

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS )  
 COUNTY OF BRAZOS )

WE, BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC. REPRESENTED BY NATHAN TOUCHETTE, DIRECTOR OF PROPERTY, OWNERS OF THE LAND SHOWN HEREON RECORDED IN VOLUME 15646, PAGE 65, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHICH IS DESIGNATED HEREIN AS THE FINAL PLAT OF LOTS 1R AND 2R, BLOCK 1, AUSTIN ADDITION, HEREBY DEDICATE FOR 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.

*Nathan Touchette*  
 OWNER

LIEN HOLDER

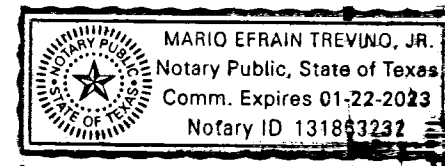
STATE OF TEXAS )  
 COUNTY OF BRAZOS )

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Nathan Touchette* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT IT EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 27<sup>th</sup> DAY OF

February, 2020.

*Marid E. Jimenez*  
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



**APPROVAL OF THE CITY PLANNER**

I, *Martin Zimmermann*, CITY PLANNER 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 31<sup>st</sup> DAY OF March, 2020.

**APPROVAL OF THE CITY ENGINEER**

I, *W. Ballman*, 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 20<sup>th</sup> DAY OF March, 2020.

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, *Bobby Gutierrez*, 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 31<sup>st</sup> DAY OF January, 2020 AND THE SAME PLAT WAS DULY APPROVED ON THE 5<sup>th</sup> DAY OF March, 2020, BY SAID COMMISSION.

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 3/24/2020 9:19:44 AM  
 In the PLAT Records:  
 Doc Number: 2020-1388675  
 Volume-Page: 15934-142  
 Number of Pages: 15  
 Amount: 73.00  
 Order#: 20200324000010  
 By: TD

NTY, DO HEREBY CERTIFY  
 IDENTIFICATION WAS FILED  
 OF \_\_\_\_\_, 2020,  
 PAGE \_\_\_\_\_

*Kara McQueen*  
 COUNTY CLERK, BRAZOS COUNTY, TEXAS

**CERTIFICATE OF THE 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.

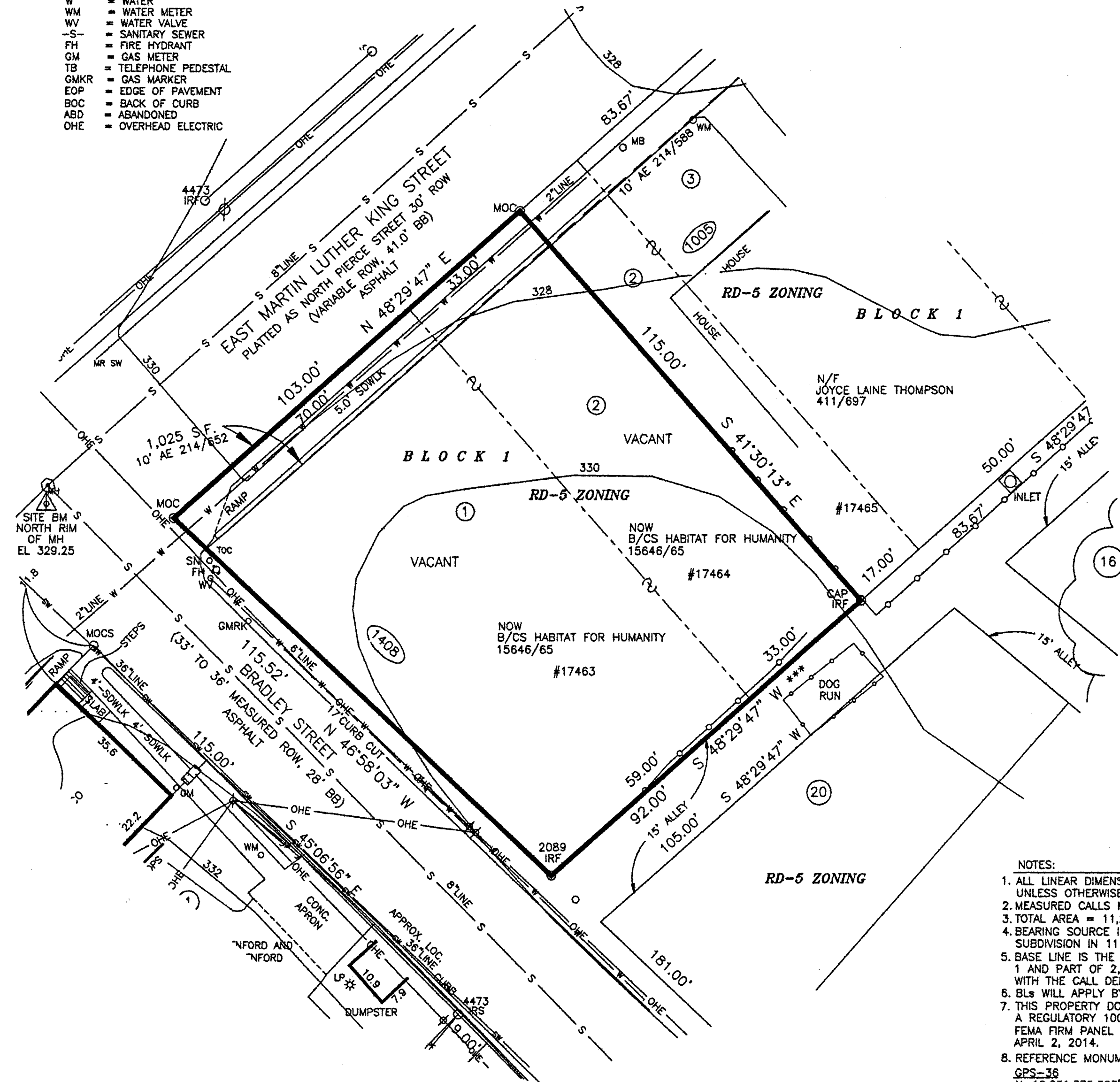
*Christian Galindo*

CHRISTIAN A. GALINDO, P.E., R.P.L.S.  
 DATE: JANUARY 27, 2020.



**EXISTING PLAT**  
**VOL. 38, PG. 263**

- LEGEND**
- IR = IRON ROD
  - IP = IRON PIPE
  - CM = CONCRETE MARKER
  - MOC = MARK ON CONCRETE
  - S = SET
  - F = FOUND
  - FP = FENCE POST
  - FC = FENCE CORNER
  - ROW = RIGHT OF WAY
  - BB = BACK TO BACK OF CURB
  - BL = BUILDING LINE
  - PLU = PUBLIC UTILITY EASMT.
  - EE = ELECTRICAL EASEMENT
  - DE = DRAINAGE EASEMENT
  - AE = ACCESS EASEMENT
  - PAE = PARKING/ACCESS EASMT.
  - SD = STORM DRAIN
  - ET = ELECTRIC TRANSFORMER
  - E = ELECTRICAL
  - PP = POWER POLE
  - LP = LIGHT POLE
  - MH = MANHOLE
  - CO = CLEAN OUT
  - W = WATER
  - WM = WATER METER
  - WV = WATER VALVE
  - SS = SANITARY SEWER
  - FH = FIRE HYDRANT
  - GM = GAS METER
  - TP = TELEPHONE PEDESTAL
  - GMRK = GAS MARKER
  - ED = EDGE OF PAVEMENT
  - BOC = BACK OF CURB
  - ABD = ABANDONED
  - OHE = OVERHEAD ELECTRIC



**METES AND BOUNDS DESCRIPTION**

BEING A 0.2573-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE #10, ABSTRACT NO. 63, BRAZOS COUNTY, TEXAS AND BEING ALL OF LOT 1 AND THE WEST 33' OF LOT 2, BLOCK 1, AUSTIN ADDITION, PLATTED AND RECORDED IN VOLUME 38, PAGE 263, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND ALSO BEING THE SAME PROPERTY CONVEYED TO B/CS HABITAT FOR HUMANITY, INC. BY DEED RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, OFFICIAL RECORDS, BRAZOS COUNTY, AND SAID 0.2573-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

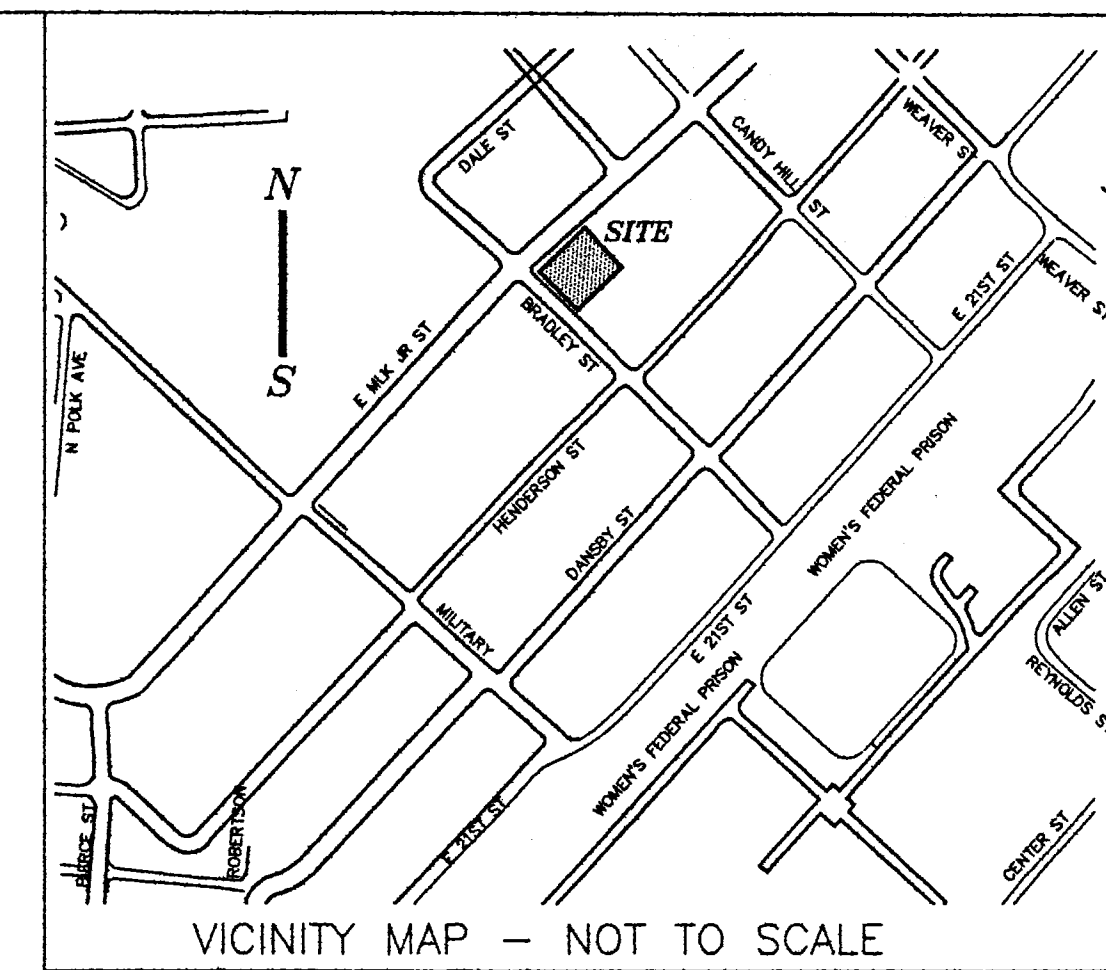
BEGINNING AT AN IRON ROD FOUND, CAP 2089, MARKING THE SOUTHERNMOST CORNER OF LOT 1, BLOCK 1, OF SAID AUSTIN ADDITION, SAID ROD ALSO MARKING THE INTERSECTION OF THE NORTHEASTERN RIGHT OF WAY LINE OF BRADLEY STREET AND THE NORTHWESTERN BOUNDARY LINE OF A 15'-WIDE ALLEY THAT DIVIDES BLOCK 1 IN A NORTHEASTERN DIRECTION;

THENCE N 46°58'03" W ALONG THE NORTHEASTERN RIGHT OF WAY LINE OF SAID BRADLEY STREET, A VARIABLE WIDTH CITY OF BRYAN ROAD RIGHT OF WAY TO THE SOUTHEASTERN RIGHT OF WAY LINE OF EAST MARTIN LUTHER KING JR. STREET, PLATTED AS NORTH PIERCE STREET, FOR A DISTANCE OF 115.52' TO A MARK ON THE CONCRETE SURFACE OF SAID STREET;

THENCE N 48°29'47" E, ALONG THE SOUTHEASTERN RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. STREET, A STREET WITH VARIABLE RIGHT OF WAY WIDTH, AT 70.00' PASSING THE FRONT COMMON PROPERTY CORNER OF LOTS 1 AND 2, BLOCK 1, FOR A TOTAL DISTANCE OF 103.00' TO A NAIL SET IN THE CONCRETE STREET MARKING THE WESTERMOST CORNER OF THE 0.2208-ACRE JOYCE LANE THOMPSON TRACT DESCRIBED IN DEED RECORDED IN VOLUME 411, PAGE 697, DEED RECORDS, BRAZOS COUNTY;

THENCE S 41°30'13" E, THROUGH SAID LOT 2 AND ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID THOMPSON TRACT TO THE NORTHWESTERN LINE OF THE REFERENCED 15'-WIDE ALLEY FOR A DISTANCE OF 115.00' TO A 1/2" IRON ROD SET, CAP 4473;

THENCE S 48°29'47" W, ALONG SAID ALLEY'S NORTHWESTERN LINE, AT 33.00' PASSING THE EASTERMOST CORNER OF SAID LOT 1, BLOCK 1, TO THE POINT OF BEGINNING FOR A TOTAL DISTANCE OF 92.00' CONTAINING 0.2573 ACRE OF LAND, MORE OR LESS.



THIS CORNER IS LOCATED 3,646.72' N 47°49'47" E FROM GPS-36

THIS CORNER IS LOCATED 3,658.19' N 49°37'59" E FROM GPS-36

- NOTES:**
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  - MEASURED CALLS MATCH RECORDED CALLS.
  - TOTAL AREA = 11,212 S.F. (0.2473 AC)
  - BEARING SOURCE IS THE PLAT OF FAITH SUBDIVISION IN 11198/129.
  - BASE LINE IS THE SOUTHEAST LINE OF LOTS 1 AND PART OF 2, BLOCK 1, AUSTIN ADDITION WITH THE CALL DEPICTED WITH \*\*\* HEREON.
  - BL'S WILL APPLY BY CITY ZONING ORDINANCE.
  - THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YR FLOOD PLAIN PER FEMA FIRM PANEL 48041C 0215F DATED APRIL 2, 2014.
  - REFERENCE MONUMENT AND PRIMARY BM: GPS-36 N=10,231,375.303' W=3,541,898.795' EL. 371.86 NAVD 88
  - TOPO CONTOURS OBTAINED FROM CITY'S RECORDS.
  - PER CITY ORDINANCE AND CONSTRUCTION DETAILS A 6'-WIDE SIDEWALK SHALL BE INSTALLED ALONG BRADLEY STREET IN THE FRONT OF BOTH LOTS. THE SIDEWALK SHALL ABUTT THE BACK OF CURB AND SHALL BE PERMITTED AND CONSTRUCTED IN CONJUNCTION WITH THE HOMES TO BE BUILT.
  - PLANNING VARIANCE PV20-05 (FROM 100' LOT DEPTH) REQUIRED IN RD-5 ZONING DISTRICTS AND REQUESTED FOR THESE TWO LOTS WAS APPROVED BY THE PLANNING & ZONING COMMISSION ON MARCH \_\_\_\_\_, 2020.

① DESIGNATES LOT AND LOT NUMBER.  
 ▲ DEPICTS SITE BENCHMARK

**FINAL PLAT OF LOTS 1R AND 2R, BLOCK 1**  
**AUSTIN ADDITION**  
 0.2573-ACRE TRACT

<b>OWNER/DEVELOPER:</b> NATHAN TOUCHETTE DIRECTOR OF PROPERTY B/CS HABITAT FOR HUMANITY 19 LAKE ST BRYAN, TX 77801 OFFICE: 979-823-7200	<b>REPLAT OF LOT 1 AND A PART OF LOT 2</b> <b>BLOCK 1</b> AUSTIN ADDITION VOL. 38, PG 263, DEED RECORDS BRAZOS COUNTY, TEXAS	DATE: JANUARY 27, 2020 APPROVED BY: CAG REVISIONS: FEBRUARY 11, 2020	PROJECT <b>3-20</b>
			SHEET 1 of 1

**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