

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS)
COUNTY OF BRAZOS)
WE, HAPPY HOUSES TEXAS, LLC, REPRESENTED BY MATTHEW RATLIFF, OWNER OF THE LAND SHOWN HEREON AS RECORDED IN VOL. 14842, PG. 287, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHICH IS DESIGNATED HEREIN AS:

OWNER: The Oak + Trust Bldg
LIEN HOLDER:

STATE OF TEXAS)
COUNTY OF BRAZOS)
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MAH KAHIK, 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 17th DAY OF December, 2019.

Notary Public, State of Texas
My Commission Expires SEPTEMBER 18, 2019

APPROVAL OF THE CITY PLANNER

I, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND 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 14th DAY OF January, 2019.

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 14th DAY OF January, 2019.

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 27th DAY OF November, 2018, AND SAME WAS DULY APPROVED ON THE 20th DAY OF December, 2018, BY SAID COMMISSION.

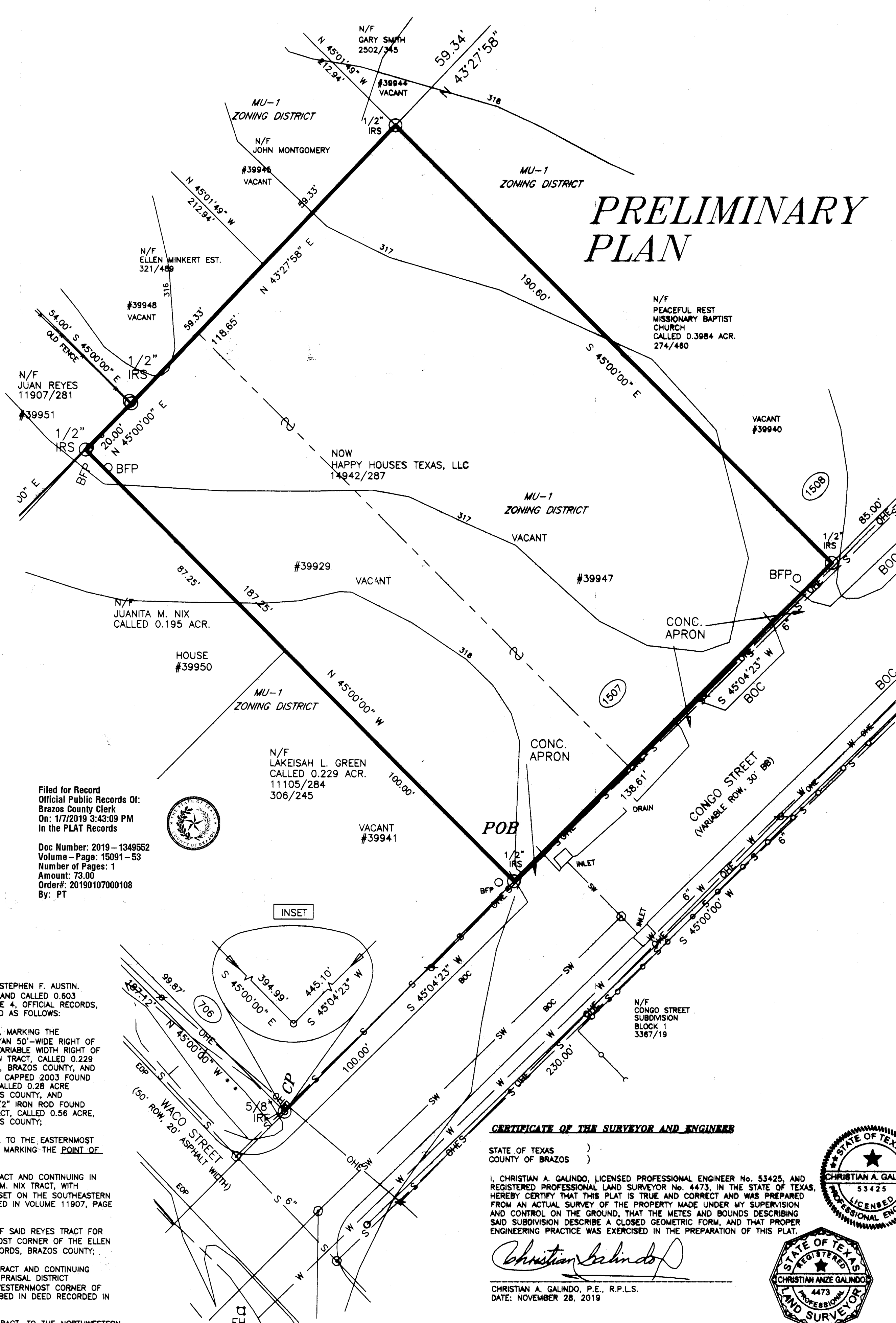
CERTIFICATION OF THE COUNTY CLERK

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 2019, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME PAGE

NOTES AND BOUNDS DESCRIPTION

BEING A 0.8004-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN, LEAGUE #10, ABSTRACT 83, BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CALLED 0.803 ACRE CONVEYED TO PROVIDENCE WAY, LLC BY DEED RECORDED IN VOLUME 10777, PAGE 4, OFFICIAL RECORDS, BRAZOS COUNTY, AND SAID 0.8004-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CAPPED 5/8" IRON FOUND, HEREIN NAMED COMMENCING POINT (CP), MARKING THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY LINE OF WACO STREET, A CITY OF BRYAN 50'-WIDE RIGHT OF WAY WITH THE NORTHWEST RIGHT OF WAY LINE OF CONGO STREET, A CITY OF BRYAN VARIABLE WIDTH RIGHT OF WAY, SAID ROD ALSO MARKING THE SOUTHERNMOST CORNER OF THE LAKEISHA L. GREEN TRACT, CALLED 0.229 ACRE, DESCRIBED IN DEED RECORDED IN VOLUME 11105, PAGE 245, OFFICIAL RECORDS, BRAZOS COUNTY, AND FURTHERMORE SAID ROD BEING LOCATED 394.98' - S 45°00'00" E FROM AN IRON ROD CAPPED 2003 FOUND MARKING THE WESTERN CORNER OF THE MARIA LUCIANO AND JOSE CRUZ TRACT, CALLED 0.28 ACRE DESCRIBED IN DEED RECORDED IN VOLUME 11364, PAGE 71, OFFICIAL RECORDS, BRAZOS COUNTY, AND FURTHERMORE SAID CP ROD ALSO BEING LOCATED 445.10' - S 45°04'23" W FROM A 1/2" IRON ROD SET MARKING THE SOUTHERN MOST CORNER OF THE QUINTON AND GLEISHA JOHNSON TRACT, CALLED 0.56 ACRE, DESCRIBED IN DEED RECORDED IN VOLUME 7506, PAGE 228, OFFICIAL RECORDS, BRAZOS COUNTY;
THENCE N 45°04'23" E, ALONG THE NORTHWEST RIGHT OF WAY LINE OF CONGO STREET, TO THE EASTERNMOST CORNER OF SAID GREEN TRACT FOR A DISTANCE OF 100.00' TO A 1/2" IRON ROD SET MARKING THE POINT OF BEGINNING;
THENCE N 45°00'00" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF SAID GREEN TRACT AND CONTINUING IN THE SAME DIRECTION AND ALONG THE NORTHEASTERN BOUNDARY LINE OF THE JUANITA M. NIX TRACT, WITH APPRAISAL DISTRICT #39950, FOR A TOTAL DISTANCE OF 187.25' TO A 1/2" IRON ROD SET ON THE SOUTHEASTERN BOUNDARY LINE OF THE JUAN REYES 0.1488-ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 11907, PAGE 281;
THENCE N 45°00'00" E, CONTINUING ALONG THE SAID SOUTHEASTERN BOUNDARY LINE OF SAID REYES TRACT FOR A DISTANCE OF 20.00' TO A 1/2" IRON ROD SET WHICH ALSO MARKS THE SOUTHERNMOST CORNER OF THE ELLEN MINKERT ESTATE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 321/489, DEED RECORDS, BRAZOS COUNTY;
THENCE N 43°27'58" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID MINKERT TRACT AND CONTINUING ALONG THE SOUTHWESTERN BOUNDARY LINE OF THE JOHN MONTGOMERY TRACT, WITH APPRAISAL DISTRICT #39945, FOR A TOTAL DISTANCE OF 118.65' TO A 1/2" IRON ROD SET MARKING THE WESTERNMOST CORNER OF THE PEACEFUL REST MISSIONARY BAPTIST CHURCH TRACT, CALLED 0.3984 ACRE, DESCRIBED IN DEED RECORDED IN VOLUME 274, PAGE 460, DEED RECORDS, BRAZOS COUNTY;
THENCE S 45°00'00" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID CHURCH TRACT, TO THE NORTHWESTERN RIGHT OF WAY LINE OF CONGO STREET FOR A DISTANCE OF 190.80' TO A 1/2" IRON SET;
THENCE S 45°04'23" W, ALONG THE NORTHWESTERN RIGHT LINE OF CONGO STREET FOR A DISTANCE OF 138.61' TO THE POINT OF BEGINNING CONTAINING 0.8004-ACRE TRACT OF LAND MORE OR LESS.

NOTE: BEARING SOURCE IS THE WEST BOUNDARY LINE OF CONGO STREET SUBDIVISION RECORDED IN VOLUME 3367, PAGE 19, OFFICIAL RECORDS, BRAZOS COUNTY.



PRELIMINARY PLAN

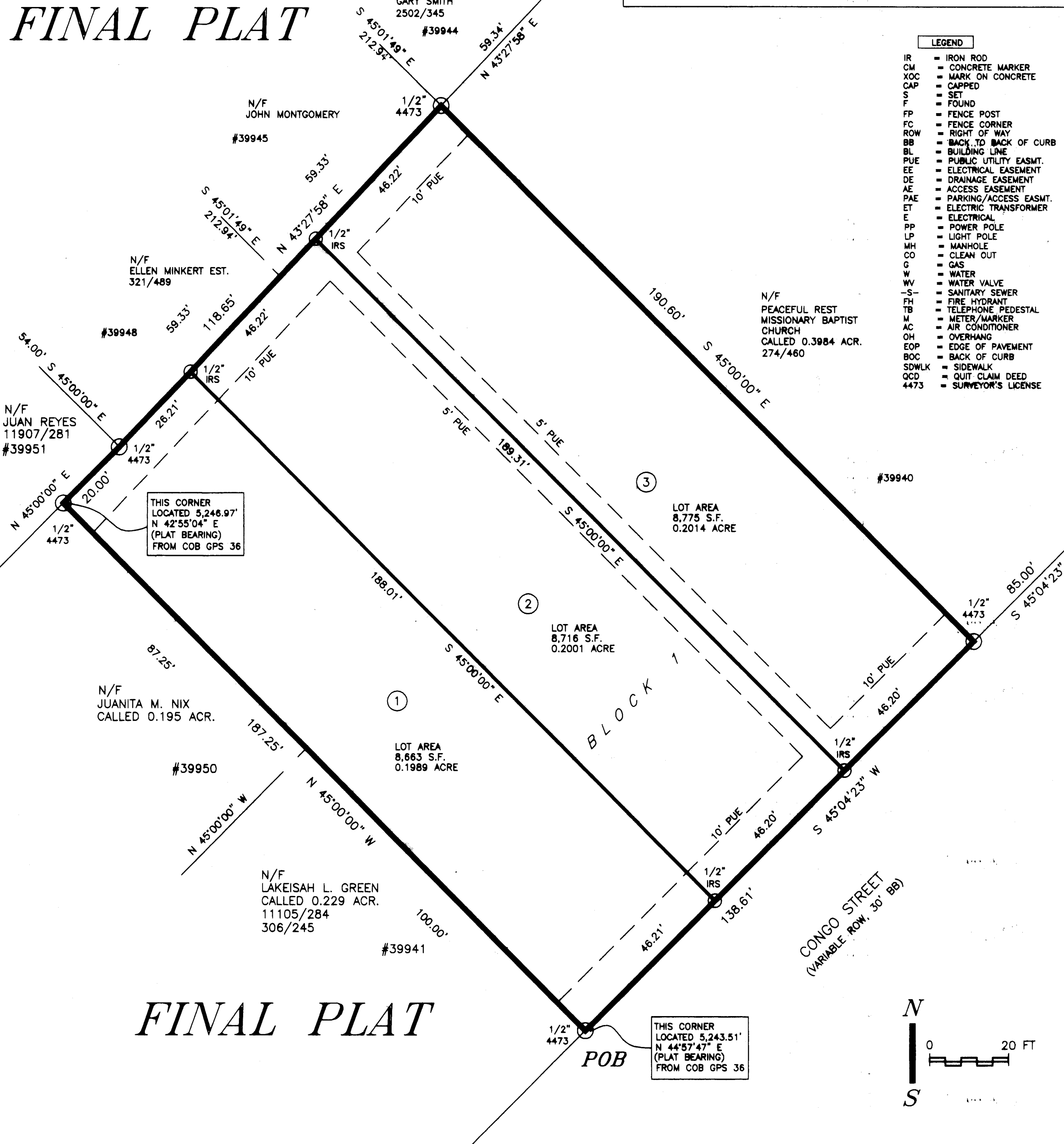
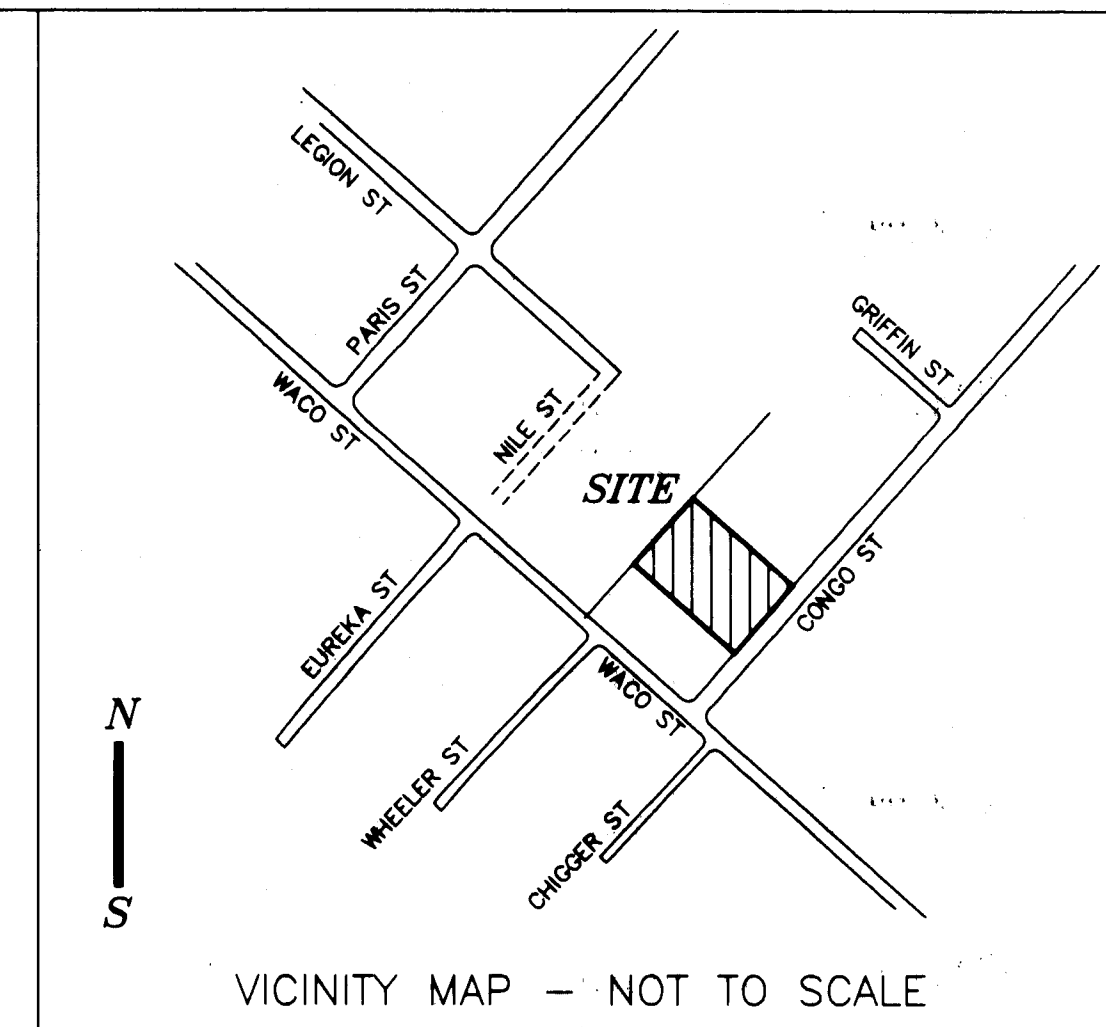
CERTIFICATE OF THE SURVEYOR AND ENGINEER

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: NOVEMBER 28, 2019

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

- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 0.8004 ACR.
4. BEARING SOURCE IS THE WEST BOUNDARY OF CONGO STREET SUBDIVISION IN 3367/19.
5. CONTROL LINE CONNECTS A CAPPED IRF AT THE INTERSECTION OF THE N.E. ROW LINE OF WACO ST. AND THE N.W. ROW LINE OF NILE ST. AND THE SOUTHWEST CORNER OF THE LAKEISHA L. GREEN TRACT IN 11105/284.
6. BASE LINE IS NOTED WITH * *
7. BLS ARE SET BY CITY ZONING ORDINANCE.
8. LOT NUMBERS ARE DEPICTED WITH CIRCLES.
9. STREET ADDRESSES ARE DEPICTED WITH OVALS.
10. COMMITMENT REF: OLD REPUBLIC NATIONAL TITLE INSURANCE CO., OFF# 38137.
11. THIS TRACT DOES NOT LIE WITHIN A REGULATORY FLOOD PLAIN PER FEMA FIRM PANEL 48041C 0215C FOR BRAZOS COUNTY DATED APRIL 2, 2014.
12. TOPOGRAPHIC MAP DEVELOPED BY THE UNDERSIGNED.
13. PRIMARY BENCHMARKS (MAD 83 AND NAVD 88)
GPS-MS N=10,230,985.460' E=10,231,375.303'
GPS-SB N=10,231,375.303' E=10,230,985.460'
W=3,545,537.335' W=3,541,896.795'
ELEV. 331.46' ELEV. 371.86'
14. PLAT BEARING IS ROTATED 4°39'18" CLOCKWISE IN RELATION TO NAD 83 BEARING.
15. 811 LOCATE SERVICE REPORTS THE ABSENCE OF UNDERGROUND PIPELINES AT THIS SITE.
16. A VARIANCE TO THE MINIMUM LOT WIDTH OF 30' HAS BEEN APPLIED FOR, REQUESTED. THE APPROVED VARIANCE NO. IS
17. IN LIEU OF BUILDING STREET SIDEWALK A FEE WILL BE PAID INTO THE SIDEWALK FUND.
18. A 6" WATER LINE AND A SECOND 8" SANITARY SEWER LINE ARE LOCATED ALONG THE NORTHWEST BOUNDARY OF CONGO STREET SUBDIVISION (SOUTH EAST RIGHT OF WAY LINE OF CONGO ST.).



FINAL PLAT

FINAL PLAT

FINAL PLAT
BLACK JACK ESTATES SUBDIVISION

Table with 3 columns: Owner/Developer (Matthew Ratliff, Happy Houses Texas, LLC), Date/Approved (November 28, 2019), and Project (17-18). Includes address and contact information for Galindo Engineers and Planners, Inc.