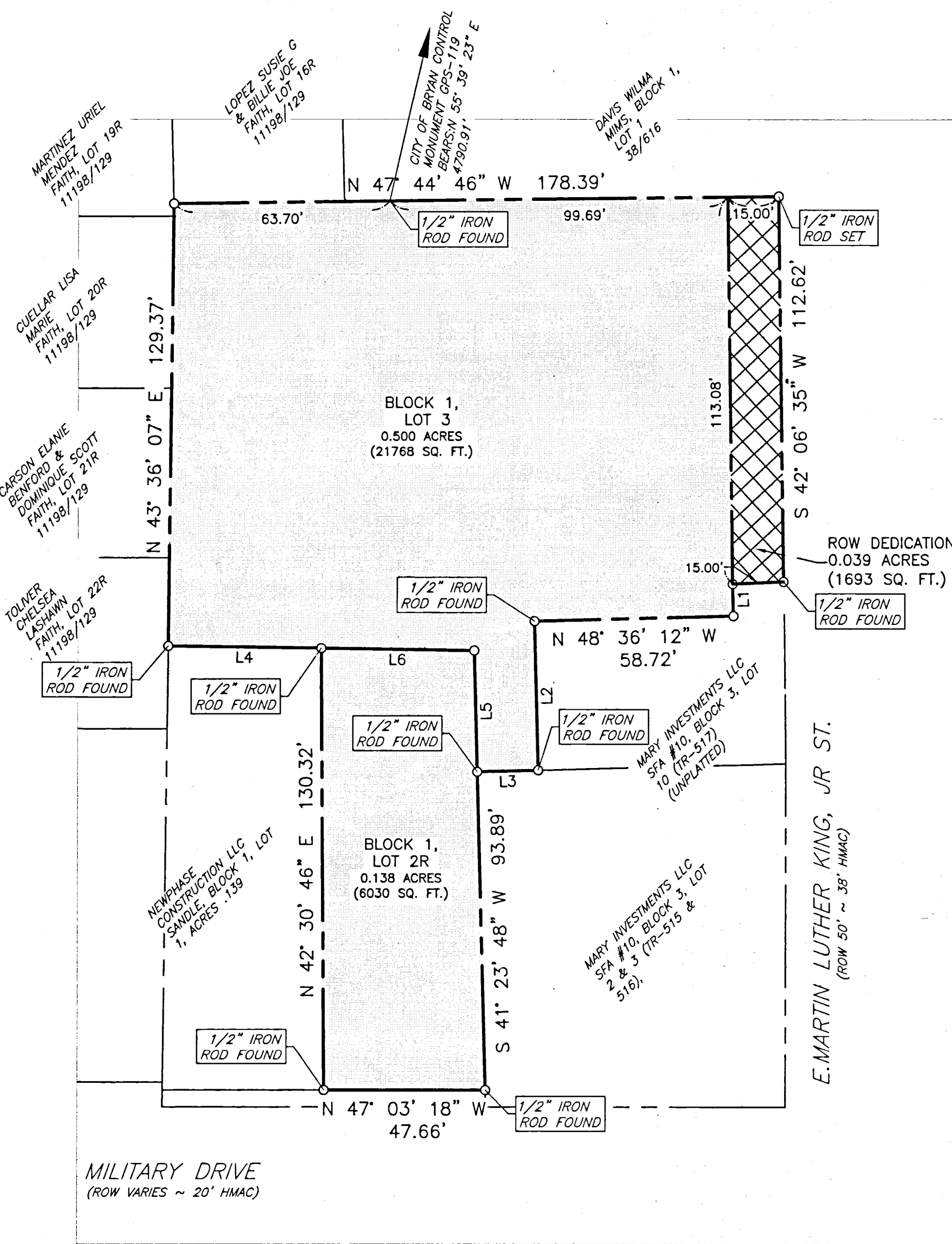
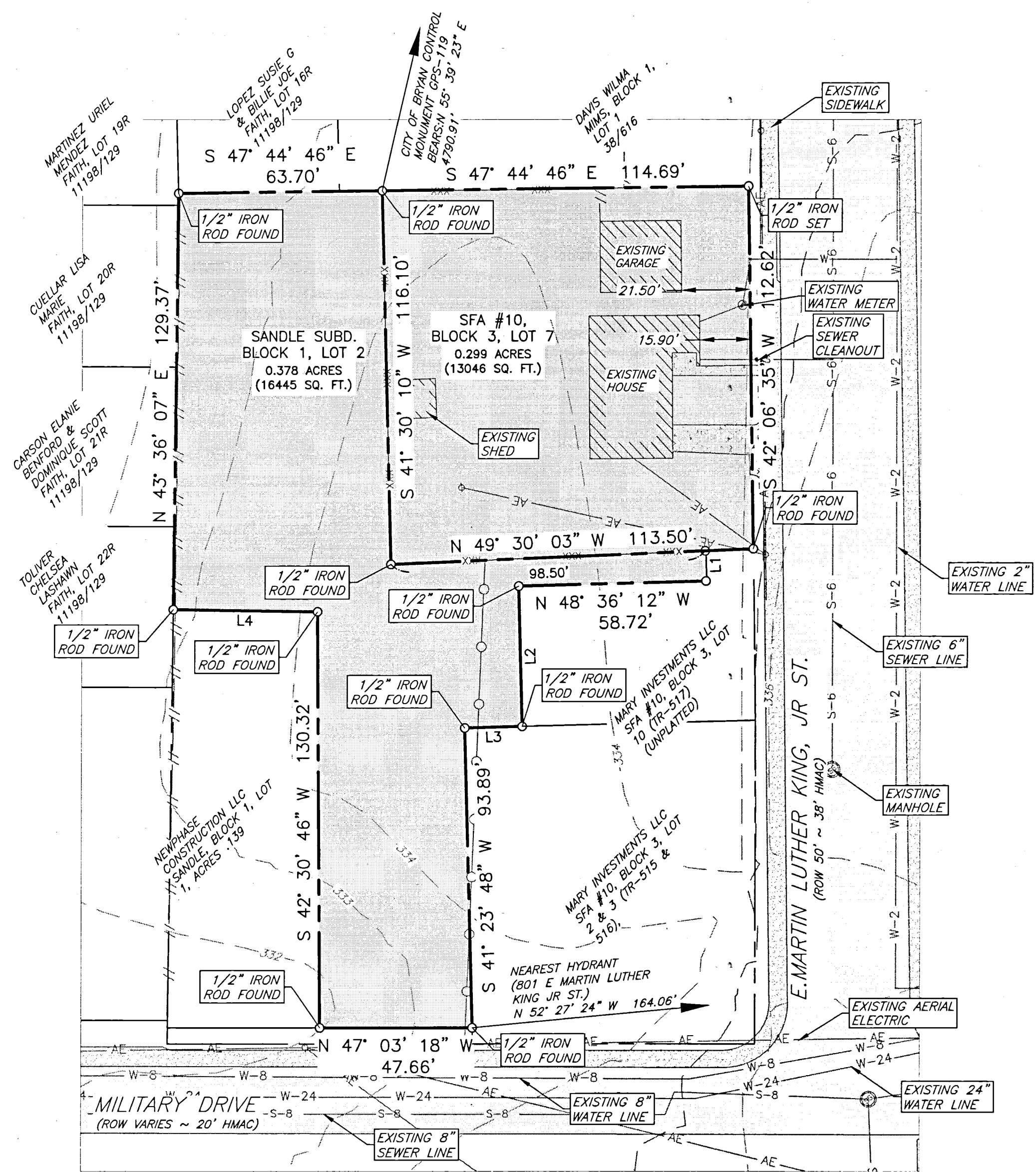


ORIGINAL PLAT

REPLAT



METES AND BOUNDS DESCRIPTION
0.68 ACRE TRACT
STEPHEN F. AUSTIN SURVEY
A - 83
BRAZOS COUNTY, TEXAS

BEING A 0.68 ACRE TRACT OF LAND AND BEING ALL OF LOT 2 OF BLOCK 1, SANDLE SUBDIVISION, PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 15043, PAGE 171 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS...

ALL BEARINGS AND DISTANCES ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 83.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Sharon Pittman, President, New Phase Home Builders LLC, owner of the 0.68 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 428, Page 162, and designated herein as Lot 2R & 3, Block 1 Sandle Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

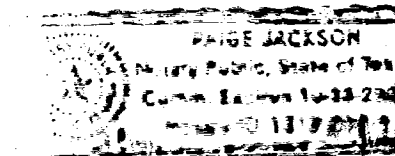
Sharon Pittman, President
New Phase Home Builders LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Sharon Pittman, 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 stated.

Given under my hand and seal on this 3rd day of June, 2019.

Prige Jackson
Notary Public, Brazos County, Texas



LINE TABLE
LINE # LENGTH DIRECTION
L1 9.35' S 41° 22' 18" W
L2 43.99' S 41° 23' 48" W
L3 18.00' N 48° 37' 29" W
L4 45.16' N 46° 11' 50" W
L5 35.80' S 41° 23' 48" W
L6 45.15' N 46° 11' 50" W

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Howard Henry Davenport Jr., owner of the 0.68 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 428, Page 162, and designated herein as Lot 2R & 3, Block 1 Sandle Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

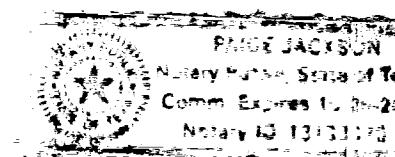
Howard Henry Davenport Jr.
Howard Henry Davenport Jr., Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Howard Henry Davenport Jr., 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 stated.

Given under my hand and seal on this 4th day of June, 2019.

Prige Jackson
Notary Public, Brazos County, Texas

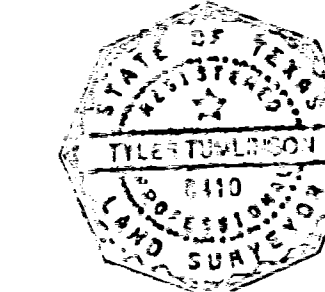


CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Tyler Tumlinson, Registered Professional Land Surveyor No. 6410, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Tyler Tumlinson, R.P.L.S. No. 6410



APPROVAL OF THE CITY PLANNER

I, Mark Zimmerman, 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 16th day of June, 2019.

Mark Zimmerman
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Paul Kasper, 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 16th day of June, 2019.

Paul Kasper
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

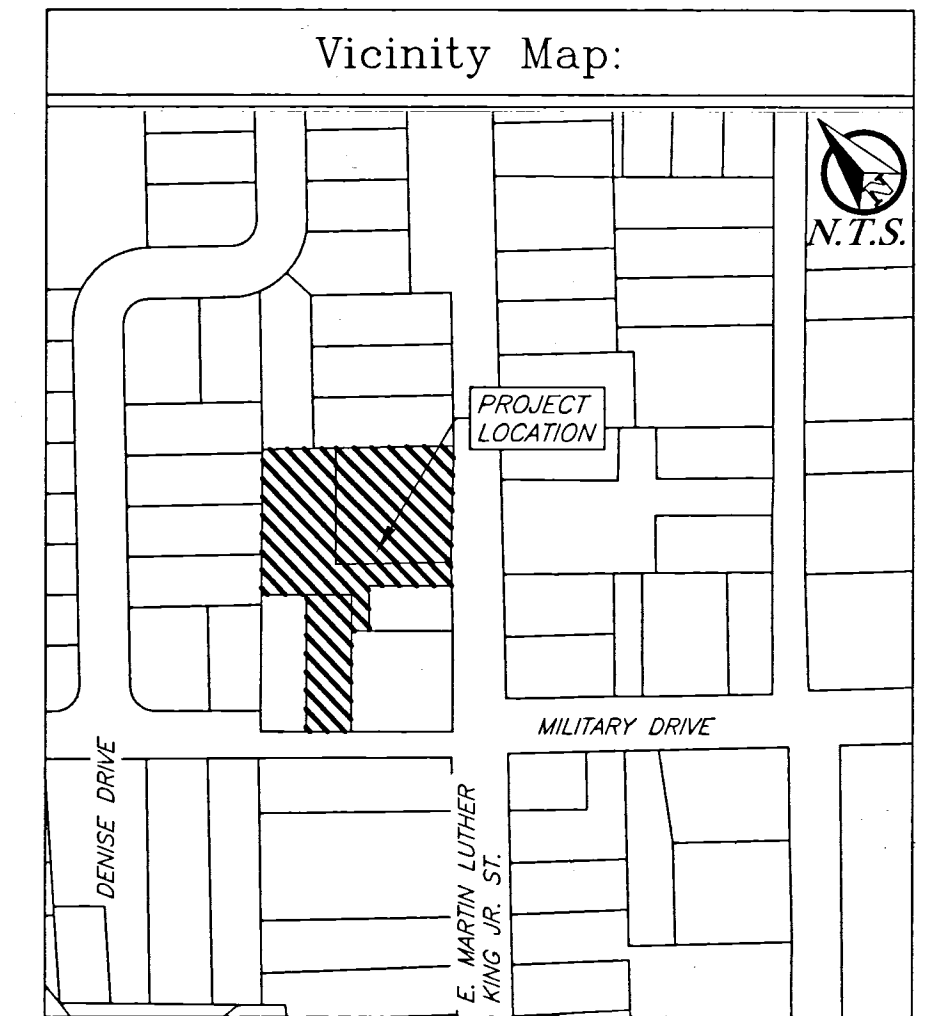
I, Bobbi Culinary, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 25th day of June, 2019, and same was duly approved on the 16th day of June, 2019, by said Commission.

Bobbi Culinary
Chair, Planning and Zoning Commission, Bryan, Texas

CERTIFICATE OF THE
STATE OF TEXAS
COUNTY OF BRAZOS

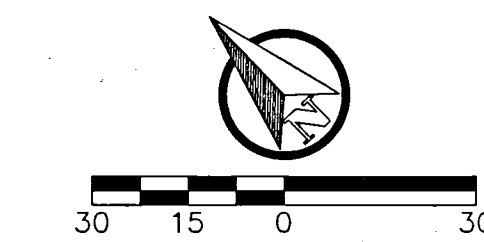
Doc Number: 2019-1363892
Volume - Page: 15383-169
Number of Pages: 1
Amount: 73.00
Order#: 20190613000007
By: MG

Karen M. Quinn
County Clerk, Brazos County, Texas
By: Mary Garcia



General Notes:

- 1. Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan control monument GPS-119 (N10236265.097; E3548167.196) and as established by GPS observation.
2. This property is Zoned (RD-5), Residential District-5000.
3. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
4. This lot is not within the 100-YR floodplain according to the DFRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215F, effective April 2, 2014.
5. Building setback lines Per City of Bryan Ordinance.
6. All utilities shown hereon are approximate locations.
7. The topography shown is from City of Bryan GIS Data.



FINAL PLAT

Sandle Subdivision
Block 1, Lots 2R & 3

Being a Replat of
Sandle Subdivision, Block 1, Lot 2 &
Stephen F. Austin Survey A-36
Tract 518 ~ 0.68 Acres
Bryan, Brazos County, Texas
May 2019

Owner: New Phase Home Builders LLC
1500 University Oaks Blvd
College Station, TX, 77804
Engineer: I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951
Surveyor: Tumlinson Land Surveying
1015 Holt Street
College Station, TX 77840
254-931-6707