CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

BSC HABITAT FOR HUMANITY REPRESENTED BY _____ _____ OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND CONVEYED TO ME/US BY DEED RECORDED IN VOLUME 6069, PAGE 068, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, 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. ALL SUCH DEDICATIONS SHALL BE IN FEE SIMPLE UNLESS PROVIDED OTHERWISE.

_____
OWNER

_____
LIEN HOLDER (IF ANY) 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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

_____
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 _____, 2015.

_____
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 _____, 2015.

_____
CITY ENGINEER, 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 THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF_____, 2015 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2015.

_____
CHAIR, PLANNING AND 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 _____, 2015, 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

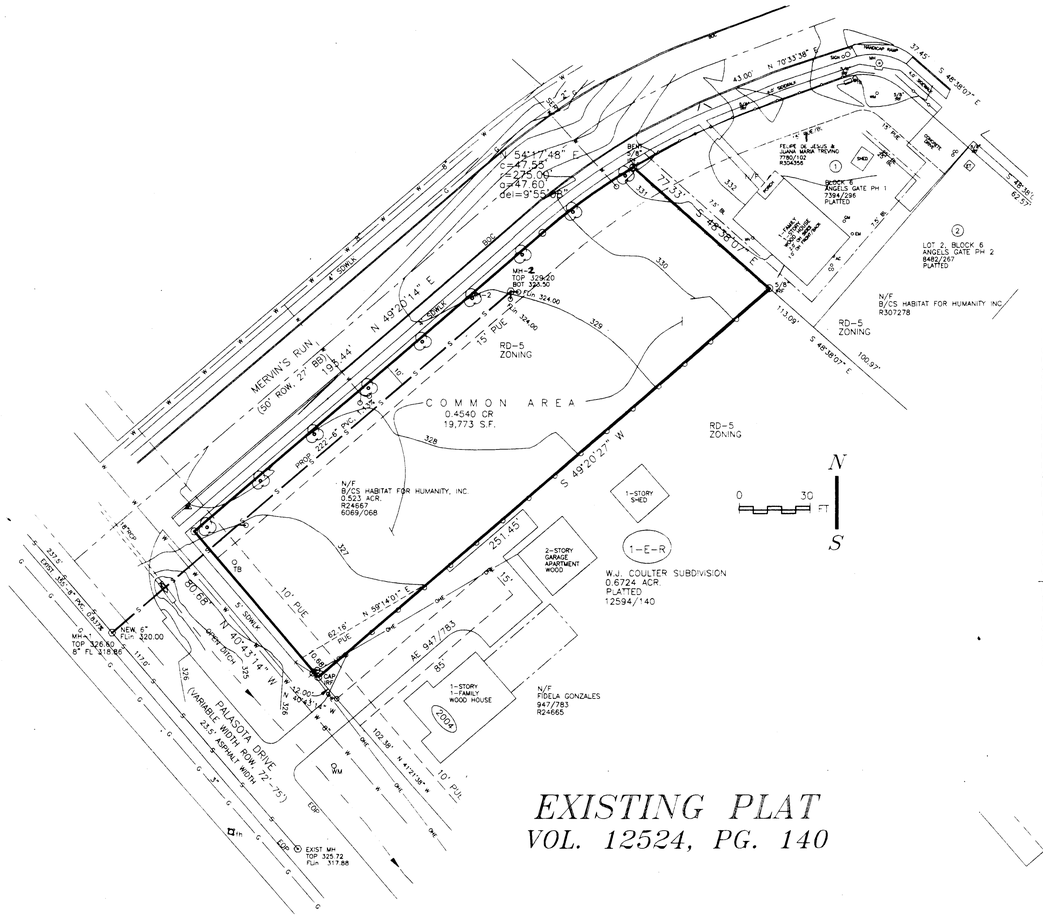
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT 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.
JUNE 8, 2015

STATE OF TEXAS REGISTERED CHRISTIAN ANZE GALINDO 4473 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS CHRISTIAN A. GALINDO 53425 LICENSED PROFESSIONAL ENGINEER

CHRISTIAN A. GALINDO, P.E., R.P.L.S.
JUNE 23, 2015



EXISTING PLAT
VOL. 12524, PG. 140

METES & BOUNDS DESCRIPTION

BEING A 0.4540-ACRE TRACT OR PARCEL OF LAND LYING AND BEING A PART OF THE W. J. COULTER SUBDIVISION, MORILLE TRACT, AN ADDITION TO THE CITY OF BRYAN, TEXAS, REPLATTED AND RECORDED IN VOLUME 12524, PAGE 140, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.4540-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BENT 5/8" IRON ROD FOUND MARKING THE WESTERNMOST CORNER OF LOT 1, BLOCK 6, ANGELS GATE SUBDIVISION, PHASE 1, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7394, PAGE 296, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID ROD ALSO BEING LOCATED ON THE SOUTHEASTERN RIGHT OF WAY LINE OF MERVIN'S RUN, A CITY OF BRYAN 50'-WIDE PUBLIC RIGHT OF WAY;

THENCE S 48°38'07" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 1, BLOCK 6, FOR A TOTAL DISTANCE OF 77.33' TO A 5/8" IRON ROD FOUND MARKING THE NORTHERNMOST CORNER OF LOT 1-E-R, W. J. COULTER SUBDIVISION, MORILLE TRACT, RECORDED IN VOLUME 12524, PAGE 140, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS. THIS CORNER IS ALSO LOCATED 6,216.95' S 64°23'36" W FROM COB MON 36.

THENCE S 49°20'27" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID LOT 1-E-R, FOR A DISTANCE OF 251.45' TO A CAPPED IRON ROD FOUND ON THE NORTHEASTERN RIGHT OF WAY LINE OF PALASOTA DRIVE, A CITY OF BRYAN PUBLIC RIGHT OF WAY WITH A WIDTH VARYING BETWEEN 72' AND 75';

THENCE N 40°43'14" W, CONTINUING ALONG SAID PALASOTA DRIVE RIGHT OF WAY LINE, FOR A DISTANCE OF 80.68' TO A IRON ROD FOUND AT THE INTERSECTION OF THE NORTHEASTERN RIGHT OF WAY LINE OF PALASOTA DRIVE AND THE SOUTHEASTERN RIGHT OF WAY LINE OF MERVIN'S RUN;

THENCE N 49°20'14" E, ALONG MERVIN'S RUN SOUTHEASTERN RIGHT OF WAY LINE, FOR A DISTANCE OF 193.44' TO A IRON ROD FOUND;

THENCE CONTINUING ALONG SAID MERVIN'S RUN SOUTHEASTERN RIGHT OF WAY LINE WHICH IS A CURVE TO THE RIGHT WITH THE FOLLOWING DATA: CHORD 47.55', CHORD BEARING N 54°17'49" E, RADIUS 275.00', ARC 47.60', DELTA ANGLE 09°55'03", TO THE POINT OF BEGINNING CONTAINING 0.4540 ACRES OF LAND MORE OR LESS.

NOTES:

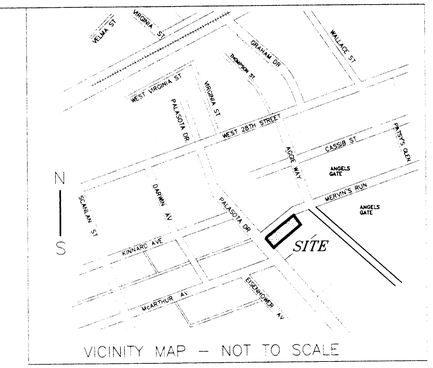
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. MEASURED CALLS MATCH RECORDED CALLS.
3. BEARING SOURCE IS REPLAT RECORDED IN 12524/140.
4. BASE LINE IS NOTED WITH * *.
5. ALL CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS OTHERWISE INDICATED.
6. MINIMUM BLs SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.
7. A VARIANCE REQUEST TO CHANGE THE REQUIRED MINIMUM LOT DIMENSIONS IS BEING SUBMITTED WITH THIS REPLAT.
8. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN AREA PER FEMA PANEL 48041C0195E FOR BRAZOS COUNTY, DATED APR. 2, 2014, AND REVISED BY LOMR DATED JUL. 7, 2014.
9. 6" SANITARY SEWER LINE ALONG MERVIN'S LANE AND ASSOCIATED MAN HOLES ARE PROPOSED.
10. NO ACCESS FROM AND TO PALASOTA DRIVE WILL BE ALLOWED FOR LOT 1R.

VARIANCE NOTE

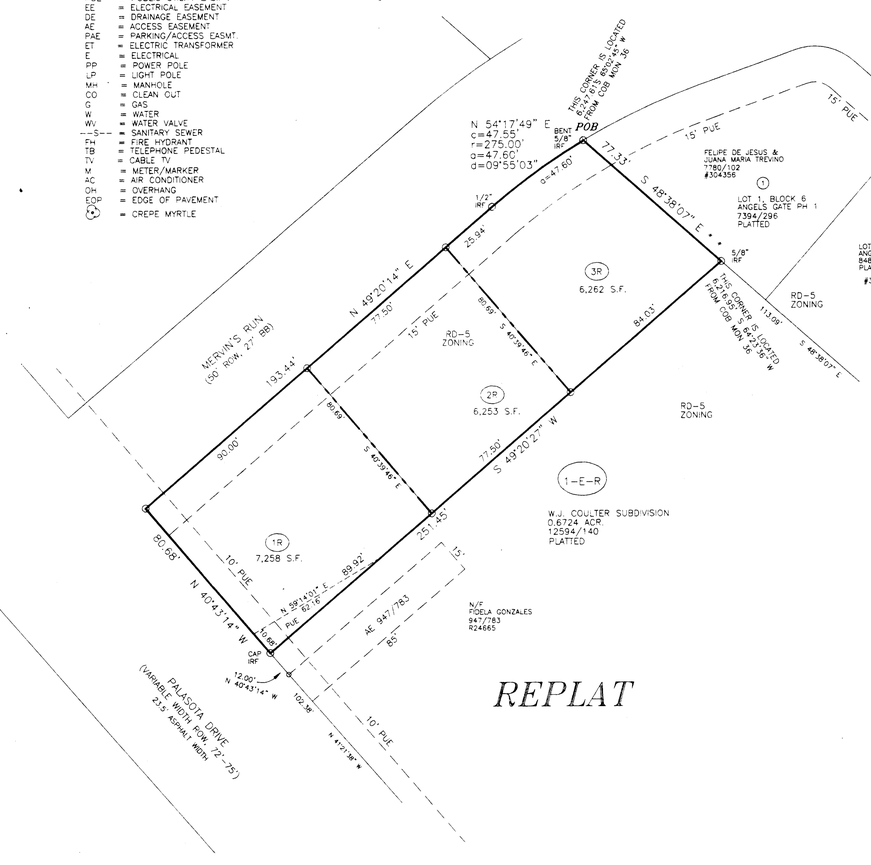
VARIANCE INDICATED IN NOTE 7, ABOVE WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2015.

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
--S--	= SANITARY SEWER
FH	= FIRE HYDRANT
TB	= TELEPHONE PEDESTAL
TV	= CABLE TV
M	= METER/MARKER
AC	= AIR CONDITIONER
OH	= OVERHANG
EOP	= EDGE OF PAVEMENT
	= CREPE MYRTLE



VICINITY MAP – NOT TO SCALE



REPLAT

JUN 24 2015

FINAL PLAT OF LOTS 1R, 2R AND 3R

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

OWNER/DEVELOPER:	0.454 ACRE	DATE: JUNE 8, 2015	PROJECT
B/CS HABITAT FOR HUNMANITY 119 LAKE ST. BRYAN, TX 77801 TEL. 979-823-7200 C/O JAMES DAVIS, PROP. MGR.	BEING A PART OF COMMON AREA W.J. COULTER SUBDIVISION OF THE MORILLE TRACT VOL. 12594, PG. 140, OFFICIAL RECORDS BRYAN, BRAZOS COUNTY, TEXAS	DRAWN BY: DEG, JNR APPROVED BY: CAG REVISIONS: JUNE 17, 2015 JUNE 23, 2015	4-15 SHEET 1 OF 1