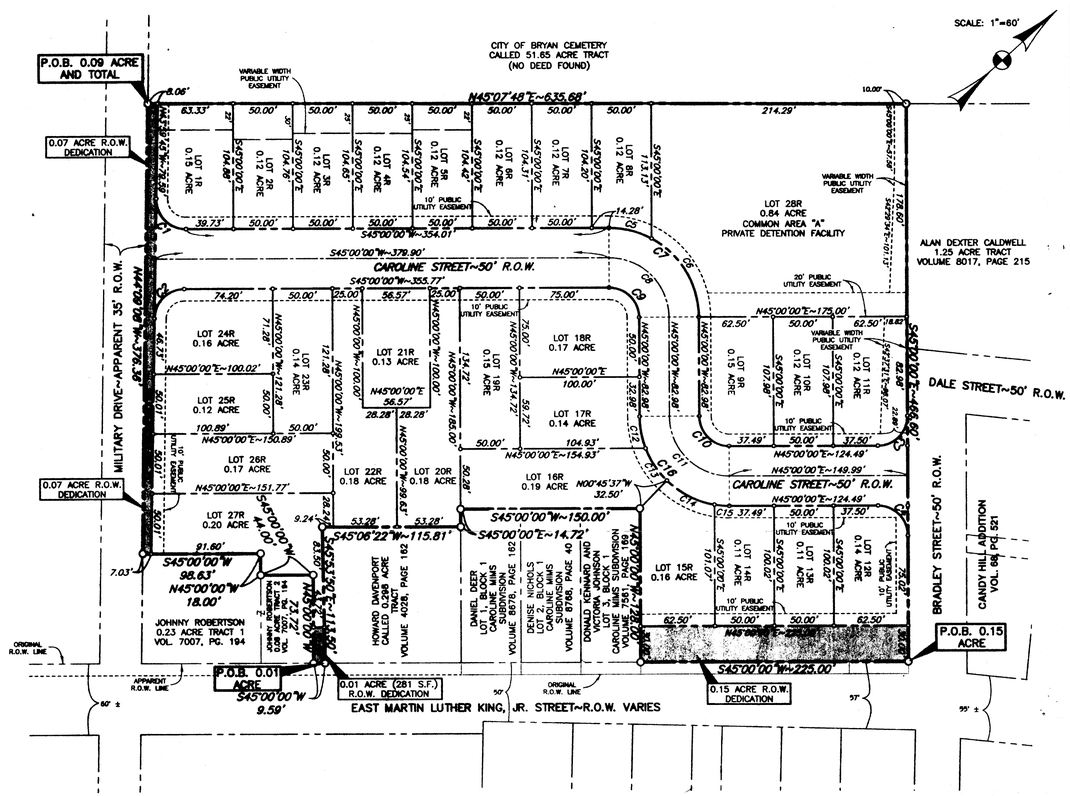


ORIGINAL PLAT

VOL. 38, PG. 616 SCALE: 1"=60'

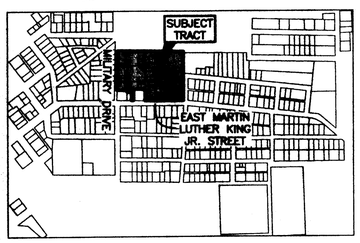


REPLAT

SCALE: 1"=60'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.71'	25.00'	91°00'15"	S89°29'52"E~35.66'
C2	38.83'	25.00'	88°39'45"	S00°30'08"W~35.04'
C3	39.27'	25.00'	90°00'00"	N00°00'00"E~35.35'
C4	39.27'	25.00'	90°00'00"	N90°00'00"W~35.35'
C5	37.22'	75.00'	28°26'16"	S59°13'08"W~36.84'
C6	80.58'	75.00'	61°33'44"	N75°46'52"W~76.76'
C7	117.81'	75.00'	90°00'00"	N90°00'00"W~106.07'
C8	78.54'	50.00'	90°00'00"	N90°00'00"W~70.71'
C9	39.27'	25.00'	90°00'00"	N90°00'00"W~35.36'
C10	39.28'	25.01'	90°00'00"	S90°00'00"E~35.36'
C11	78.55'	50.01'	90°00'00"	S90°00'00"E~70.72'
C12	27.34'	75.01'	20°53'14"	S55°26'37"E~27.19'
C13	32.56'	75.01'	24°52'23"	S78°19'25"E~32.31'
C14	45.35'	75.01'	34°38'31"	N71°55'08"E~44.66'
C15	12.56'	75.01'	9°35'52"	N49°47'56"E~12.55'
C16	117.82'	75.01'	90°00'00"	S90°00'00"E~106.07'



NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Bryan/College Station Habitat for Humanity, Inc. the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in the following Volume and Pages: Volume 5972, Page 281, Volume 6445, Page 178, Page 7026, Page 208, Volume 7919, Page 200, Volume 8107, Page 59, and Resolution No. 3080, January 2007, 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 purposes identified.

_____
Jim Davis

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day Jim Davis personally appeared, known to me to be the person(s) whose name(s) is/are 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 _____, 2009.

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and 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 same was duly approved on the _____ day of _____, 2009 by said Commission.

_____
Chair, Planning & Zoning Commission
City of Bryan, Texas

CERTIFICATION BY 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 _____, 2009, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
Karen McQueen, County Clerk,
Brazos County, 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 and ordinances of the City of Bryan and was approved on the _____ day of _____, 2009.

_____
City Engineer, Bryan, Texas

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST RIGHT OF WAY LINE OF EAST MARTIN LUTHER KING JR. STREET ACCORDING TO THE PLAT OF CAROLINE MIMS SUBDIVISION RECORDED IN VOLUME 38, PAGE 616 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, ASSUMED BEARING: S 45°00'00" W.

2. CURRENT TITLE APPEARS VESTED IN HABITAT FOR HUMANITY, INC. BY VIRTUE OF DEEDS RECORDED IN THE FOLLOWING VOLUMES: VOL. 5972, PG. 182; VOL. 6445, PG. 178; VOL. 7026, PG. 208; VOL. 7919, PG. 200; VOL. 8107, PG. 59; AND RESOLUTION NO. 3080, JANUARY 2007, ALL OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0133C, MAP NO. 48041C0133C. EFFECTIVE DATE: JULY 2, 1992.

4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.

NOTES (CONT.):

5. CURRENT ZONING: RD-5 (RESIDENTIAL DISTRICT 5000)

6. BUILDING SETBACKS SHALL BE THE MINIMUM ALLOWED BY BRYAN CODE OF ORDINANCES – CHAPTER 62. THE REAR SETBACK FOR LOTS 12R-15R WILL BE 15' AS PER PLANNING AND ZONING VARIANCE CASE #_____, APPROVED _____.

7. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

8. EXISTING CAROLINE STREET RIGHT OF WAY WILL BE ABANDONED PER BRYAN CITY COUNCIL ORDINANCE #_____, APPROVED _____, THE CAROLINE STREET RIGHT OF WAY WILL BE REDEFINED AS PER THE REPLAT.

9. THE PRIVATE DETENTION FACILITY ON LOT 28R IS TO BE MAINTAINED BY BRYAN/COLLEGE STATION HABITAT FOR HUMANITY, INC. UNTIL SUCH TIME AS A HOME OWNER'S ASSOCIATION IS ESTABLISHED. UPON ESTABLISHMENT OF THE HOME OWNER'S ASSOCIATION, MAINTENANCE RESPONSIBILITY WILL BE TRANSFERRED TO THE HOME OWNER'S ASSOCIATION.

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision and R.O.W. dedications will describe closed geometric forms.

_____
S. M. Kling, R.P.L.S. No. 2003

STATE OF TEXAS REGISTERED S.M. KLING 2003 PROFESSIONAL LAND SURVEYOR

RE-PLAT

OF

LOTS 4-10, BLOCK 1 & LOTS 1-10, BLOCK 2

CAROLINE MIMS SUBDIVISION,

BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC.

0.875 ACRE TRACT-VOL. 6445, PG. 178
& 0.97 ACRE TRACT-VOL. 5972, PG. 281

AND

JESSE L. SANDLE

TRACT 1 & TRACT 2-0.54 ACRE
VOLUME 8761, PAGE 205

5.83 ACRES

S. F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
BRYAN/COLLEGE STATION
HABITAT FOR HUMANITY, INC.
119 LAKE STREET
BRYAN, BRAZOS COUNTY, TEXAS 77801
(979) 823-7200

RECEIVED
SEP -2 2009
Development & Engineering Services

SCALE: 1"=60' AUGUST, 2009
PAGE 1 OF 2

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN,TEXAS + PH.979/846-6212

H:\Land Projects R2\041\Austin SF A-63\Caroline Mims NAD 83\Dwg\Plattin\Final Plat & Replat.dwg 9/4/2009 5:01:37 PM CDT