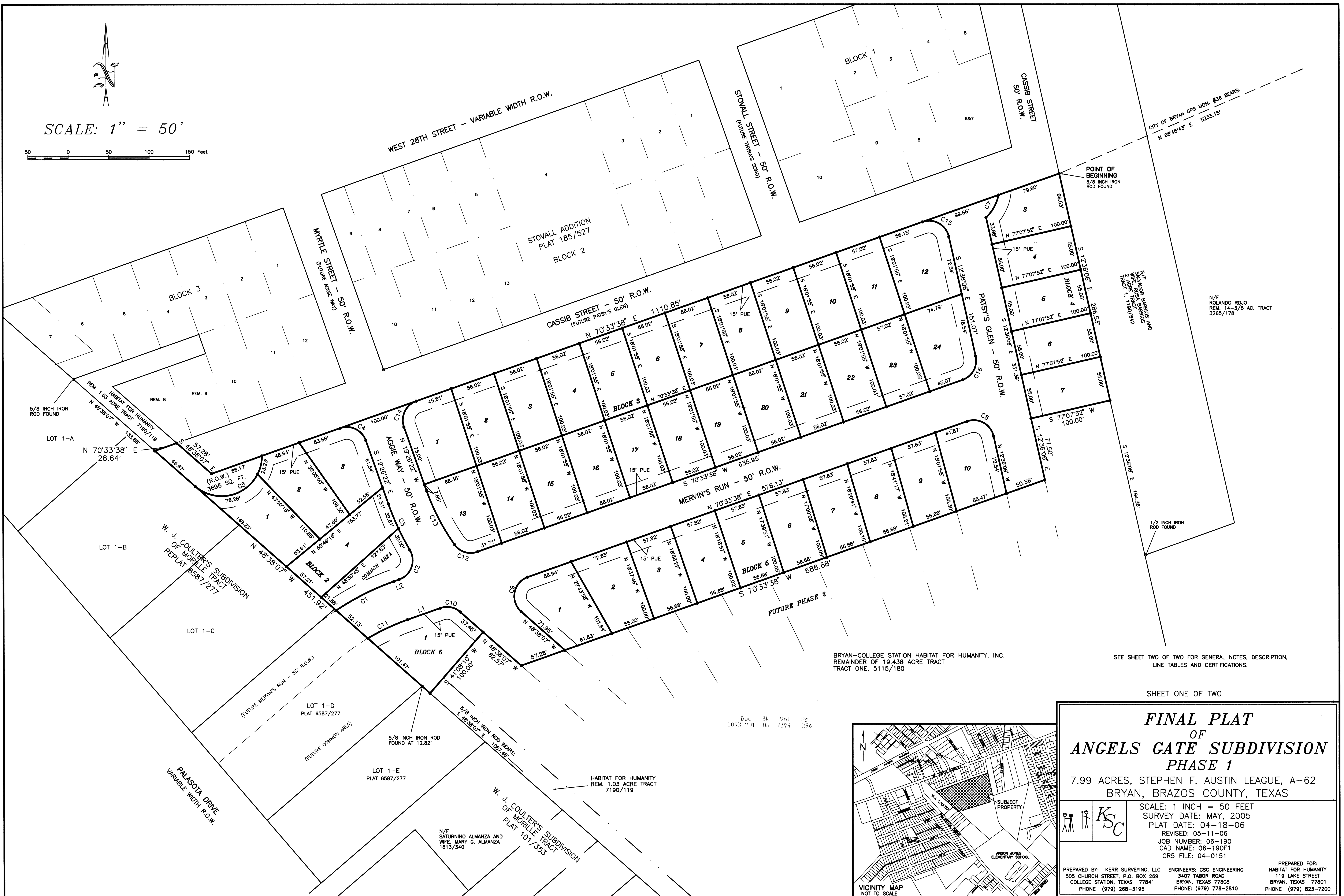
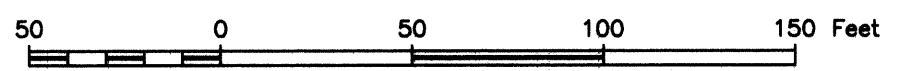


SCALE: 1" = 50'



CITY OF BRYAN GPS MON. #36 BEARS:
N 68°48'43" E 5233.15'

POINT OF BEGINNING
5/8 INCH IRON ROD FOUND

N/F SALVADOR BARRIOS AND
SILVIA ROSA BARRIOS
W/ACRE TRACT 1190/1642
TRACT 1, 1190/1642

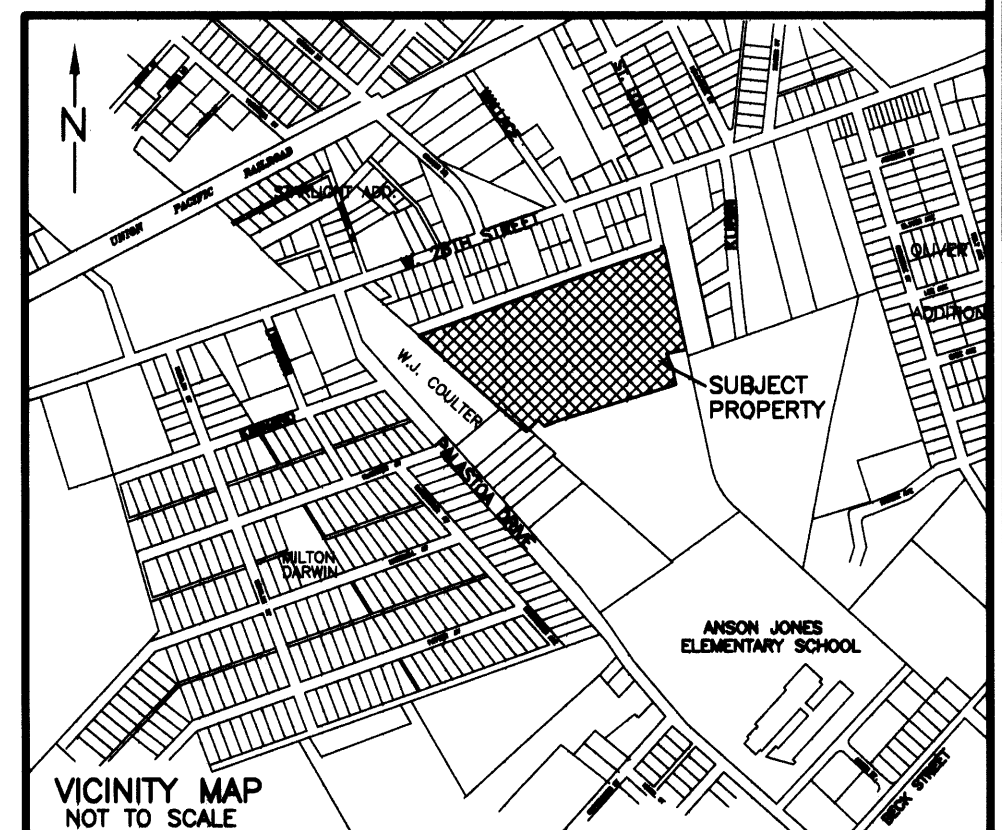
N/F ROLANDO ROJO
REM. 14-3/8 AC. TRACT
3265/178

BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC.
REMAINDER OF 19.438 ACRE TRACT
TRACT ONE, 5115/180

SEE SHEET TWO OF TWO FOR GENERAL NOTES, DESCRIPTION,
LINE TABLES AND CERTIFICATIONS.

SHEET ONE OF TWO

Doc Bl Vol Ps
00736201 BR 7394 296



FINAL PLAT
OF
ANGELS GATE SUBDIVISION
PHASE 1

7.99 ACRES, STEPHEN F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: MAY, 2005
PLAT DATE: 04-18-06
REVISED: 05-11-06
JOB NUMBER: 06-190
CAD NAME: 06-190F1
CRS FILE: 04-0151

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 289
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

ENGINEERS: CSC ENGINEERING
3407 TABOR ROAD
BRYAN, TEXAS 77808
PHONE: (979) 778-2810

PREPARED FOR:
HABITAT FOR HUMANITY
119 LAKE STREET
BRYAN, TEXAS 77801
PHONE (979) 823-7200

PHASE 1
METES AND BOUNDS DESCRIPTION
OF A
7.99 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 1.03 ACRE TRACT AS DESCRIBED BY A DEED TO HABITAT FOR HUMANITY RECORDED IN VOLUME 7190, PAGE 119 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 19.438 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC., RECORDED IN VOLUME 5115, PAGE 180 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF A CALLED 2 ACRE TRACT AS DESCRIBED BY A DEED TO SALVADOR BARRIOS AND WIFE, ROSE BARRIOS, RECORDED IN VOLUME 1190, PAGE 642 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 19.438 ACRE TRACT AND BEING ON THE SOUTHEAST LINE OF CASSIB STREET (50' R.O.W.);

THENCE: S 12° 36' 06" E ALONG THE COMMON LINE OF SAID 19.438 ACRE TRACT AND SAID 2 ACRE TRACT FOR A DISTANCE OF 286.53 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF SAID 19.438 ACRE TRACT MARKING THE SOUTHWEST CORNER OF SAID 2 ACRE TRACT BEARS: S 12° 36' 06" E FOR A DISTANCE OF 194.36 FEET;

THENCE: THROUGH SAID 19.438 ACRE TRACT FOR THE FOLLOWING CALLS:

S 77° 07' 52" W FOR A DISTANCE OF 100.00 FEET TO A POINT;

S 12° 36' 06" E FOR A DISTANCE OF 77.50 FEET TO A POINT;

S 70° 33' 38" W FOR A DISTANCE OF 686.68 FEET TO A POINT;

N 48° 38' 07" W FOR A DISTANCE OF 62.57 FEET TO A POINT;

S 41° 08' 10" W FOR A DISTANCE OF 100.00 FEET TO A POINT ON THE COMMON LINE OF SAID 1.03 ACRE TRACT AND LOT 1-E, W. J. COULTER'S SUBDIVISION, ACCORDING TO THE REPLAT RECORDED IN VOLUME 6587, PAGE 277 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 5/8 INCH IRON ROD FOUND BEARS: S 48° 38' 07" E FOR A DISTANCE OF 1087.48 FEET;

THENCE: N 48° 38' 07" W ALONG THE COMMON LINE OF SAID 1.03 ACRE TRACT AND W. J. COULTER'S SUBDIVISION (REPLAT 6587/277) FOR A DISTANCE OF 451.92 FEET TO A POINT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 1.03 ACRE TRACT BEARS: N 48° 38' 07" W FOR A DISTANCE OF 133.88 FEET;

THENCE: N 70° 33' 38" E THROUGH SAID 1.03 ACRE TRACT FOR A DISTANCE OF 28.64 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THE REMAINDER OF LOT 8, BLOCK 3, STOVALL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 185, PAGE 527 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 38' 07" E ALONG THE NORTHEAST LINE OF SAID 1.03 ACRE TRACT, SAME BEING THE WEST PLATTED LINE OF CASSIB STREET (50' R.O.W.), FOR A DISTANCE OF 57.28 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID 19.438 ACRE TRACT;

THENCE: N 70° 33' 38" E ALONG THE SOUTHEAST LINE OF CASSIB STREET, SAME BEING THE NORTHWEST LINE OF SAID 19.438 ACRE TRACT, FOR A DISTANCE OF 1110.85 FEET TO THE POINT OF BEGINNING CONTAINING 7.99 ACRES OF LAND (INCLUDES R.O.W. DEDICATION). BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

RIGHT-OF-WAY DEDICATION

METES AND BOUNDS DESCRIPTION
OF A
3696 SQUARE FOOT TRACT
STEPHEN F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF A CALLED 19.438 ACRE TRACT DESCRIBED AS TRACT ONE BY A DEED TO BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC. RECORDED IN VOLUME 5115, PAGE 180 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF A CALLED 1.03 ACRE TRACT AS DESCRIBED BY A DEED TO HABITAT FOR HUMANITY RECORDED IN VOLUME 7190, PAGE 119 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF W. J. COULTER'S SUBDIVISION OF MORILLE TRACT ACCORDING TO THE REPLAT RECORDED IN VOLUME 6587, PAGE 277 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE MOST WESTERLY CORNER OF SAID 1.03 ACRE TRACT;

THENCE: S 48° 38' 07" E ALONG THE COMMON LINE OF SAID 1.03 ACRE TRACT AND W. J. COULTER'S SUBDIVISION FOR A DISTANCE OF 133.88 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 70° 33' 38" E THROUGH SAID 1.03 ACRE TRACT AND ALONG THE ORIGINAL NORTHERLY LINE OF CASSIB STREET (50' R.O.W.), ACCORDING TO THE PLAT OF STOVALL ADDITION RECORDED IN VOLUME 185, PAGE 527 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 28.64 FEET TO A POINT;

THENCE: S 48° 38' 07" E ALONG THE NORTHEAST LINE OF SAID 1.03 ACRE TRACT AND THROUGH THE ORIGINAL RIGHT-OF-WAY OF CASSIB STREET FOR A DISTANCE OF 57.28 FEET TO A POINT ON THE SOUTHERLY LINE OF CASSIB STREET, SAME BEING THE NORTHWEST LINE OF SAID 19.438 ACRE TRACT;

THENCE: N 70° 33' 38" E ALONG THE SOUTHERLY LINE OF CASSIB STREET, SAME BEING THE NORTHWEST LINE OF SAID 19.438 ACRE TRACT, FOR A DISTANCE OF 66.17 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: THROUGH SAID 19.438 ACRE TRACT AND SAID 1.03 ACRE TRACT AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 129° 53' 50" FOR AN ARC DISTANCE OF 113.36 FEET (CHORD BEARS: S 85° 21' 54" W - 90.59 FEET) TO A POINT ON THE COMMON LINE OF SAID 1.03 ACRE TRACT AND W. J. COULTER'S SUBDIVISION;

THENCE: N 48° 38' 07" W ALONG THE COMMON LINE OF SAID 1.03 ACRE TRACT AND W. J. COULTER'S SUBDIVISION FOR A DISTANCE OF 66.67 FEET TO THE POINT OF BEGINNING CONTAINING 3696 SQUARE FEET OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, (We) Patricia G. Burk owner(s) and developer(s) of the land shown on this plat, and designated herein as ANGELS GATE SUBDIVISION, PHASE 1 to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

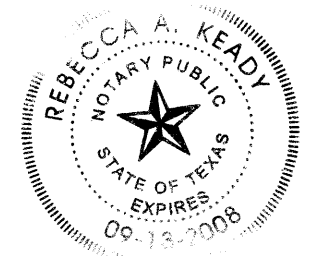
Patricia G. Burk
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Patricia Burk known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 18 day of May, 2006.

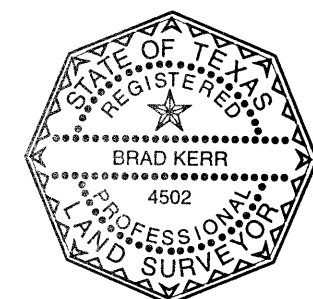
Rebecca A. Keady
Notary Public, Brazos County, Texas



CERTIFICATE OF SURVEYOR

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

Brad Kerr
Brad Kerr, R.P.L.S. No. 4502



APPROVAL OF PLANNING AND ZONING COMMISSION

I, Art Hughes, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 18 day of May, 2006.

Art Hughes
Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

Eric Knull
Planning Administrator, City of Bryan

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.

Art Hughes
City Engineer, City of Bryan

CERTIFICATE OF 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 on the 20 day of May, 2006, in the Official Public Records of Brazos County, Texas, in Volume 7354, Page 206.

Karen McQueen
County Clerk
Brazos County, Texas
Cathy Barcelona

| CURVE | RADIUS | DELTA | ARC | TANGENT | BEARING | CHORD |
|-------|--------|------------|--------|---------|---------------|-------|
| C1 | 325.00 | 14°07'43" | 80.14 | 40.28 | N 63°29'46" E | 79.94 |
| C2 | 25.00 | 101°02'27" | 44.09 | 30.35 | N 20°02'25" E | 38.59 |
| C3 | 325.00 | 11°02'27" | 62.63 | 31.41 | N 24°57'35" W | 62.53 |
| C4 | 25.00 | 90°00'00" | 39.27 | 25.00 | N 64°26'22" W | 35.36 |
| C5 | 50.00 | 129°53'50" | 113.36 | 106.97 | S 65°21'54" W | 90.59 |
| C6 | 50.00 | 166°49'05" | 145.58 | 432.73 | N 35°49'30" E | 99.34 |
| C7 | 50.00 | 36°50'18" | 32.15 | 16.65 | S 28°58'46" E | 31.60 |
| C8 | 25.00 | 96°50'18" | 42.25 | 28.18 | N 61°01'14" W | 37.40 |
| C9 | 25.00 | 119°11'45" | 52.01 | 42.61 | S 10°57'46" W | 43.12 |
| C10 | 25.00 | 60°48'16" | 26.53 | 14.67 | N 79°02'14" W | 25.30 |
| C11 | 275.00 | 11°18'16" | 54.26 | 27.22 | S 64°54'30" W | 54.17 |
| C12 | 24.53 | 78°06'40" | 32.58 | 19.20 | N 72°13'47" W | 30.24 |
| C13 | 275.00 | 15°34'49" | 74.78 | 37.62 | N 27°13'47" W | 74.55 |
| C14 | 25.00 | 90°00'00" | 39.27 | 25.00 | N 25°33'38" E | 35.36 |
| C15 | 25.00 | 96°50'18" | 42.25 | 28.18 | S 61°01'14" E | 37.40 |
| C16 | 25.00 | 83°09'44" | 36.29 | 22.18 | S 28°58'46" W | 33.18 |

| LINE | DISTANCE | BEARING |
|------|----------|---------------|
| L1 | 43.00' | S 70°33'38" W |
| L2 | 7.08' | N 70°33'38" E |

GENERAL NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0133 C, DATED JULY 2, 1992.
- BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN S.D.R.C.
- PUE - PUBLIC UTILITY EASEMENT
- PROPERTY IS CURRENTLY ZONED "SF-5".
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.

Doc: 00930201
Bl: UR
Vol: 7354
Pa: 297

Filed for Record in:
BRAZOS COUNTY

On: Jun 20, 2006 at 09:09A

As a
Plat

Document Number: 00930201

Amount: \$8.00

Receipt Number: 293342

By:
Cathy Barcelona

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me.

Jun 20, 2006

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

SHEET TWO OF TWO

FINAL PLAT
OF
ANGELS GATE SUBDIVISION
PHASE 1
7.99 ACRES, STEPHEN F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: MAY, 2005
PLAT DATE: 04-18-06
REVISED: 05-11-06
JOB NUMBER: 06-190
CAD NAME: 06-190F1
CRS FILE: 04-0151

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 288-3195

ENGINEERS: CSC ENGINEERING
3407 TABOR ROAD
BRYAN, TEXAS 77808
PHONE: (979) 778-2810

PREPARED FOR:
HABITAT FOR HUMANITY
119 LAKE STREET
BRYAN, TEXAS 77801
PHONE (979) 823-7200