

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS)
 COUNTY OF BRAZOS)

WE, BRYAN/COLLEGE STATION HABITAT FOR HUMANITY, REPRESENTED BY NATHAN TOUCHETTE OWNER OF THE LAND CONVEYED TO US BY DEEDS RECORDED IN VOL. 18372/239, VOL. 15874, PG. 276 AND VOL. 11787, PG. 253, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHICH IS DESIGNATED HEREIN AS THE FINAL PLAT OF LOTS 5R AND 6R, 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 IDENTIFIED.

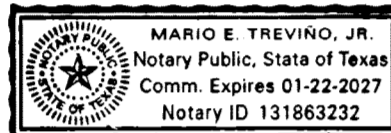
Nathan Touchette
 OWNER

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 HEREIN STATED, GIVEN UNDER MY HAND AND SEAL ON THIS 16 DAY OF August, 2023.

Mario E Trevino, Jr
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, THE UNDERSIGNED CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN HEREBY CERTIFIES THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODE OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 30th DAY OF August, 2023.

Martin Zimmermann
 CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W Paul Kaspar, THE UNDERSIGNED CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES OF ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 30th DAY OF August, 2023.

W Paul Kaspar
 CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS)
 COUNTY OF BRAZOS)

I, KAREN McQUEEN, COUNTY CLERK THAT THIS PLAT TOGETHER WITH ITS FOR RECORD IN MY OFFICE THE _____ THE OFFICIAL RECORDS OF BRAZOS.

Karen McQueen
 COUNTY CLERK, BRAZOS COUNTY, TEXAS
 By: Jshaw

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 8/31/2023 8:42:33 AM
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 Doc Number: 2023-1510776
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 By: JS

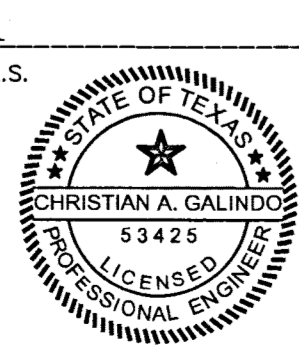


CERTIFICATE OF THE SURVEYOR AND ENGINEER

STATE OF TEXAS)
 COUNTY OF BRAZOS)

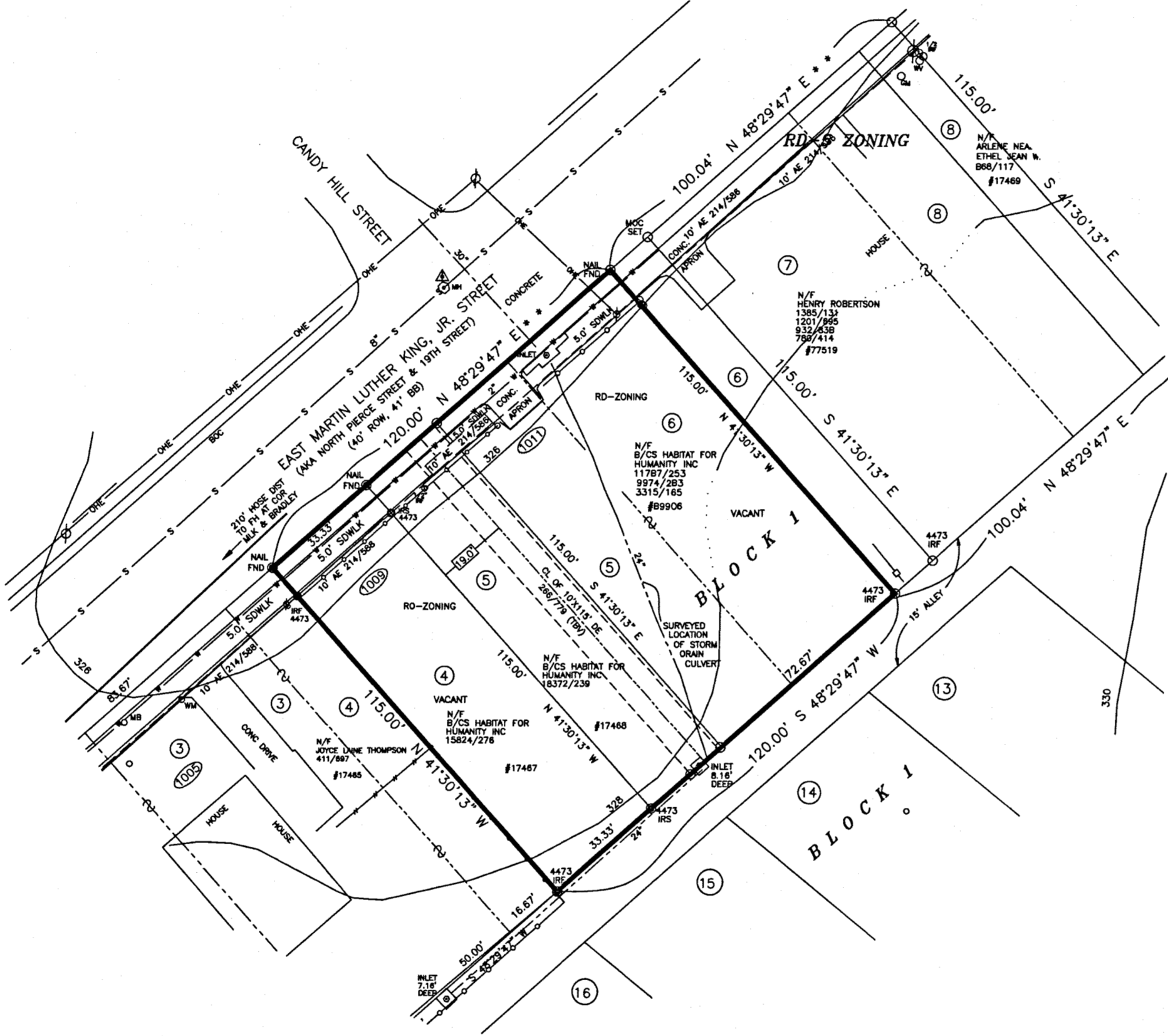
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WITH THE SURVEY, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY, THAT MONUMENTS WERE PLACED ON THE GROUND UNDER MY SUPERVISION AND THAT THE METES AND BOUNDS DESCRIBING THE SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM.

Christian Galindo
 CHRISTIAN A. GALINDO, P.E., R.P.L.S.
 DATE: JUNE 20, 2023



- LEGEND**
- IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MARKER
 - MOC = MARK ON CONCRETE
 - S = SET
 - F = FOUND
 - ROW = RIGHT OF WAY
 - BL = BACK TO BACK OF CURB
 - PUE = PUBLIC UTILITY EASMT.
 - DE = DRAINAGE EASEMENT
 - SD = STORM DRAIN
 - MH = MANHOLE
 - CO = CLEAN OUT
 - W = WATER
 - WM = WATER METER
 - WV = WATER VALVE
 - SS = SANITARY SEWER
 - FH = FIRE HYDRANT
 - CMR = CAS MARKER
 - QWKR = BACK OF CURB
 - BDC = OVERHEAD ELECTRIC
 - TO = TO BE VACATED
 - ① DESIGNATES LOT AND LOT NUMBER.
 - △ SITE BM ELV 325.05' POINT ON NORTH EDGE OF MH RM

BTU - ELECTRIC UTILITY NOTE
 WHERE ELECTRIC FACILITIES ARE INSTALLED BTU WILL HAVE THE RIGHT TO INSTALL, OPERATE, RELOCATED, CONSTRUCT RECONSTRUCT, ADD TO MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE, IF OWNED BY THE SAME PARTY, TO ACCESS ELECTRIC FACILITIES.



EASEMENT IN VOL 266, PG 779, DEED RECORDS, BRAZOS COUNTY WAS RELEASED ON AUGUST 8, 2023, BY CITY COUNCIL RESOLUTION Res. 4053

METES AND BOUNDS DESCRIPTION

BEING A 0.3168-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 PART OF LOT 4, ALL OF LOT 5 AND PART OF LOT 6, 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 DEEDS RECORDED IN VOLUME 18372, PAGE 239, VOLUME 15824, PAGE 239 AND VOLUME 11787, PAGE 253, OFFICIAL RECORDS, BRAZOS COUNTY, AND SAID 0.3168-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MARK ON CONCRETE FOUND MARKING THE NORTHERNMOST CORNER OF LOT 1R, BLOCK 1, OF THE REPLAT OF AUSTIN ADDITION PLATTED AND RECORDED IN VOLUME 15934, PAGE 142, OFFICIAL RECORDS, BRAZOS COUNTY;

THENCE N 48°29'47" E PARALLEL AND 10' SOUTHWEST OF THE NORTHEASTERN RIGHT OF WAY LINE OF MARTIN LUTHER KING, JR. STREET (MLK STREET), A VARIABLE WIDTH CITY OF BRYAN ROAD RIGHT OF WAY, TO THE EASTERN BOUNDARY LINE OF THE JOYCE LANE THOMPSON TRACT DESCRIBED IN DEED RECORDED IN VOLUME 411, PAGE 697, DEED RECORDS, BRAZOS COUNTY, FOR A DISTANCE OF 83.67' TO A TO A 1/2" IRON ROD FOUND, CAP 4473, WHICH IS THE POINT OF BEGINNING;

THENCE N 41°30'13" W, ALONG THE SOUTHWEST BOUNDARY LINE OF THE B/CS HABITAT FOR HUMANITY INC. RECORDED IN VOLUME 15824, PAGE 276, OFFICIAL RECORDS, BRAZOS COUNTY, FOR A DISTANCE OF 10.00' TO A NAIL IN CONCRETE FOUND ON SAID RIGHT OF WAY LINE;

THENCE N 48°29'47" E, ALONG THE SOUTHWESTERN RIGHT OF WAY LINE OF MLK STREET, FOR A DISTANCE OF 120.00' TO A NAIL IN CONCRETE FOUND MARKING THE WESTERMOST CORNER OF THE HENRY ROBERTSON TRACT DESCRIBED IN DEED RECORDED IN VOLUME 1385, PAGE 131, OFFICIAL RECORDS, BRAZOS COUNTY;

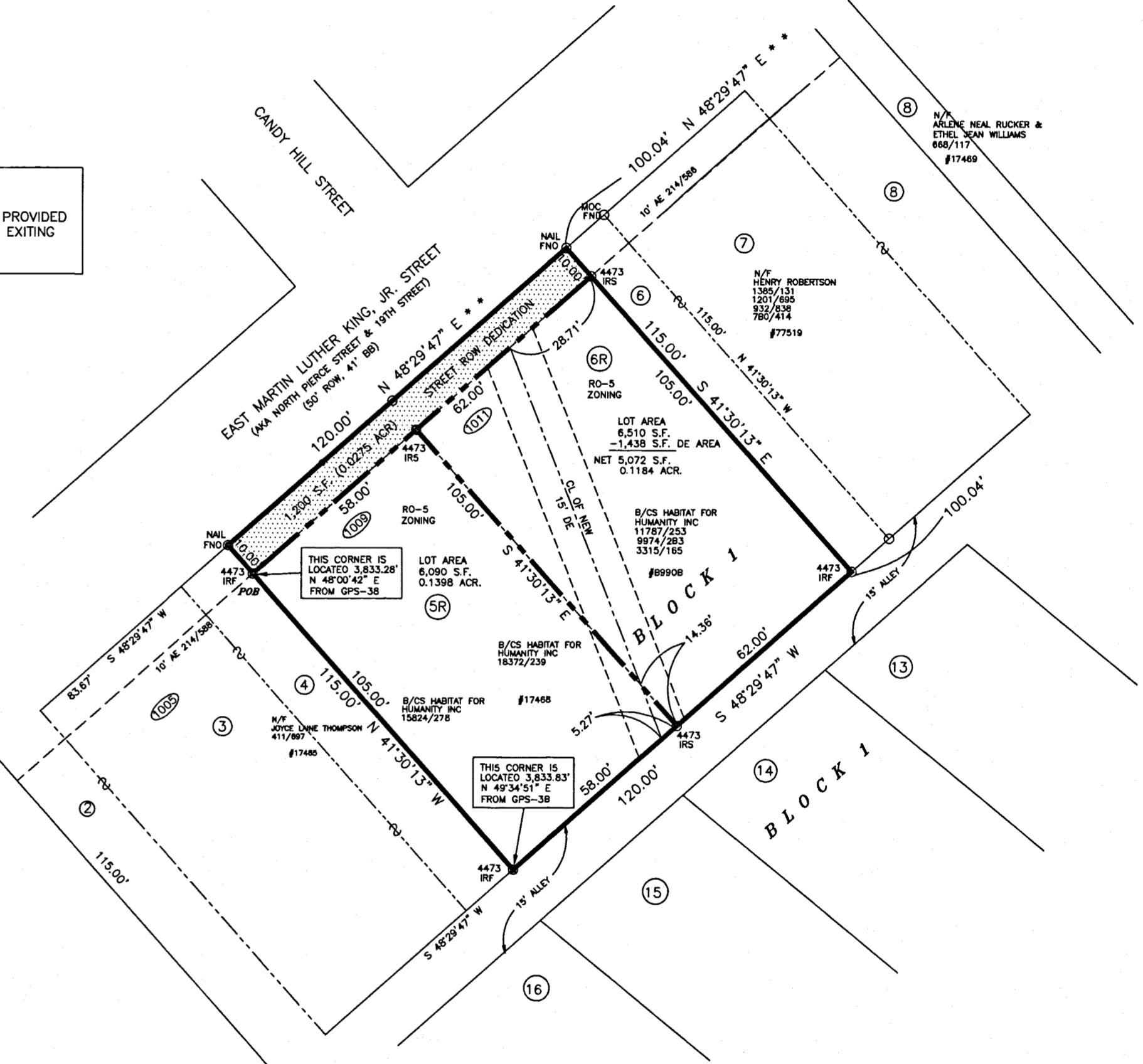
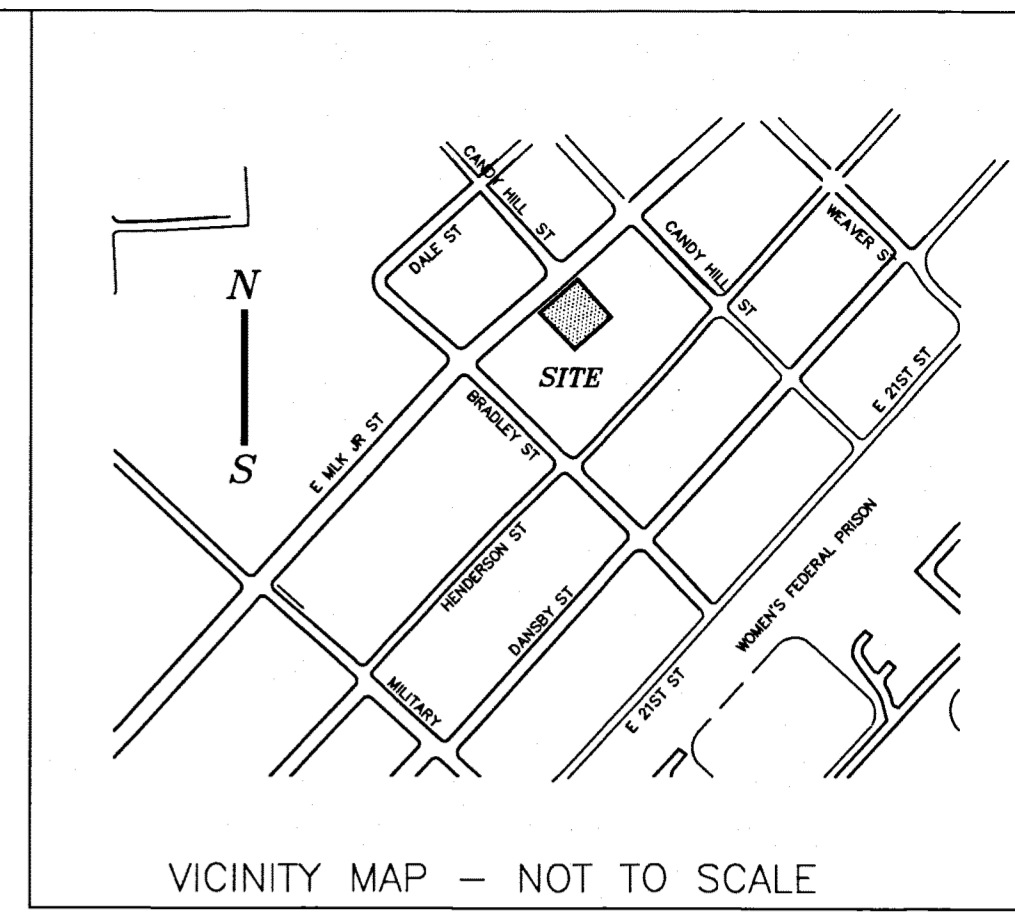
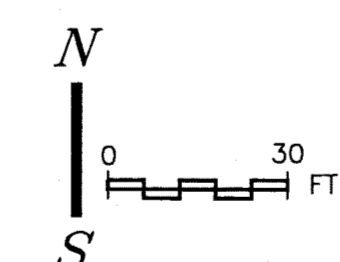
THENCE S 41°30'13" E, ALONG SAID ROBERTSON TRACT'S SOUTHWEST BOUNDARY LINE FOR A DISTANCE OF 115.00' TO A 1/2" IRON ROD FOUND, CAP 4473, MARKING THE NORTHWEST RIGHT OF WAY LINE OF A 15'-WIDE PUBLIC ALLEY;

THENCE S 48°29'47" W, ALONG SAID ALLEY'S NORTHWESTERN LINE, FOR A DISTANCE OF 120.00' TO A 1/2" IRON ROD FOUND, CAP 4473, MARKING THE EASTERMOST CORNER OF THE ABOVE REFERENCED JOYCE LANE THOMPSON TRACT;

THENCE N 41°30'13" W, ALONG SAID THOMPSON'S TRACT NORTHWEST BOUNDARY TO THE POINT OF BEGINNING FOR A TOTAL DISTANCE OF 105.00' CONTAINING 0.3168 ACRE OF LAND, MORE OR LESS.

LOTS DEVELOPMENT NOTE
 ADEQUATE VEHICLE MANEUVERING SPACE SHALL BE PROVIDED WITHIN EACH LOT. THERE SHALL NOT BE REVERSED EXITING FROM THESE LOTS.

- 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 FINAL PLAT OF LOTS 1R AND 2R, BLOCK 1, AUSTIN ADDITION, RECORDED 1 15934/142.
 - GEODESIC LOCATION: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. REFERENCE MONUMENT AND PRIMARY BM: CITY OF BRYAN GPS-38
 N-10,231,375.303'
 W-3,541,898.795'
 EL. 371.66 NAVD 88
 - BLs 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.
 - THE EXISTING DE IN 266/779 WAS NOT USED WHEN THE EXISTING CULVERT WAS BUILT BY THE CITY AT THE TIME OF THE MLK STREET IMPROVEMENTS IN THE 1970s. NO EASEMENT NEW EASEMENT WAS GRANTED AT THAT BY ANY OWNER AND THE CITY INSTALLED THE CURRENT CULVERT. THE PROPOSED EASEMENT WILL NORMALIZE AND LEGALIZE THIS CULVERT. REFLECTING THE LOCATION OF THE ACTUALLY BUILT CULVERT.
 - TOPO CONTOURS OBTAINED FROM CITY'S RECORDS.



FINAL PLAT

**FINAL PLAT OF LOTS 5R AND 6R, BLOCK 1
 AUSTIN ADDITION
 0.3168-ACRE TRACT**

OWNER/DEVELOPER: NATHAN TOUCHETTE DIRECTOR OF PROPERTY B/CS HABITAT FOR HUMANITY 119 LAKE ST. BRYAN, TX 77801 OFFICE: 979-823-7200	REPLAT OF PART LOT 4, ALL OF LOT 5 AND PART OF LOT 6, BLOCK 1 AUSTIN ADDITION VOL. 38, PG 263, DEED RECORDS BRAZOS COUNTY, TEXAS	DATE: JUNE 1, 2023 APPROVED BY: CAG REVISIONS: JUNE 20, 2023 JUNE 27, 2023 AUGUST 11, 2023	PROJECT 3-23 SHEET 1 of 1
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