

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS )
COUNTY OF BRAZOS )

WE, BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC. REPRESENTED BY Nathan Touchette

OWNER OF THE LAND SHOWN HEREON AS RECORDED IN VOL. 9542, PG. 107, AND IN VOLUME 12070, PG. 148, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHICH IS DESIGNATED HEREIN AS THE REPLAT OF LOTS 17R AND 18R, BLOCK 2, WILEY B. HIGGS' DIVISION OF THE W 6-1/4 AC TRACT OF LAND IN THE S. F. AUSTIN LEAGUE # 10, A-63, 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 HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 9th DAY OF October, 2017

Ch.O.G.
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, THE UNDERSIGNED 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 29th DAY OF October, 2017.

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 29th DAY OF October, 2017.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, THE 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 29th DAY OF October, 2017 AND SAME WAS DULY APPROVED ON THE 29th DAY OF October, 2017 BY SAID COMMISSION.

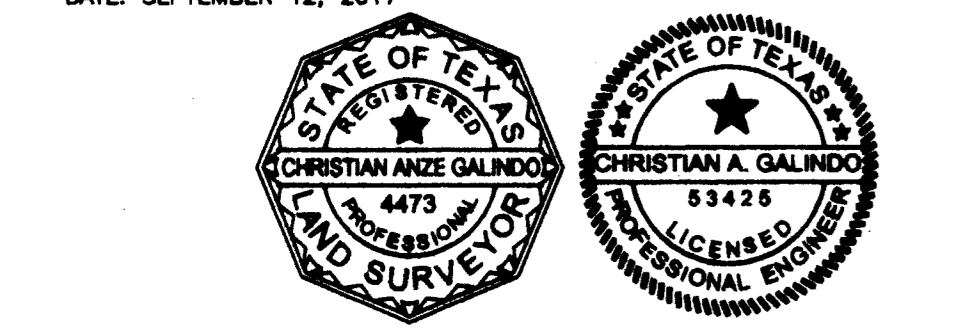
CERTIFICATION OF THE COUNTY CLERK

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 29th DAY OF October, 2017, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 14331, PAGE 285

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: SEPTEMBER 12, 2017



Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. MEASURED CALLS MATCH RECORDED CALLS.
3. TOTAL AREA = 12,500 S.F. (0.2870 AC.)
4. BEARING BASE IS THE REPLAT OF LOTS 12 & 13, BLOCK 2, HIGGS ADDITION FILED IN 1163/281.
5. BASE LINE CONNECTS THE WEST AND THE SOUTH CORNERS OF LOT 7, BLK 2, OF THIS SUBDIVISION, BOTH CORNERS MARKED WITH GALINDO CAPEED IRFS BLS BY CITY ZONING ORDINANCE.
6. THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YR FLOOD PLAIN PER FEMA FIRM PANEL 48041C 0215F DATED APRIL 2, 2014.
7. MONUMENT REFERENCE GPS-35
N-10,230,985.460'
W-3,545,537.335'
NAD 83
8. SEE VICINITY MAP FOR CLOSEST FH.

METES AND BOUNDS DESCRIPTION
BEING A 0.2870-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE # 10, ABSTRACT 63, BRAZOS COUNTY, TEXAS, AND BEING ALL OF LOTS 17 AND 18, AND ONE HALF OF LOT 16, BLOCK 2, WILEY B. HIGGS' DIVISION OF THE W 6-1/4 ACRE TRACT OF LAND IN THE S. F. AUSTIN LEAGUE # 10, ABSTRACT 63, AN ADDITION TO THE CITY OF BRYAN, TEXAS, PLATTED AND RECORDED IN VOL. 38, PAGE 555, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.2870-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

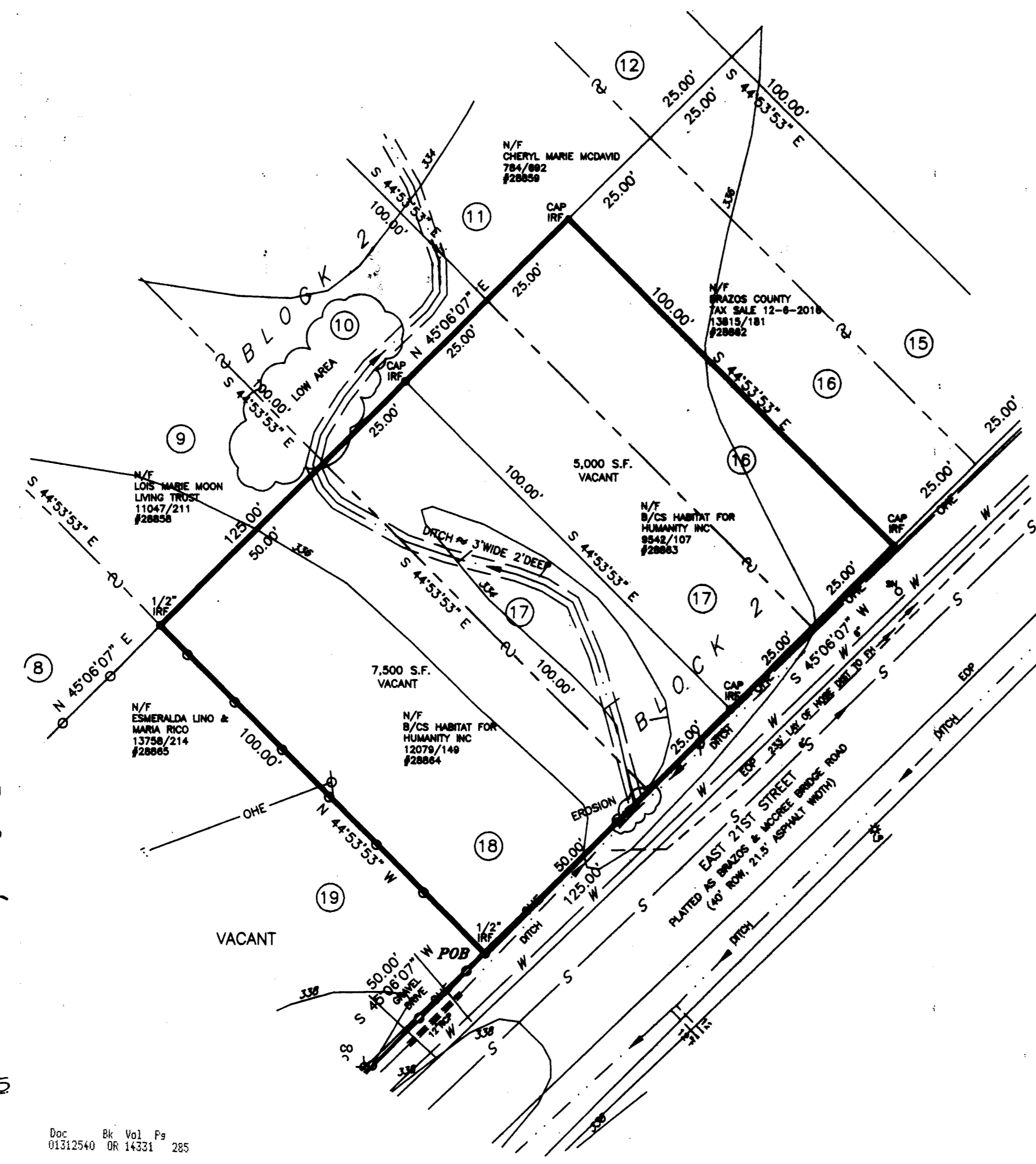
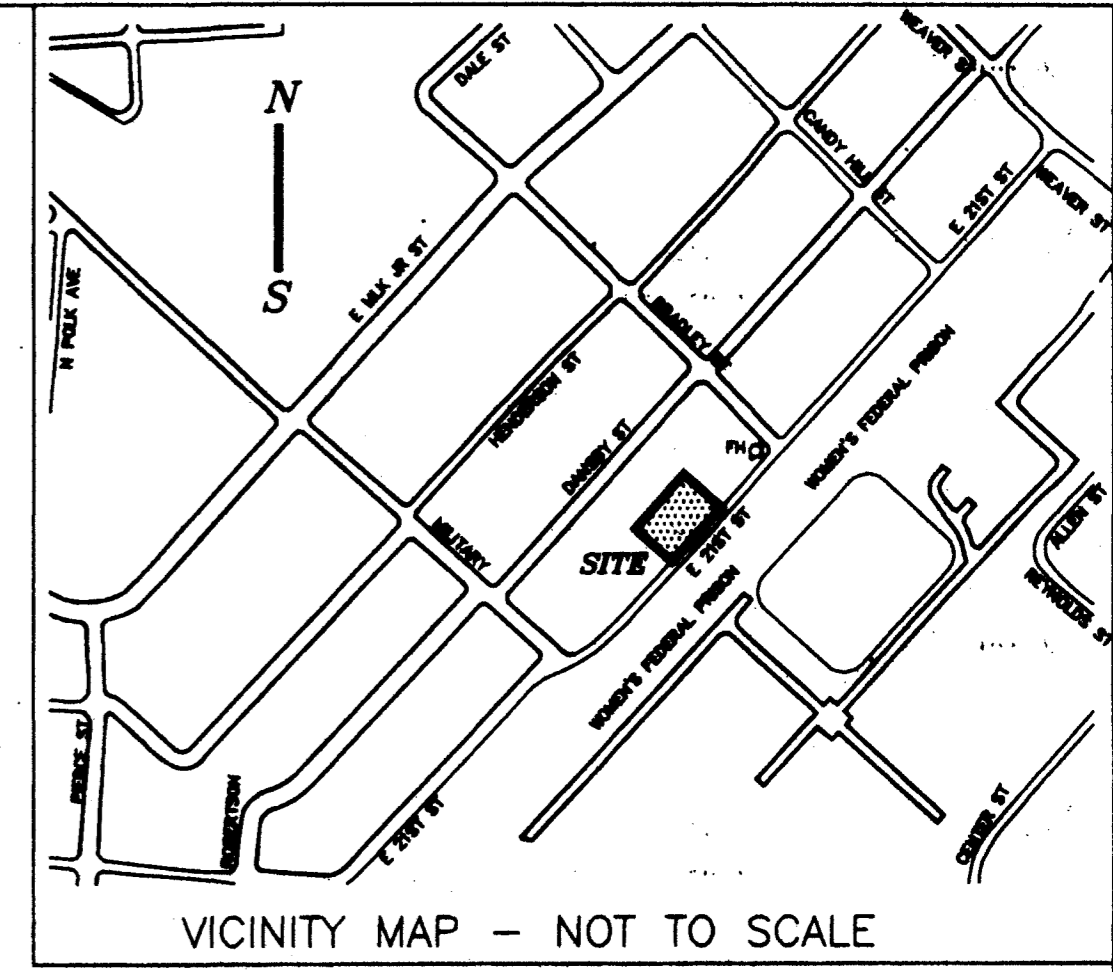
BEGINNING AT A 1/2" IRON ROD SET ON THE NORTHWEST RIGHT-OF-WAY LINE OF EAST 21ST STREET, PLATTED AS THE BRAZOS & MOORE BRIDGE ROAD, A 40'-WIDE CITY OF BRYAN RIGHT-OF-WAY, SAID ROD ALSO MARKING THE EASTERNMOST CORNER OF LOT 19, BLOCK 2, OF THE ABOVE REFERENCED HIGGS' DIVISION PLAT;

THENCE N 44°53'53" W, ALONG THE EASTERN BOUNDARY LINE OF SAID LOT 19, TO THE COMMON REAR CORNER OF LOTS 8 AND 9, BLOCK 2, HIGGS' DIVISION, A 1/4" IRON ROD FOUND, FOR A DISTANCE OF 100.00';

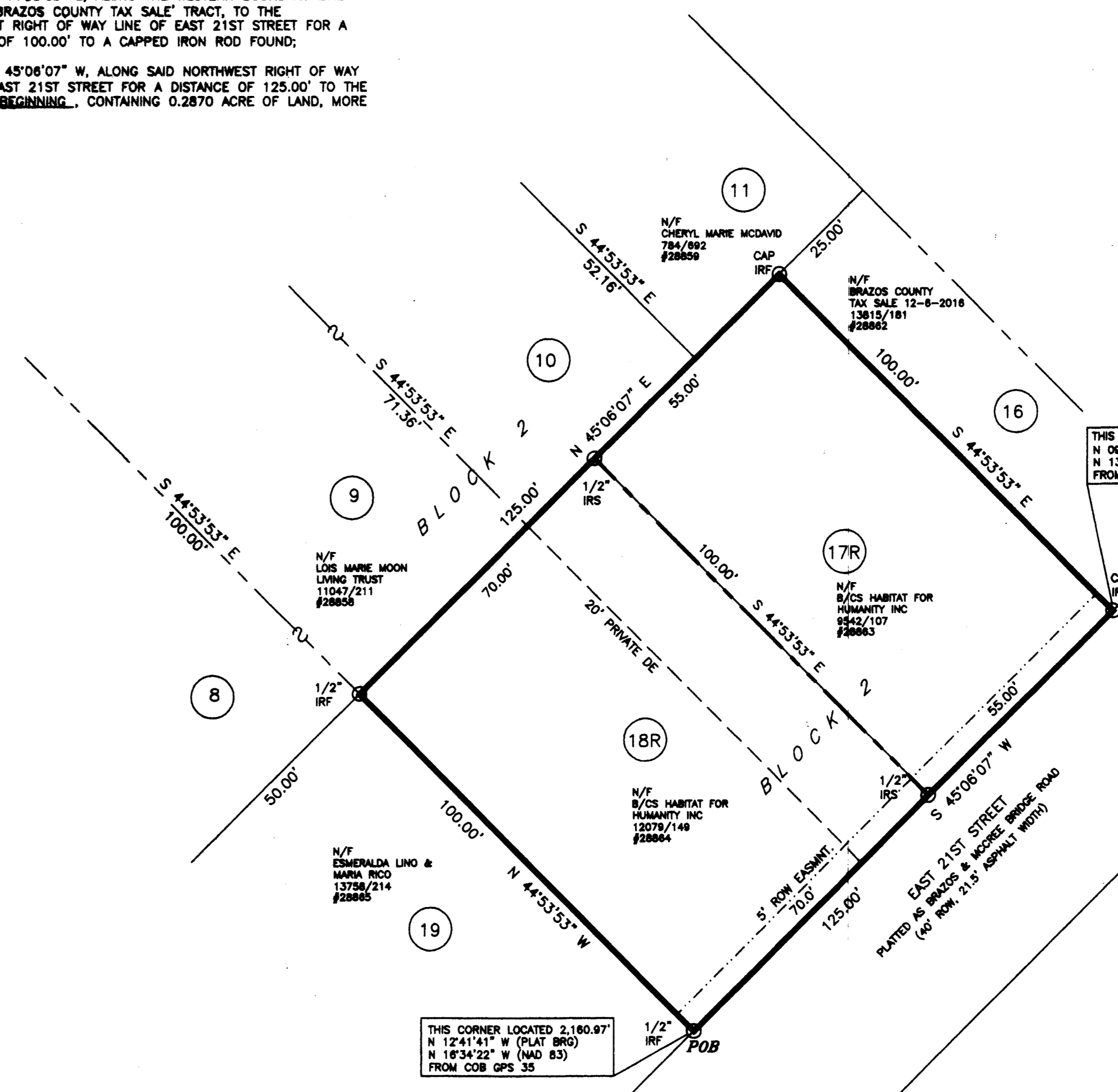
THENCE N 45°08'07" E, ALONG THE SOUTHEASTERN BOUNDARY LINES OF LOTS 9, 10 AND PART OF 11, BLOCK 2, HIGGS' DIVISION, FOR A DISTANCE OF 125.00', TO THE WESTERNMOST CORNER OF THE 'BRAZOS COUNTY TAX SALE 12-8-2016' TRACT OF LAND, SAID TRACT BEING PART OF LOT 16, BLOCK 2, HIGGS' DIVISION, TO A CAPPED IRON ROD FOUND;

THENCE S 44°53'53" E, ALONG THE WESTERN BOUNDARY LINE OF SAID 'BRAZOS COUNTY TAX SALE' TRACT, TO THE NORTHWEST RIGHT OF WAY LINE OF EAST 21ST STREET FOR A DISTANCE OF 100.00' TO A CAPPED IRON ROD FOUND;

THENCE S 45°08'07" W, ALONG SAID NORTHWEST RIGHT OF WAY LINE OF EAST 21ST STREET FOR A DISTANCE OF 125.00' TO THE POINT OF BEGINNING, CONTAINING 0.2870 ACRE OF LAND, MORE OR LESS.



EXISTING PLAT 38/555



REPLAT

REPLAT OF LOTS 17R AND 18R, BLOCK 2, WILEY B. HIGGS' DIVISION OF THE W 6-1/4 AC TRACT OF LAND IN THE S. F. AUSTIN LEAGUE # 10, A-63 0.2870 ACRE

Table with 4 columns: OWNER/DEVELOPER (Nathan Touchette), PROJECT (13-17), DATE (September 12, 2017), and SHEET (1 of 1). It also includes a description of the replatted land and revision information.

ALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

- LEGEND
IR = IRON ROD
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
PUE = 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
MW = WATER METER
WV = WATER VALVE
SS = SANITARY SEWER
FH = FIRE HYDRANT
GM = GAS METER
TM = TELEPHONE PEDESTAL
TV = CABLE TV
EOP = EDGE OF PAVEMENT
BOC = BACK OF CURB

