

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, BRYAN/COLLEGE STATION HABITAT FOR HUMANITY INC., REPRESENTED BY NATHAN TOUCHETTE, PROPERTY DIRECTOR, OWNER OF THE PROPERTY SHOWN ON THIS PLAT DESIGNATED AS THE "FINAL PLAT OF LOTS 1R & 3R, BLOCK 1, ORSAK GARDENS", CONVEYED TO US BY DEED RECORDED IN VOLUME 9460, PAGE 204, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO 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 EXPRESSLY PROVIDED OTHERWISE.

OWNER: Nathan Touchette
LIEN HOLDER APPROVAL (IF NONE PLEASE INDICATE SO): None

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 18th DAY OF January, 2017.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W. Paul Karpman, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 17th DAY OF April, 2017.

APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & 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 17th DAY OF April, 2017.

CERTIFICATE OF THE COUNTY CLERK

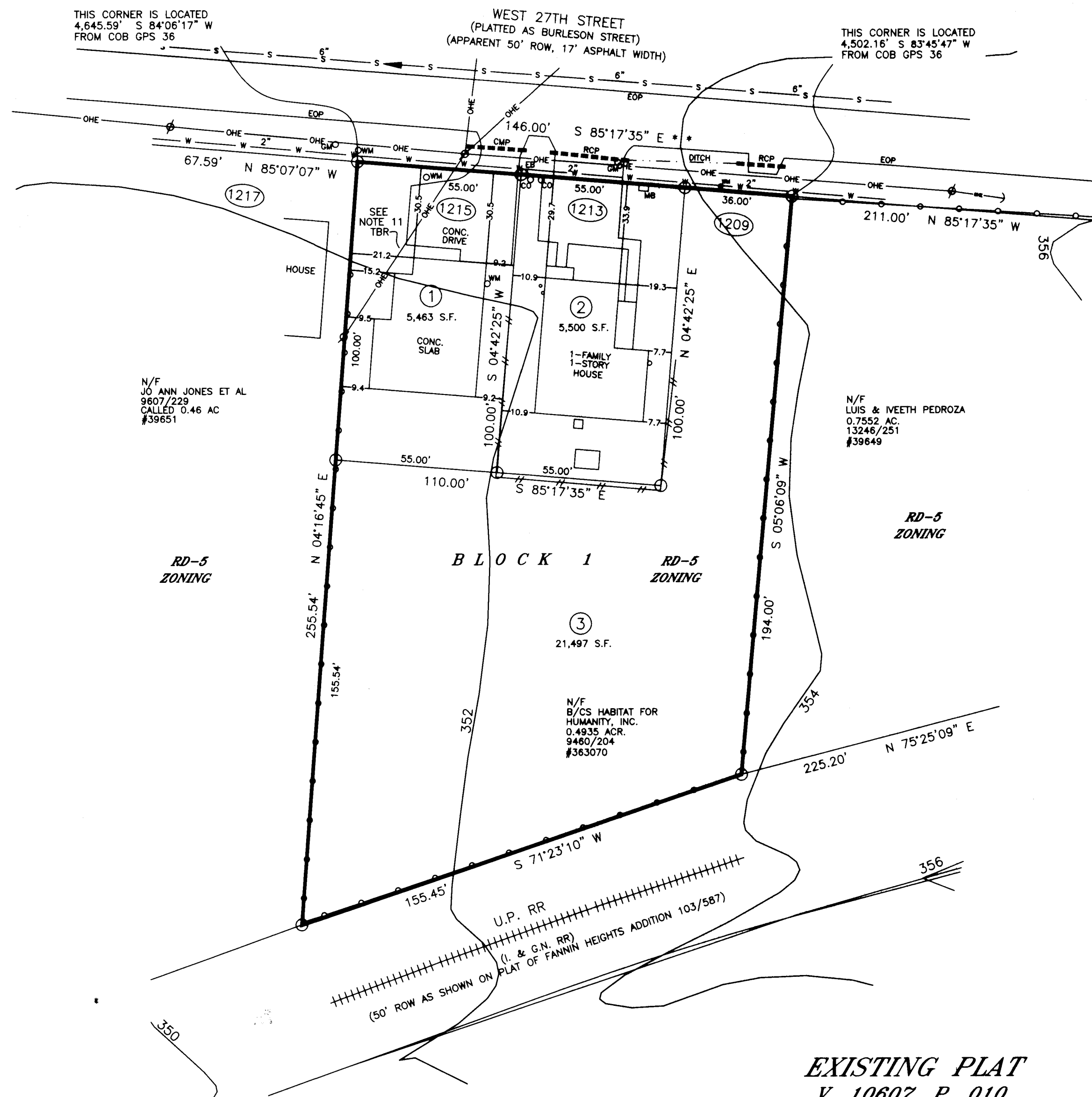
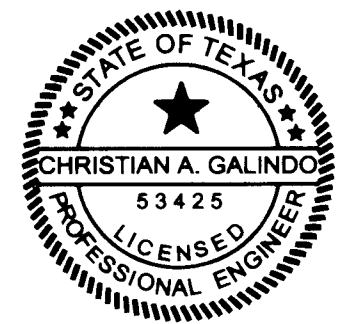
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 18th DAY OF April, 2017 AND WAS RECORDED IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 13971, PAGE 170.

Karen McQueen
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND/OR 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 ON THE GROUND UNDER MY DIRECTION, SUPERVISION AND CONTROL, THAT THE METES AND BOUNDS DESCRIBING THIS PROPERTY DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

CHRISTIAN A. GALINDO, P.E.# 53425, R.P.L.S.# 4473
DATE: JANUARY 17, 2017



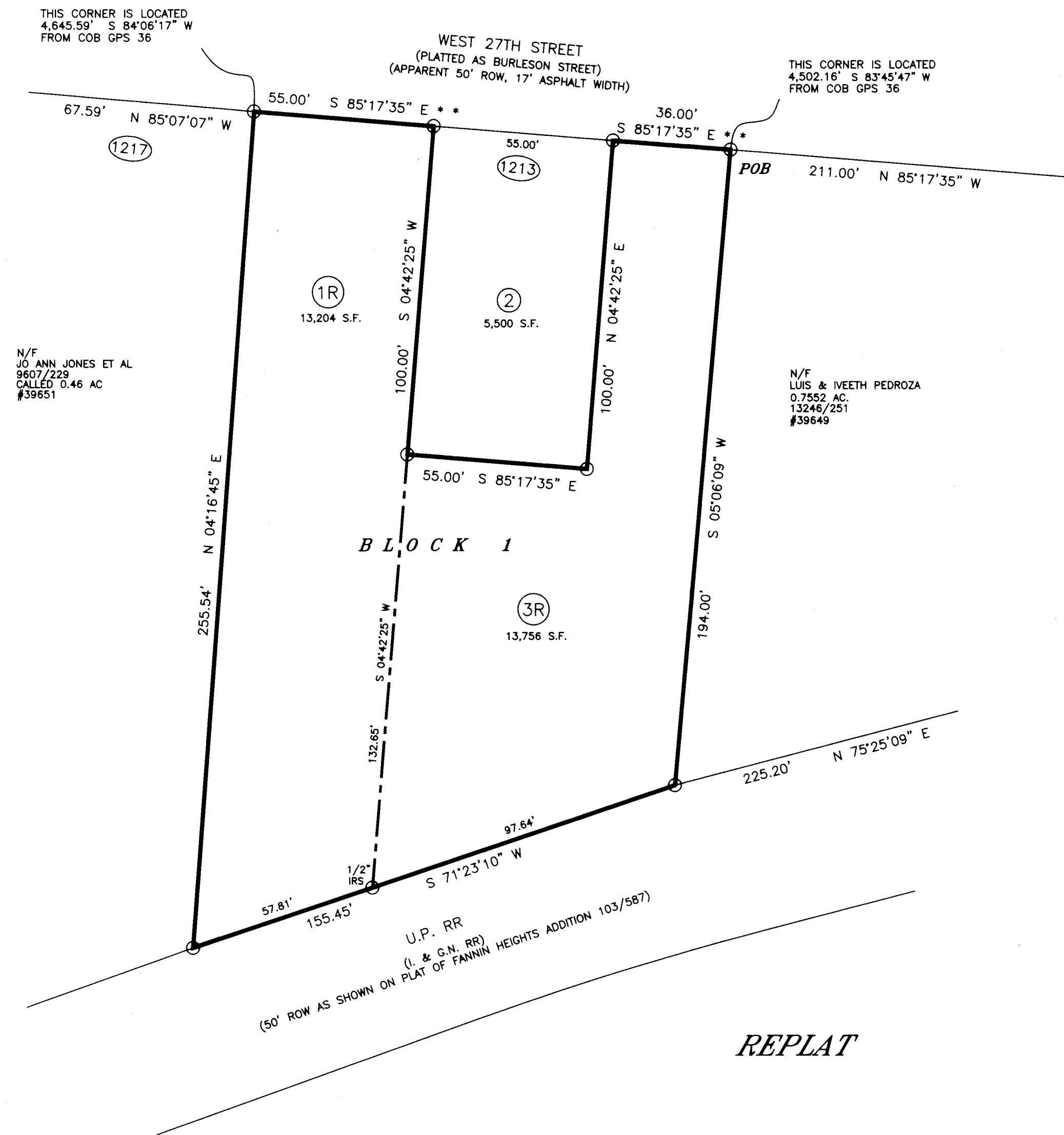
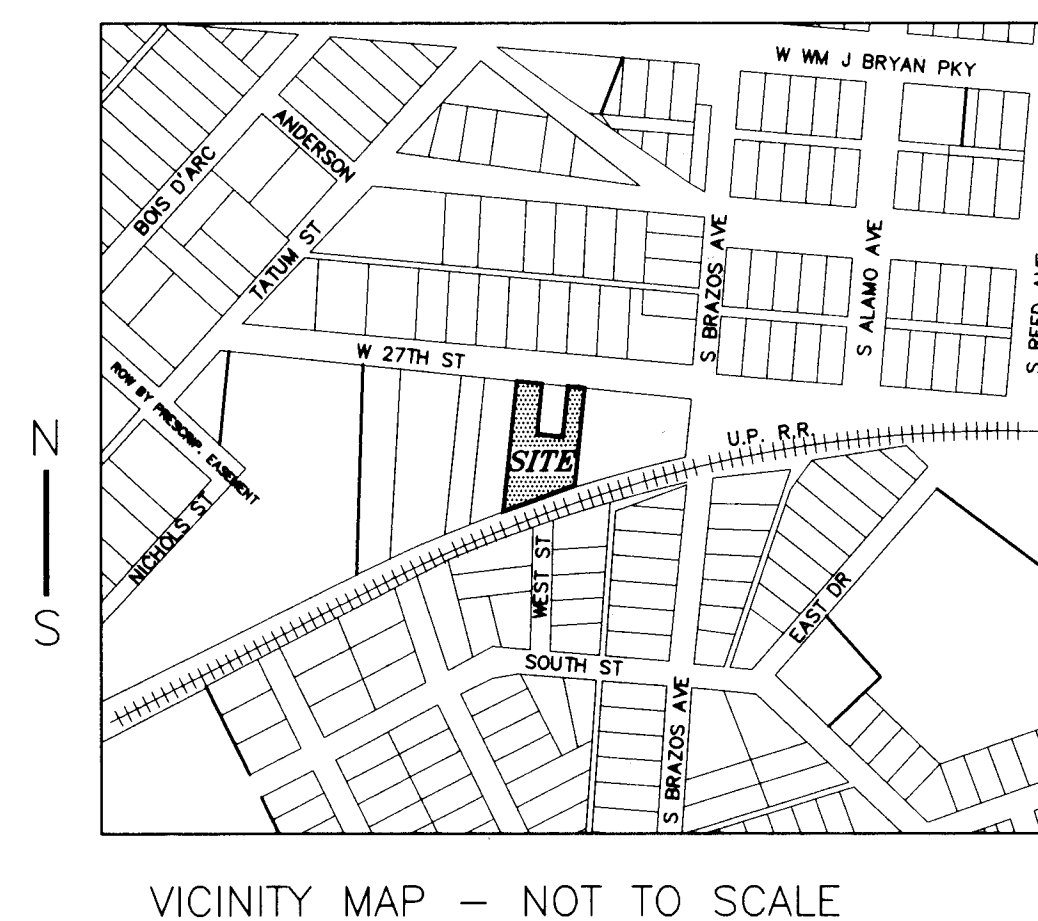
EXISTING PLAT
V. 10607, P. 010

METES AND BOUNDS DESCRIPTION

BEING A 0.6189-ACRE TRACT OR PARCEL OF LAND LYING AND BEING A PART OF BLOCK 1, ORSAK GARDENS, AN ADDITION TO THE CITY OF BRYAN, TEXAS, PLATTED AND RECORDED IN VOLUME 10607, PAGE 010, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.6189-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD FOUND ON THE SOUTHERN RIGHT OF WAY LINE OF WEST 27TH STREET, AN APPARENT 50'-WIDE CITY OF BRYAN RIGHT-OF-WAY, SAID ROD ALSO MARKING THE NORTHWESTERN MOST CORNER OF THE LUIS AND IVETH PEDROZA 0.7552-ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 13246, PAGE 251, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;
THENCE S 05°06'09" W, ALONG THE WESTERN BOUNDARY LINE OF SAID LUIS PEDROZA TRACT, TO THE NORTHERN RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY I. & G.N. RAILROAD) FOR A DISTANCE OF 194.00' TO 1/2" IRON FOUND;
THENCE S 71°23'10" W, ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID RAILROAD (APPARENT 50' WIDE) FOR A DISTANCE OF 155.45' TO A 1/2" IRON ROD FOUND MARKING THE SOUTHEASTERN CORNER OF THE JO ANN JONES ET AL 0.46-ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 9607, PAGE 229, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;
THENCE N 04°16'45" E, ALONG THE EASTERN BOUNDARY LINE OF SAID JO ANN JONES TRACT TO THE SOUTHERN RIGHT OF WAY LINE OF WEST 27TH STREET FOR A DISTANCE OF 255.54' TO A 1/2" IRON ROD FOUND;
THENCE S 85°17'35" E, ALONG SAID SOUTHERN RIGHT OF WAY LINE OF WEST 27TH STREET FOR A DISTANCE OF 55.00' TO A 1/2" IRON ROD FOUND MARKING THE NORTHWESTERN CORNER OF LOT 2, BLOCK 1, ORSAK GARDENS, AN ADDITION TO THE CITY OF BRYAN, TEXAS PLATTED AND RECORDED IN VOLUME 10607, PAGE 10, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;
THENCE S 04°42'25" W, ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 2, FOR A DISTANCE OF 100.00' TO A 1/2" IRON ROD FOUND MARKING THE SOUTHWESTERN CORNER OF SAID LOT 2;
THENCE S 85°17'35" E, ALONG THE SOUTHERN BOUNDARY LINE OF SAID LOT 2, FOR A DISTANCE OF 55.00' TO A 1/2" IRON ROD FOUND MARKING THE SOUTHEASTERN CORNER OF SAID LOT 2;
THENCE N 04°42'25" E, ALONG THE EASTERN BOUNDARY LINE OF SAID LOT 2, FOR A DISTANCE OF 100.00' TO A 1/2" IRON ROD FOUND MARKING THE NORTHEASTERN CORNER OF SAID LOT 2;
THENCE S 85°17'35" E, ALONG THE SOUTHERN RIGHT OF WAY LINE OF WEST 27TH STREET FOR DISTANCE OF 36.00' TO THE POINT OF BEGINNING, CONTAINING 0.6189-ACRE OF LAND, MORE LESS.

LEGEND table with symbols for IRON ROD, IRON PIPE, CONCRETE MARKER, etc.

- GENERAL NOTES
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. MEASURED CALLS MATCH RECORDED CALLS.
3. TOTAL AREA = 0.6189 ACR.
4. BEARING SOURCE IS THE PLAT IN 10607/010.
5. BASE LINE IS DENOTED WITH **.
6. BUILDING LINES ESTABLISHED BY CITY ZONING ORDINANCE WILL APPLY TO ANY NEW DEVELOPMENT IN THIS REPLAT.
7. COMMITMENT REF: UNIVERSITY TITLE CO. GF# 81205, ISSUED SEP. 3, 2008 FOR 1.10-ACR PARENT TRACT.
8. THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YR FLOOD PLAIN PER FEMA PANEL 48041C0195E, DATED MAY 16, 2012.
9. ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS FOUND UNLESS NOTED OTHERWISE.
10. PRIMARY BENCHMARK: CITY OF BRYAN GPS-36
N = 3,541,898.795 NAD 83
E = 10,231,375.303 NAD 83
Z = 371.66 NAVD 88
11. TBR IS AN OHE SERVICE LINE TO BE RELOCATED.



FINAL PLAT OF LOTS 1R & 3R,
BLOCK 1, ORSAK GARDENS
0.6189-ACRES
1209 WEST 27TH STREET

Table with columns for OWNER/DEVELOPER, PROJECT, DATE, DRAWN BY, APPROVED BY, REVISIONS, and SHEET.

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100289-00