

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
ROBERT L. HORTON AND ANN M. HORTON, OWNERS OF PART OF THE LAND SHOWN ON THIS PLAT CONVEYED TO US BY DEEDS RECORDED IN VOLUME 13109, PAGE 202, AND VOLUME 13185, PAGE 226, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS...

OWNER NONE
LIEN HOLDER (IF ANY) APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert L. Horton + Ann M. Horton, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF June, 2016.

Notary Public, Brazos County, Texas
Signature and Seal of Notary Public

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 20th DAY OF July, 2016.

Signature of City Planner: Doreen Coumbe for Martin Zimmermann

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 20th DAY OF July, 2016.

Signature of City Engineer: W. J. ...

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 14th DAY OF July, 2016 AND SAME WAS DULY APPROVED ON THE 14th DAY OF July, 2016.

Signature of Chair, Planning and Zoning Commission

CERTIFICATION BY 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 14th DAY OF July, 2016, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 13498, PAGE 212.

Signature of County Clerk: Karen McQueen, Deputy Clerk

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
DAVID LOTT, OWNER OF PART OF THE LAND SHOWN ON THIS PLAT CONVEYED TO ME BY DEED RECORDED IN VOLUME 13329, PAGE 180, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS...

OWNER NONE
LIEN HOLDER (IF ANY) APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Lott, 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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF June, 2016.

Notary Public, Brazos County, Texas
Signature and Seal of Notary Public

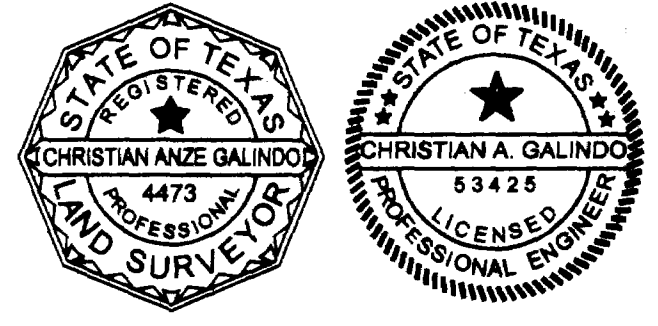
Doc: 01271107, Bk: BR, Vol: 13498, Ps: 26
Filed for Record in: BRAZOS COUNTY
On: Jul 26 2016 at 10:22a
As a Plat
Document Number: 01271107
Amount: 73.00
Receipt Number: 580364
By: Lauren Reistino

PLAT AREA METES AND BOUNDS DESCRIPTION

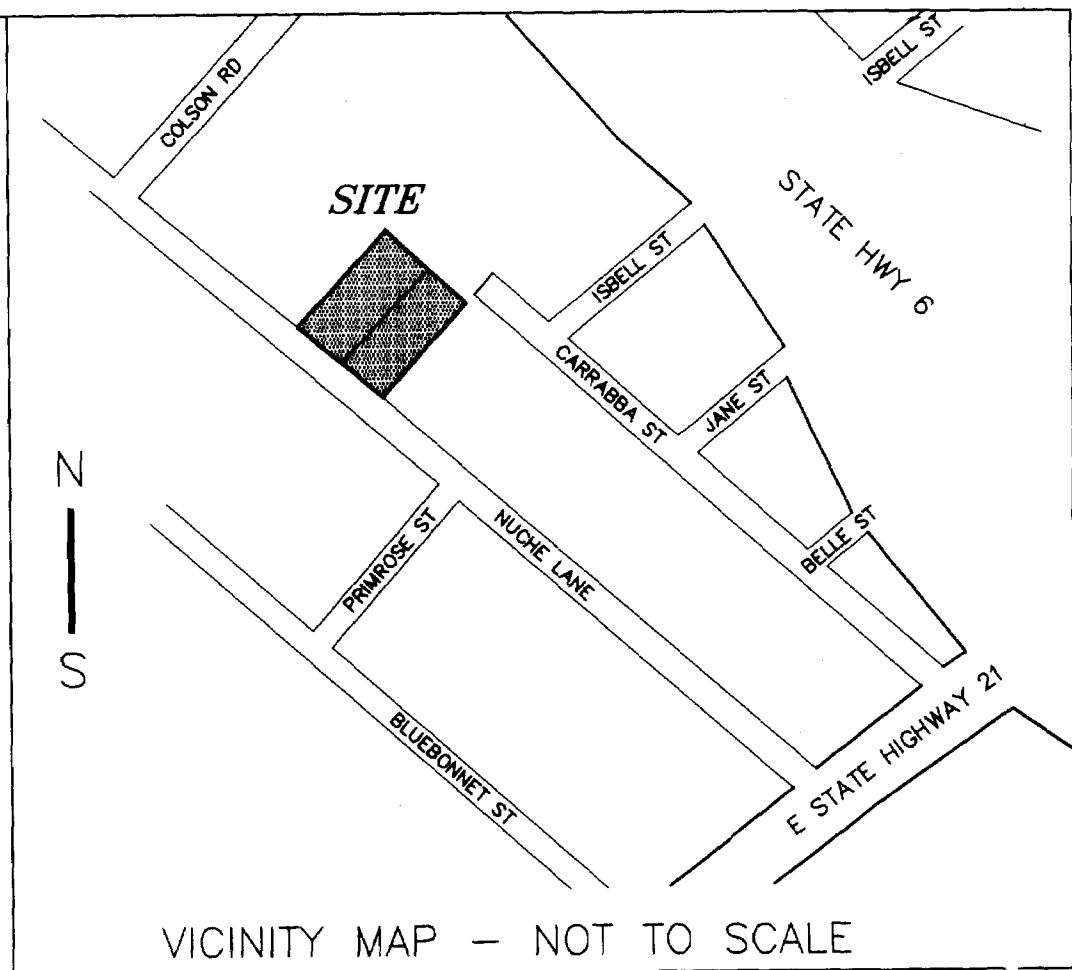
BEING A 0.8073-ACRE TRACT OR PARCEL OF LAND LYING AND BEING A PART OF LOTS 1 AND 2, BLOCK 1, NANCY WHITLOCK SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE RE-SUBDIVISION PLAT OF THE NANCY WHITLOCK SUBDIVISION RECORDED IN VOLUME 3507, PAGE 001, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID 0.8073-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 3, BLOCK 1, IN SAID NANCY WHITLOCK SUBDIVISION, SAID ROD ALSO MARKING THE NORTHEASTERN RIGHT OF WAY LINE OF NUCHE LANE, A CITY OF BRYAN 55'-WIDE PUBLIC RIGHT OF WAY;
THENCE N 44°35'20" E ALONG THE SOUTHEAST LINE OF SAID LOT 3 TO THE SOUTHWEST BOUNDARY LINE OF LOT 4, BLOCK 1, NANCY WHITLOCK SUBDIVISION, FOR A DISTANCE OF 206.97' TO A 1/2" IRON ROD FOUND;
THENCE S 47°26'35" E ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 4 TO THE NORTH CORNER OF LOT 5, BLOCK 1, SHIMEN & CARRABBA SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, PLATTED AND RECORDED IN VOLUME 122, PAGE 410, DEED RECORDS, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 170.00' TO A 1/2" IRON ROD FOUND;
THENCE S 44°35'20" W ALONG THE NORTHWESTERN BOUNDARY LINE OF BLOCK 11 OF SAID SHIMEN & CARRABBA SUBDIVISION TO THE NORTHEASTERN RIGHT OF WAY OF SAID NUCHE LANE FOR A DISTANCE OF 207.00' TO AN IRON ROD FOUND;
THENCE N 47°25'54" W ALONG SAID NORTHEASTERN RIGHT OF WAY LINE OF NUCHE LANE FOR A DISTANCE OF 170.00' TO THE POINT OF BEGINNING CONTAINING 0.8073 ACRE OF LAND MORE OR LESS.

CERTIFICATE OF SURVEYOR AND ENGINEER

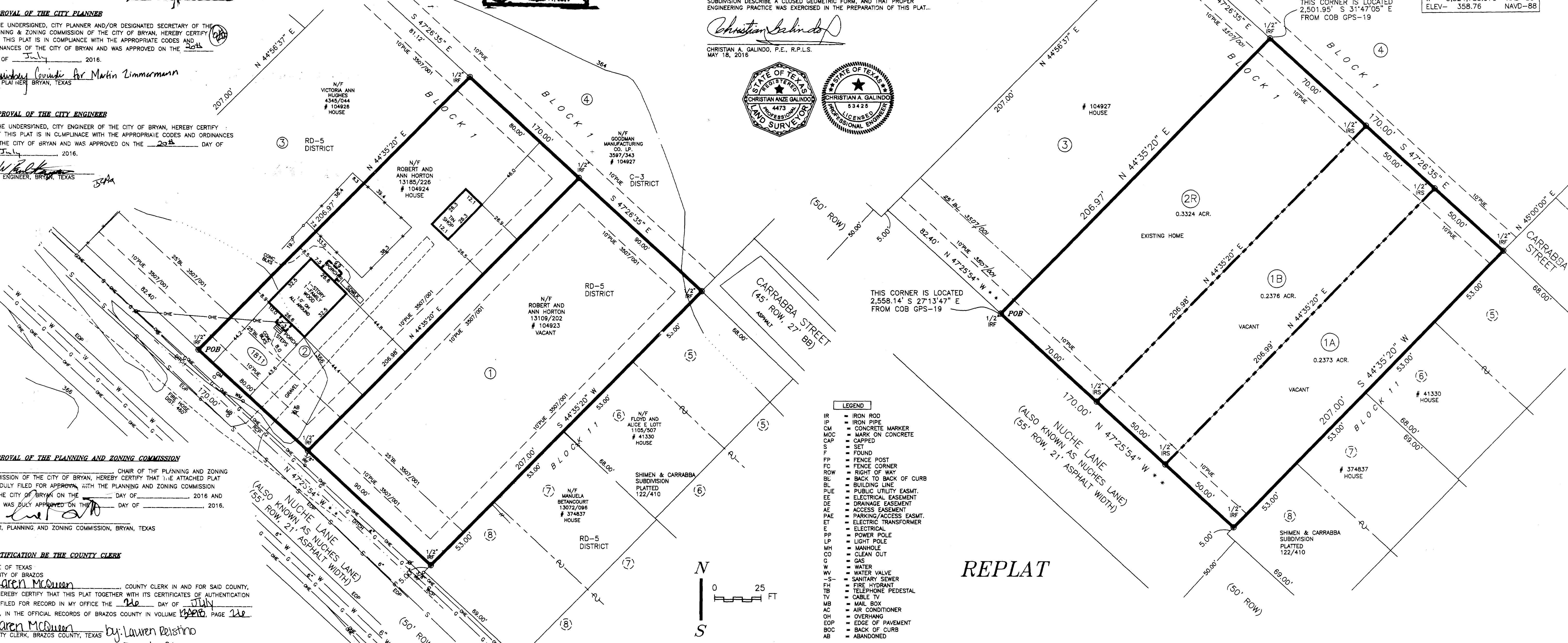
STATE OF TEXAS
COUNTY OF BRAZOS
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION 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.
Signature: Christian Galindo
Christian A. Galindo, P.E., R.P.L.S.
MAY 18, 2016



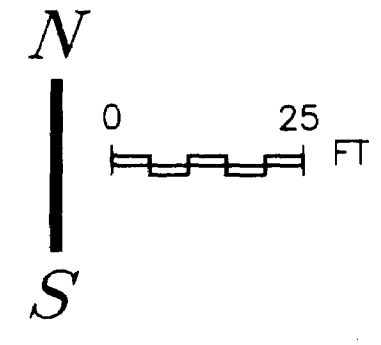
STATE OF TEXAS
COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:
BRAZOS COUNTY
as stamped hereon by me.
Jun 26 2016



GPS-19
N= 10,241,856.821 NAD-83
W= 3,524,783.973 NAD-83
ELEV= 358.76 NAVD-88



- LEGEND
IR = IRON ROD
IP = IRON PIPE
CM = CONCRETE MARKER
MOC = MARK ON CONCRETE
CAP = CHIPPED
S = SET
F = FOUND
FP = FENCE POST
FC = FENCE CORNER
ROW = RIGHT OF WAY
BL = BACK TO BACK OF CURB
DL = BUILDING LINE
PUE = PUBLIC UTILITY EASMT.
EE = ELECTRICAL EASEMENT
DE = DRAINAGE EASEMENT
AE = ACCESS EASEMENT
PAE = PARKING/ACCESS EASMT.
ET = ELECTRIC TRANSFORMER
E = ELECTRICAL
PP = POWER POLE
LP = LIGHT POLE
MH = MANHOLE
CO = CLEAN OUT
G = GAS
W = WATER
WV = WATER VALVE
SS = SANITARY SEWER
FH = FIRE HYDRANT
TB = TELEPHONE PEDESTAL
TV = CABLE TV
MB = MAIL BOX
AC = AIR CONDITIONER
OH = OVERHANG
EOP = EDGE OF PAVEMENT
BOC = BACK OF CURB
AB = ABANDONED



REPLAT

FINAL PLAT OF LOTS 1A, 1B AND 2R BLOCK 1, NANCY WHITLOCK SUBDIVISION

Table with 4 columns: OWNER/DEVELOPER (Robert & Ann Horton), ACRES (0.8073), DATE (May 18, 2016), PROJECT (5-16). Includes details on plat volume, deed records, and sheet number (1 of 1).

EXISTING PLAT VOL. 3507, PG. 001

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