

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. 10361, PG. 165, AND IN VOLUME 10978, PG. 185, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHICH IS DESIGNATED HEREIN AS THE PLAT OF RELIANCE 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 EXPRESSED. ALL SUCH DEDICATIONS SHALL BE IN FEE SIMPLE UNLESS OTHERWISE PROVIDED.

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 3 DAY OF April, 2018.

John E. Johnson
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 6th DAY OF April, 2018.

John A. ...
CITY PLANNER, BRYAN, TEXAS

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 6th DAY OF April, 2018.

William ...
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS)
COUNTY OF BRAZOS)

I, KAREN McQUEEN, COUNTY CLERK IN A I THAT THIS PLAT TOGETHER WITH ITS CER FOR RECORD IN MY OFFICE THE

THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
Karen McQueen
COUNTY CLERK, BRAZOS COUNTY, TEXAS

Filed for Record
Official Public Records Of:
Brazos County Clerk
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CERTIFICATE OF THE SURVEYOR AND ENGINEER

STATE OF TEXAS)
COUNTY OF BRAZOS)

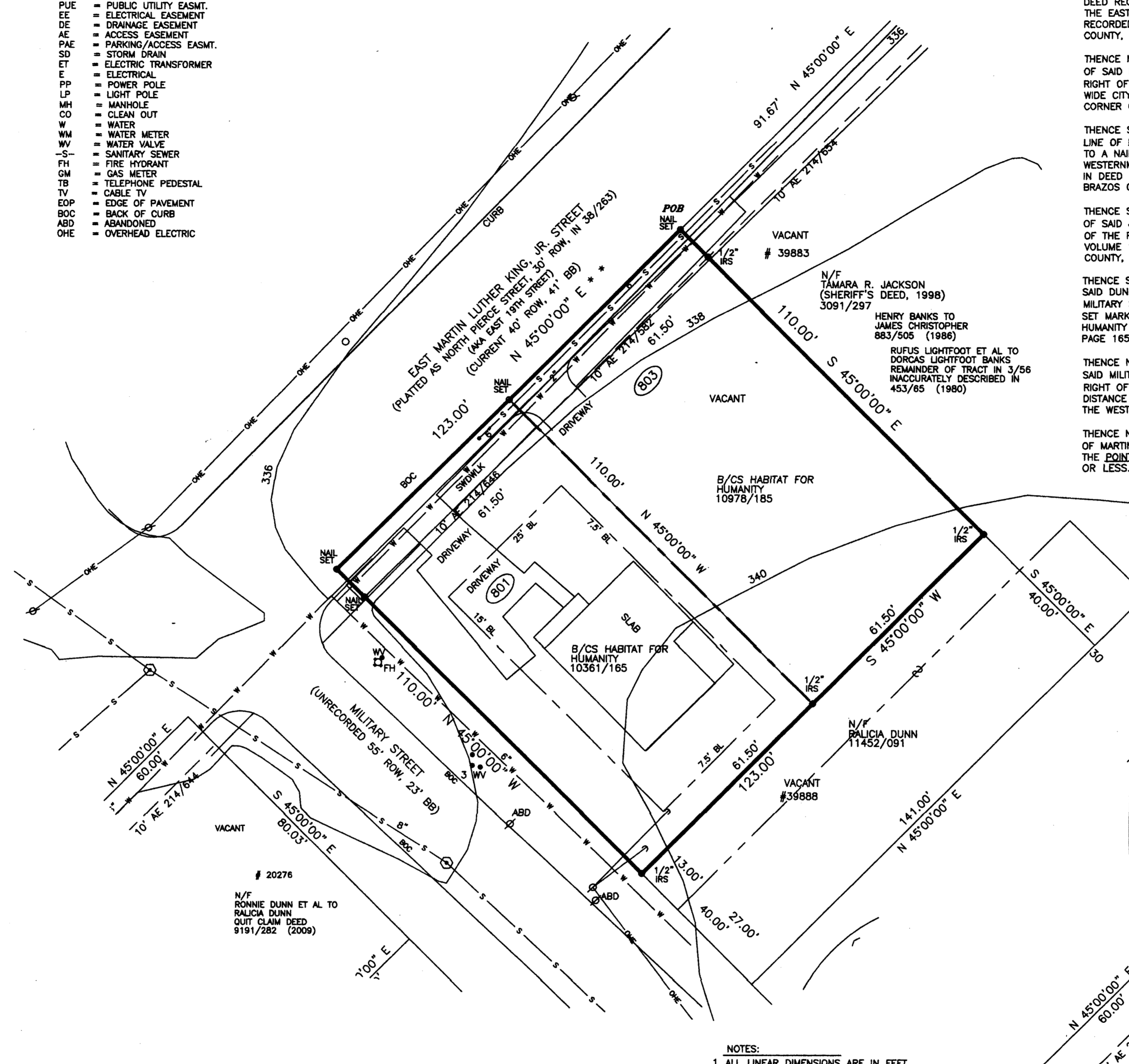
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT 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

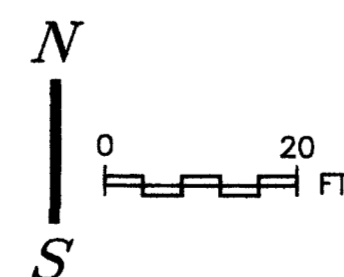
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: FEBRUARY 23, 2018



- LEGEND**
- IR = IRON ROD
 - IP = IRON PIPE
 - 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
 - WM = WATER METER
 - WV = WATER VALVE
 - SS = SANITARY SEWER
 - FH = FIRE HYDRANT
 - GM = GAS METER
 - TP = TELEPHONE PEDESTAL
 - GP = CABLE TV
 - ED = EDGE OF PAVEMENT
 - BOC = BACK OF CURB
 - ABD = ABANDONED
 - OHE = OVERHEAD ELECTRIC



PRELIMINARY PLAN



- NOTES:**
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. MEASURED CALLS MATCH RECORDED CALLS.
 3. TOTAL AREA = 15,530 S.F. (0.3106 AC.)
 4. BEARING SOURCE IS THE PLAT OF FAITH SUBDIVISION IN 11198/129.
 5. BASE LINE IS THE NORTHWEST LINE OF LOTS 3 AND 4, MARY KEATTS SUBDIVISION, MARKED WITH 1/2" IRF AT EACH END.
 6. BLs BY CITY ZONING ORDINANCE.
 7. THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YR FLOOD PLAN PER FEMA FIRM PANEL 48041C 0215F DATED APRIL 2, 2014.
 8. REFERENCE MONUMENTS (NAD 88)
GPS-38 N-10,230,885.460' E-10,231,375.303' W-3,545,537.335' EL. 331.45 NAVD 88
GPS-38 N-10,231,375.303' W-3,541,898.795' EL. 371.66 NAVD 88
 9. DRIVING AND PARKING DESIGN FOR THESE LOTS MUST PROVIDE ADEQUATE MANEUVERING SPACE TO ACCOMMODATE ON-SITE TURN AROUND AS VEHICLES WILL NOT BE ALLOWED TO BACK DIRECTLY ONTO E. MARTIN LUTHER KING STREET WHICH IS A COLLECTOR/ARTERIAL ROADWAY.
 10. TOPO CONTOURS OBTAINED FROM CITY'S RECORDS.
 11. 55'-WIDTH ROW DIMENSION FOR MILITARY STREET WAS OBTAINED FROM THE CITY OF BRYAN'S DESIGN OF MILITARY STREET IMPROVEMENTS DATED AUGUST 1979.
 - ① DESIGNATES LOT AND LOT NUMBER.

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

METES AND BOUNDS DESCRIPTION

BEING A 0.3106-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE # 10, ABSTRACT 63, BRAZOS COUNTY, TEXAS, AND BEING THE AGGREGATE OF THE TWO TRACTS CONVEYED TO B/CS HABITAT FOR HUMANITY, INC., EACH ONE CONTAINING 0.1553 ACRE OF LAND, AND BEING DESCRIBED IN DEEDS RECORDED IN VOLUME 10361, PAGE 165, AND VOLUME 10978, PAGE 185, RESPECTIVELY, OFFICIAL RECORDS, BRAZOS COUNTY, AND SAID 0.3106-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND INSIDE A WATER METER BOX ON THE NORTHEASTERN BOUNDARY LINE OF LOT 5, MARY KEATTS SUBDIVISION, PLATTED AND RECORDED IN VOLUME 118, PAGE 245, DEED RECORDS, BRAZOS COUNTY, TEXAS; SAID ROD ALSO MARKING THE EASTERNMOST CORNER OF A 10'-WIDE ACCESS EASEMENT RECORDED IN VOLUME 214, PAGE 648, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 45°00'00" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 5, FOR A DISTANCE OF 10.00' TO THE SOUTHEASTERN RIGHT OF WAY LINE OF EAST MARTIN LUTHER KING JR. STREET, A 40'-WIDE CITY OF BRYAN RIGHT OF WAY, MARKING THE WESTERNMOST CORNER OF SAID LOT 5;

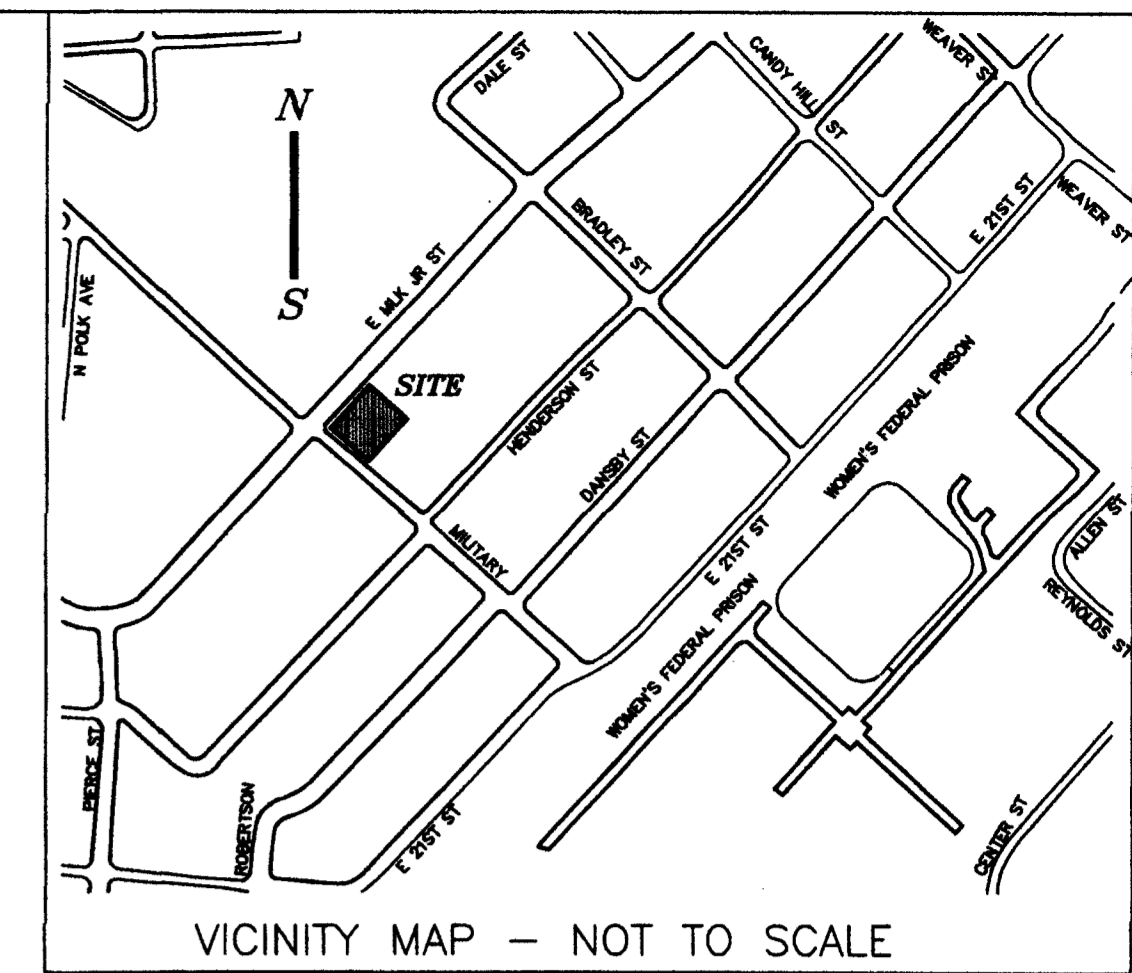
THENCE S 45°00'00" W, ALONG THE SOUTHEASTERN RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. STREET FOR A DISTANCE OF 318.67' TO A NAIL SET IN THE CONCRETE STREET, SAID NAIL MARKING THE WESTERNMOST CORNER OF THE TAMARA R. JACKSON TRACT DESCRIBED IN DEED RECORDED IN VOLUME 3091, PAGE 297, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, WHICH IS THE POINT OF BEGINNING;

THENCE S 45°00'00" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID JACKSON TRACT, TO THE NORTHWESTERN BOUNDARY LINE OF THE RALICIA DUNN TRACT DESCRIBED IN DEED RECORDED IN VOLUME 11452, PAGE 91, OFFICIAL RECORDS, BRAZOS COUNTY, FOR A DISTANCE OF 110.00' TO A 1/2" IRON ROD SET;

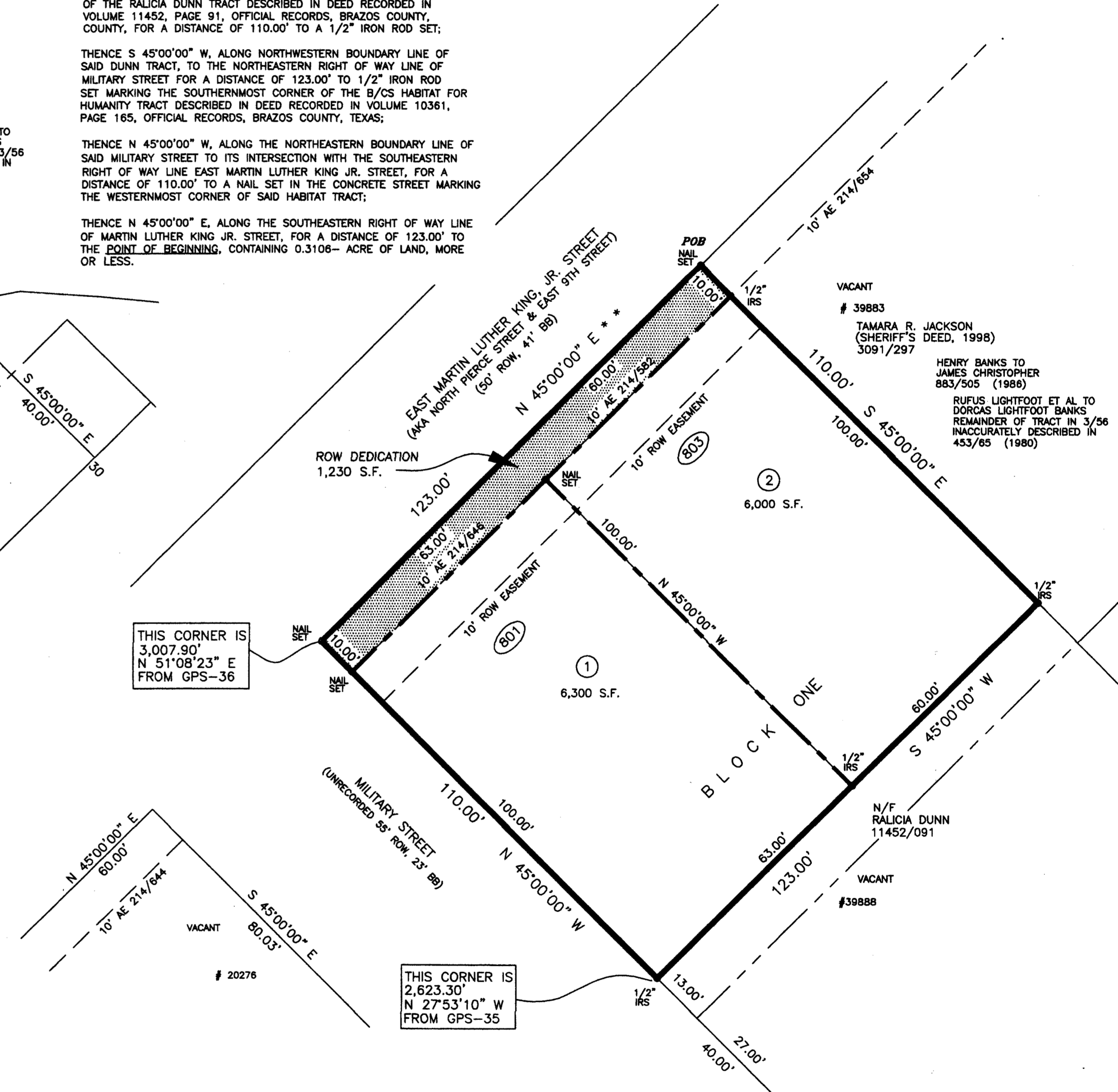
THENCE S 45°00'00" W, ALONG NORTHWESTERN BOUNDARY LINE OF SAID DUNN TRACT, TO THE NORTHEASTERN RIGHT OF WAY LINE OF MILITARY STREET FOR A DISTANCE OF 123.00' TO 1/2" IRON ROD SET MARKING THE SOUTHERNMOST CORNER OF THE B/CS HABITAT FOR HUMANITY TRACT DESCRIBED IN DEED RECORDED IN VOLUME 10361, PAGE 165, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 45°00'00" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF SAID MILITARY STREET TO ITS INTERSECTION WITH THE SOUTHEASTERN RIGHT OF WAY LINE EAST MARTIN LUTHER KING JR. STREET, FOR A DISTANCE OF 110.00' TO A NAIL SET IN THE CONCRETE STREET MARKING THE WESTERNMOST CORNER OF SAID HABITAT TRACT;

THENCE N 45°00'00" E, ALONG THE SOUTHEASTERN RIGHT OF WAY LINE OF MARTIN LUTHER KING JR. STREET FOR A DISTANCE OF 123.00' TO THE POINT OF BEGINNING, CONTAINING 0.3106- ACRE OF LAND, MORE OR LESS.



VICINITY MAP - NOT TO SCALE



FINAL PLAT

RELIANCE POINT SUBDIVISION

OWNER/DEVELOPER: NATHAN TOUCHETTE DIRECTOR OF PROPERTY B/CS HABITAT FOR HUMANITY 119 LAKE ST. BRYAN, TX 77801 OFFICE: 979-823-7200	801-803 EAST MARTIN LUTHER KING STREET 0.3106 ACRE S. F. AUSTIN LEAGUE # 10, A-63 VOL. 38, PG 555, DEED RECORDS BRAZOS COUNTY, TEXAS	DATE: FEBRUARY 23, 2018 APPROVED BY: CAG REVISIONS: MARCH 6, 2018 MARCH 26, 2018	PROJECT 3-18 SHEET 1 of 1