

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF BRAZOS

owners and developers of the land shown on this plat, and designated herein as Caleb's Crossing Subdivision, John Austin League, A-2, in the City of Bryan, Texas, and whose names 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.

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 and consideration therein stated



CERTIFICATION OF PLANNING ADMINISTRATOR

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

compliance with the appropriate codes and ordinances of the City of Bryan.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, The R Clark, 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 day of December, 2009.

atte STATE OF TEXAS I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat

Laren McQueen By: Sth Sellin County Clerk Brazos County, Texas



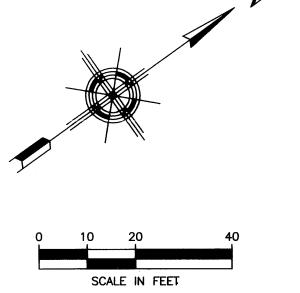
BETH SHALOM CONGREGATION

VOLUME 1181, PAGE 118+

APPROVAL OF THE CITY ENGINEER I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in

CERTIFICATE OF THE COUNTY CLERK

together with its certificates of authentification was filed for record in my office on the 30 day of Describer, 2009, in the Official Public Records of Brazos County, Texas, in Volume 9451, Page 96



## FIELDNOTE DESCRIPTION OF 0.32 ACRE JOHN AUSTIN LEAGUE, A-2 **BRYAN, BRAZOS COUNTY, TEXAS**

FIELDNOTES to all that certain tract or parcel of land, being 0.32 acres, more or less, located in the JOHN AUSTIN LEAGUE, A-2, BRAZOS COUNTY, TEXAS, being all of Tract No. 5 described in a Deed from Josephine Ribardo Giarratana to Kathy Jean Nuche Lynch recorded in Volume 1678, Page 145 of the Official Records of Brazos County, Texas (ORBCT) and being more particularly described by metes and bounds as follows, to wit;

BEGINNING at a 1/2-inch iron set for the north corner of said tract and the west corner of a 0.60 tract of land described in a Deed to Margie Rice, et ux recorded in Volume 355, Page 310 of the Deed Records of Brazos County, Texas (DRBCT), same being in the southeast line of North Coulter Drive (55.5 foot right-of-way);

THENCE S 48° 02' 26" E 116.18 feet, along the common line of this tract and Rice tract, to a 1/2-inch iron rod found for the most easterly corner of said tract, same being the most northerly corner of a 1.74 acre tract described in a Deed to Congregation Beth Shalom, recorded in Volume 1181, Page 181 (ORBCT);

THENCE S 35° 04' 24" W 112.70 feet along the common line of this tract and the 1.74 acre tract to a 5/8-inch iron found for interior corner of aforementioned 1.74 acre tract and most southerly corner of said tract;

THENCE N 53° 41' 30" W 117.79 feet to a 5/8-inch iron found for corner in the southeast right-of-way of North Coulter

THENCE N 36° 11' 06" E 124.12 feet along the southeast right-of-way to the PLACE OF BEGINNING, containing 0.32

FINAL PLAT CALEB'S CROSSING SUBDIVISION 0.32 ACRES OUT OF JOHN AUSTIN LEAGUE, A-2 LOT 11, BLOCK 8 TR-156

RECORDED IN VOLUME 1678, PAGE 145 BRYAN, BRAZOS COUNTY, TEXAS OCTOBER, 2009

**CERTIFICATE OF SURVEYOR** 

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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

1. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.

2. All corners are monumented by 1/2" iron rods & surveyors cap unless noted otherwise.

6. This tract does not lie within a designated 100 year flood plain according to the Firm Maps of Brazos County, map

5. Basis of bearings per the City of Bryan GPS Monument No. 35 (NAD 27).

3. The tract is zoned Residential District-5000 (RD-5).

4. All new electric lines shall be installed underground.

number 48041C0133C, effective date July 2, 1992.

NORTH COULTER DRIVE

N 36°11'06" E 124.12'

10' PUBLIC R.O.W. DEDICATION (0.03 ACRE)

SHARED ACCESS EASEMENT

MARGIE RICE, ET UX

VOLUME 355, PAGE 310

Filed for Record in:

On: Dec 30:2009 at 03:16P

Receipt Number - 381016

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

> HONORABLE KAREN MCQUEEN, COUNTY CLERK BRAZOS COUNTY

BRAZOS COUNTY

COUNTY OF BRAZOS

Ås a

Plats

Document Mumber:

Seth Gallion

as stamped hereon by me.

of the Official Public records of:

Dec 30,2009

STATE OF TEXAS

BRAZOS COUNTY

25' FRONT SETBACK

LOT 2

0.13 ACRES

7.5' REAR SETBACK

S 35°04'24" W 112.70'

BETH SHALOM CONGREGATION VOLUME 1181, PAGE 118+

55.5' ROW ~ 41' CONCRETE PVMT

25' FRONT SETBACK

LOT 1

0.16 ACRES

7.5' REAR SETBACK



OWNER/DEVELOPER: JASON LAFOLLETTE 1723 BALL CIRCLE **COLLEGE STATION, TEXAS 77845** 

SURVEYOR: GOODWIN-LASITER, INC. 3600 STATE HWY 6 S., SUITE 102 **COLLEGE STATION, TEXAS 77845** 

PREPARED BY



GOODWIN-LASITER, INC.

ENGINEERS - ARCHITECTS SURVEYORS

3600 STATE HWY 6 S., SUITE 102 = COLLEGE STATION, TEXAS 77845 = (979) 696-6767 = ctex € goodwinlasiter.com 1609 S. CHESTNUT ST., SUITE 202 = LUFKIN, TEXAS 75901 = (936) 637-4900 = eng @ goodwinlasiter.com

D:\651\651296\651296.DWG 2009/11/11 • 08:27