

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, BRYAN/COLLEGE STATION HABITAT FOR HUMANITY INC., REPRESENTED BY JAMES T. DAVIS, PROPERTY DIRECTOR, OWNER OF THE LAND SHOWN ON THIS PLAT WHICH IS HEREIN CALLED ANNA MARIA ORSAK SUBDIVISION, 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.

James T. Davis
OWNER

LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Davis KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 24th DAY OF June, 2010.

Micole L. L...
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS

APPROVAL OF THE CITY ENGINEER

I, Paul Kasper, 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 22nd DAY OF JUNE, 2010.

Paul Kasper
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, Kevin Russell, CITY PLANNER AND/OR DESIGNATED SECRETARY TO 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 26th DAY OF JUNE, 2010.

Kevin Russell
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Michael Beckandoff, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 26th DAY OF May, 2010 AND SAME WAS DULY APPROVED ON THE 17th DAY OF June, 2010.

Michael Beckandoff
CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

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 4 DAY OF April, 2010 AND RECORDED IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 10607, PAGE 10.

Karen McQueen
COUNTY CLERK, BRAZOS COUNTY, TEXAS

TRACT DESCRIPTION

BEING A 0.7452-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT 62, BRAZOS COUNTY, TEXAS, AND BEING A PORTION OF THE 1.10-ACRE TRACT OF LAND CONVEYED TO BRYAN/COLLEGE STATION HABITAT FOR HUMANITY BY DEED RECORDED IN VOLUME 9460, PAGE 204, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.7452-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 MIRIAM ALVARADO 0.762-ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 3327, PAGE 163, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 05°06'09" W, ALONG THE WESTERN BOUNDARY LINE OF SAID MIRIAM ALVARADO 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 MIKE PIETROWSKI 0.35-ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 64, PAGE 605, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 04°16'45" E, ALONG THE EASTERN BOUNDARY LINE OF SAID MIKE PIETROWSKI 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 146.00' TO THE POINT OF BEGINNING, CONTAINING 0.7452 ACRE OF LAND, MORE OR LESS.

NOTES:

- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- MEASURED CALLS MATCH RECORDED CALLS.
- TOTAL AREA = 0.7452 ACR.
- BEARING SOURCE IS STATE PLANE COORDINATE SYSTEM.
- BASE LINE IS NOTED WITH **.
- BLs ESTABLISHED BY CITY ZONING ORDINANCES.
- COMMITMENT USED: UTC, GF# 81205.
- PRIMARY BENCH MARK IS C.O.B. GPS 36, ELEV: 371.66 (NAVD 88)
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN PER FEMA PANEL 48041C0131C, DATED JULY 2, 1992.
- ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS NOTED OTHERWISE.

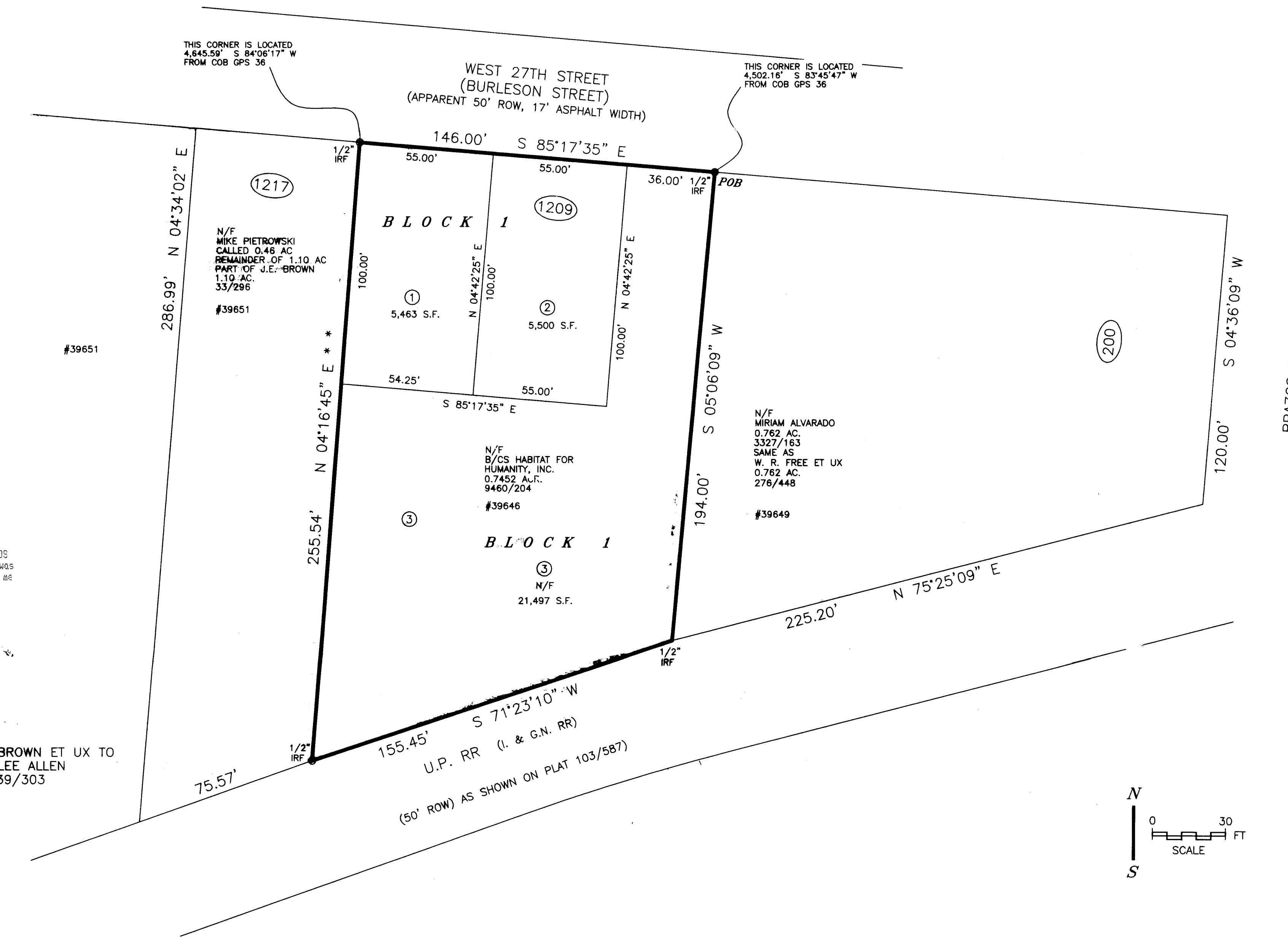
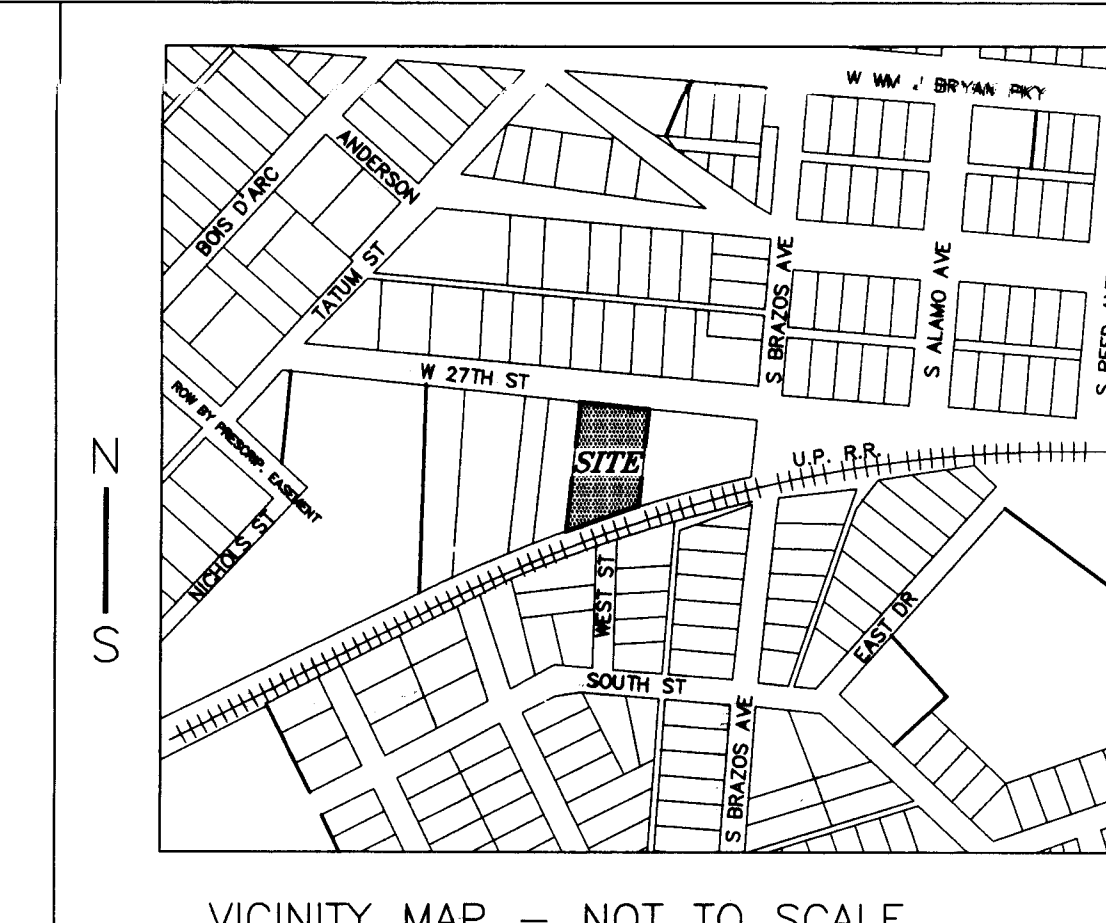
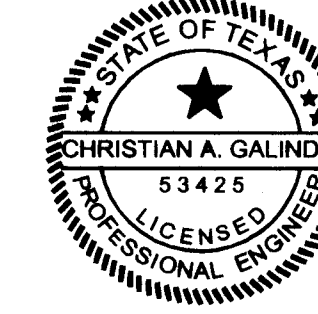
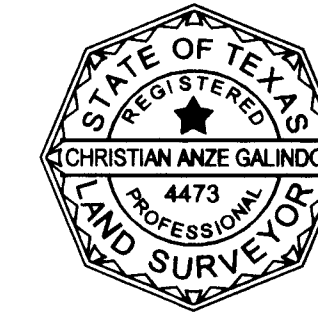
CERTIFICATE OF SURVEYOR AND/OR ENGINEER

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 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: JUNE 1, 2010



Doc	Bk	Vol	Pg
01116312	OR	10607	10

Filed for Record in:
BRAZOS COUNTY

On: Apr 04, 2012 at 10:40:00

As a
Plat

Document Number: 01116312

Amount: 63.00

Receipt Number - 434794

Ashlie Peters

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

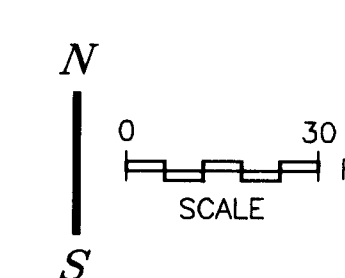
as stamped hereon by me.

Apr 04, 2012

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

LAND UTILIZATION		
1-FAMILY RESID.	SQ. FT.	ACRES
3 LOTS	32,460	0.7452

- LEGEND**
- IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MARKER
 - MCC = MARK ON CONCRETE
 - CAP = CAPPLD
 - 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.
 - 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
 - M = METER/MARKER
 - AC = AIR CONDITIONER
 - OH = OVERHANG
 - EOP = EDGE OF PAVEMENT
 - BCC = BACK OF CURB
 - PE = PEDESTRIAN ACCESS EASMT.
 - IV = IRRIGATION VALVE
 - (M) = MEASURED
 - (R) = RECORDED



**FINAL PLAT
ORSAK GARDENS
LOTS 1, 2 AND 3, BLOCK A**

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

OWNER/DEVELOPER:
B/CS HABITAT FOR HUMANITY
ATTN: JAMES T. DAVIS
119 LAKE STREET
BRYAN, TX, 77801
TEL: 979-823-7200
FAX: 979-775-7412

**1209 WEST 27TH STREET
0.7452 ACRE
STEPHEN F. AUSTIN LEAGUE No. 9, A-62
VOL. 9460, PG. 204, OFFICIAL RECORDS
BRYAN, BRAZOS COUNTY, TEXAS**

**DATE: MAY 25, 2010
DESIGNED BY: ASG
APPROVED BY: CAG
REVISIONS: JUNE 1, 2010**

**PROJECT
11-10
SHEET
1 of 1**