

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 CONVEYED TO US BY DEED RECORDED IN VOL. 15980, PG. 215, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHICH IS DESIGNATED HEREIN AS THE M. D. CONLEE SUBDIVISION, 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 Second DAY OF December, 2021.

Mario Efrain Trevino, Jr.
 Notary Public, State of Texas
 Comm. Expires 01-22-2023
 Notary ID 131853232

APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, THE UNDERSIGNED CITY PLANNER AND/OR DESIGNATED SECRETARY OF 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 7th DAY OF December, 2021.

Martin Zimmerman
 CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W Paul Keppner, 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 7th DAY OF December, 2021.

W Paul Keppner
 CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 12/22/2021 8:48:04 AM
 In the PLAT Records
 Doc Number: 2021-1454968
 Volume - Page: 17567-244
 Number of Pages: 1
 Amount: 73.00
 Order#: 2021120800017
 By: LG



COUNTY, DO HEREBY CERTIFY AUTHENTICATION WAS FILED _____ 2021 IN _____ PAGE _____

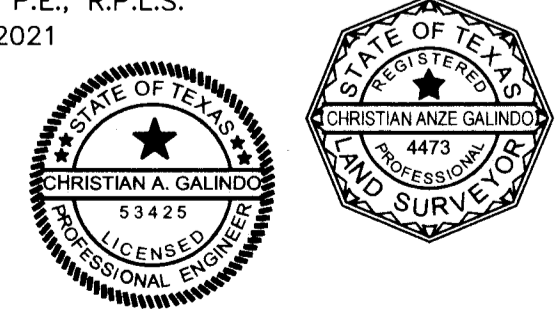
Karen McQueen
 COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE SURVEYOR AND ENGINEER

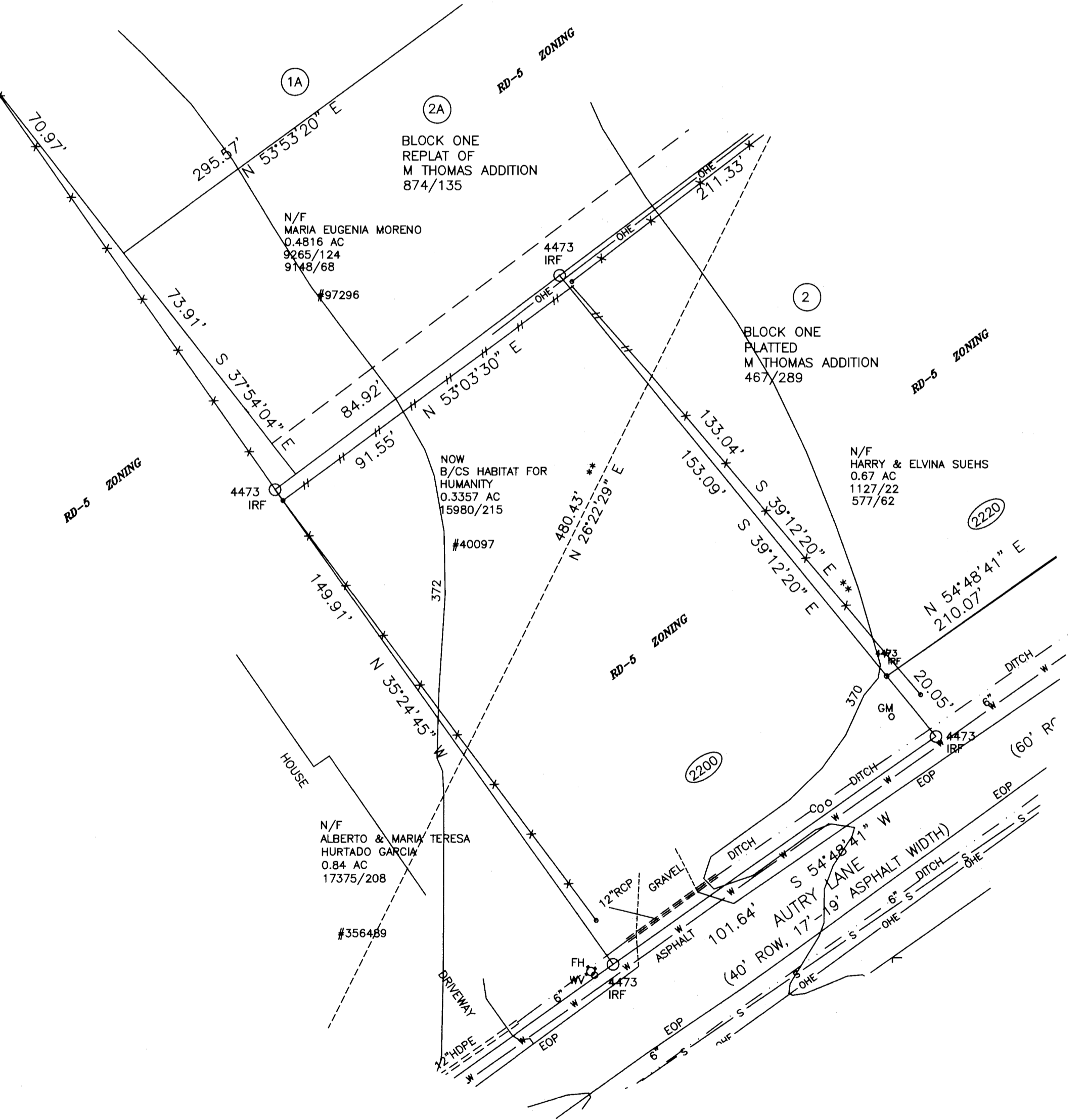
STATE OF TEXAS)
 COUNTY OF BRAZOS)
 I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT WITH THE SURVEY, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY, THAT MONUMENTS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

Christian Galindo

CHRISTIAN A. GALINDO, P.E., R.P.L.S.
 DATE: NOVEMBER 17, 2021



PRELIMINARY PLAN



METES AND BOUNDS DESCRIPTION

BEING A 0.3357-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 THE SAME TRACT OF LAND CALLED 0.3357 ACRE CONVEYED TO B/CS HABITAT FOR HUMANITY, INC., BY DEED RECORDED IN VOLUME 15980, PAGE 215, OFFICIAL RECORDS, BRAZOS COUNTY, AND BEING THE SAME TRACT OF LAND CONVEYED TO D. MARK CONLEE BY DEED RECORDED IN VOLUME 14755, PAGE 124, OFFICIAL RECORDS, BRAZOS COUNTY, TX, AND SAID 0.3357-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND, CAP 4473, MARKING THE WESTERNMOST CORNER OF LOT 2, BLOCK ONE, M THOMAS ADDITION, AN ADDITION TO THE CITY OF BRYAN, TX, PLATTED AND RECORDED IN VOLUME 467, PAGE 289, DEED RECORDS, BRAZOS COUNTY, TX;

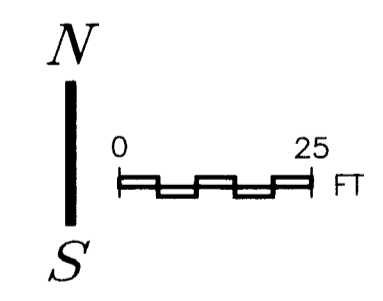
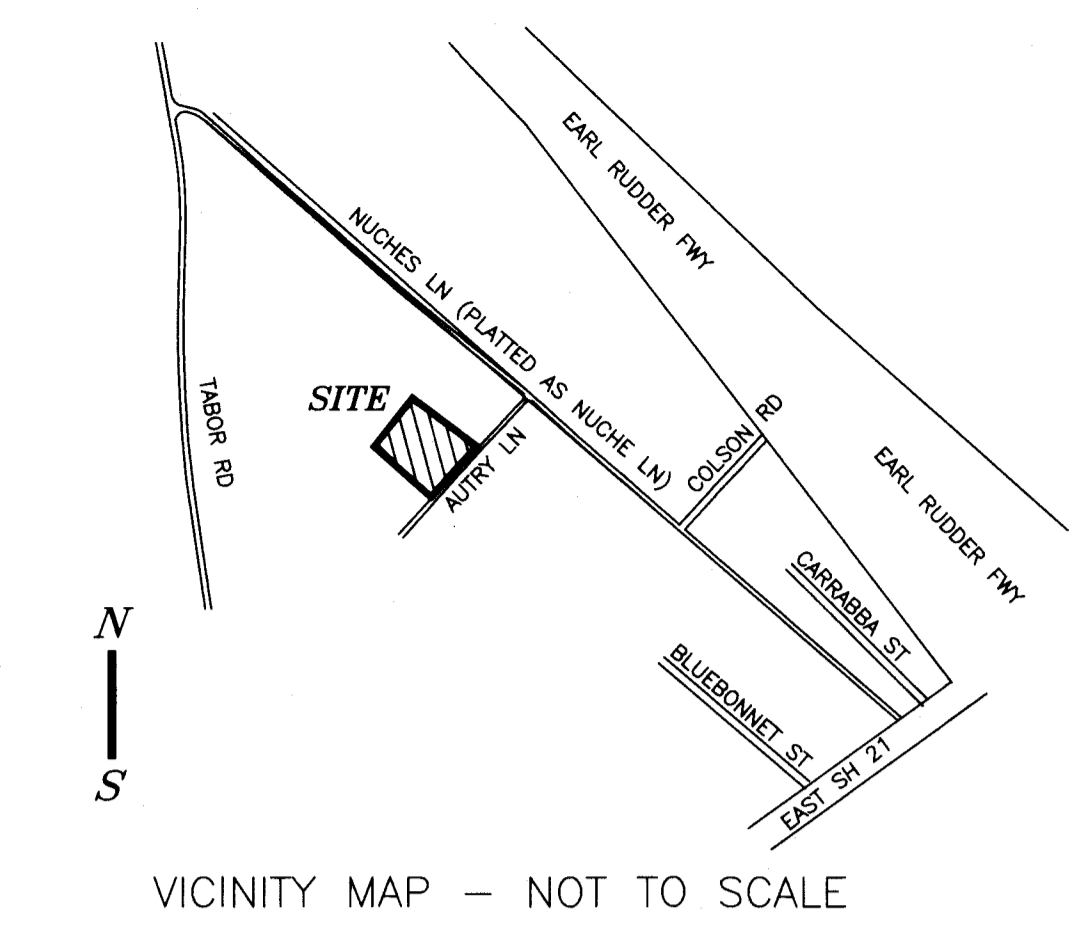
THENCE S 39°12'20" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 2, BLOCK ONE, TO THE NORTHEASTERN RIGHT OF WAY LINE OF ATRY LANE, AT 133.04' PASSING THE SOUTHERNMOST CORNER OF SAID LOT 2, AND CONTINUING FOR A TOTAL DISTANCE OF 153.09' TO A 1/2" IRON ROD FOUND, CAP 4473;

THENCE S 54°48'41" W, ALONG THE CURRENT NORTHEASTERN RIGHT OF WAY LINE OF ATRY LANE, A 40'-WIDE CITY OF BRYAN STREET RIGHT OF WAY, TO THE EASTERNMOST CORNER OF THE ALBERTO AND MARIA TERESA HURTADO-GARCIA 0.84-ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 17375, PAGE 208, TO A 1/2" IRON ROD FOUND, CAP 4473, FOR A DISTANCE OF 101.64';

THENCE N 35°24'45" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF SAID HURTADO-GARCIA TRACT TO THE SOUTHERNMOST CORNER OF SAID LOT 2A, BLOCK ONE, REPLAT OF BLOCK ONE, M THOMAS ADDITION, RECORDED IN VOLUME 874, PAGE 135, OFFICIAL RECORDS, BRAZOS COUNTY, FOR A DISTANCE OF 149.91' TO A 1/2" IRON ROD FOUND, CAP 4473;

THENCE N 53°03'30" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID LOT 2A, BLOCK ONE, REPLAT OF M THOMAS ADDITION, RECORDED IN VOLUME 874, PAGE 135, OFFICIAL RECORDS, BRAZOS COUNTY, FOR A DISTANCE OF 91.55' TO THE POINT OF BEGINNING CONTAINING 0.3357 ACRE OF LAND MORE OR LESS.

- IR = IRON ROD
- IP = IRON PIPE
- 4473 = SURVEYOR'S #
- MOC = MARK ON CONCRETE
- S = SET
- F = FOUND
- FP = FENCE POST
- FC = FENCE CORNER
- ROW = RIGHT OF WAY
- EQP = EDGE OF PAVEMENT
- WV = WATER VALVE
- OHE = OVERHEAD ELECTRICAL
- PP = POWER POLE
- MH = SAN SWR MANHOLE
- FH = FIRE HYDRANT
- S- = SANITARY SEWER LINE
- W- = DOMESTIC WATER LINE
- GM = GAS METER



FINAL PLAT

M. D. CONLEE SUBDIVISION
 LOTS 1 AND 2, BLOCK 1

OWNER/DEVELOPER: NATHAN TOUCHETTE DIRECTOR OF PROPERTY B/CS HABITAT FOR HUMANITY 119 LAKE ST. BRYAN, TX 77801 OFFICE: 979-823-7200	2200 ATRY LANE 0.3357 ACRE (14,622 S.F.) S. F. AUSTIN LEAGUE # 10, A-63 BRAZOS COUNTY, TEXAS	DATE: NOVEMBER 22, 2021 APPROVED BY: CAG REVISIONS:	PROJECT 10-21 SHEET 1 of 1
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GALINDO ENGINEERS AND PLANNERS, INC.
 3107 ROLLONG GLEN BRYAN, TEXAS 77807 979-846-8868
 FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00