METES AND BOUNDS DESCRIPTION O.68\_ACRE\_TRACT STEPHEN F. AUSTIN SURVEY A - 63 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 AND BEING ALL THAT CERTAIN CALLED 0.298 ACRE TRACT TO HOWARD DAVENPORT, RECORDED IN VOLUME 428, PAGE 162 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.68 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE WESTERLY SOUTHEAST CORNER OF THE ABOVE MENTIONED LOT 2, LOCATED ON THE NORTHWEST LINE OF A CALLED 0.20 ACRE TRACT TO MARY INVESTMENTS, LLC, (12791/183), ALSO LOCATED ON THE NORTHEAST RIGHT OF WAY OF MILITARY DRIVE, FOR THE WESTERLY SOUTHEAST CORNER OF THIS;

THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 2, COMMON BOUNDARY WITH SAID MILITARY DRIVE N 47'03'18" W A DISTANCE OF 47.66 FEET TO A ½ INCH IRON ROD WITH YELLOW CAP FOUND AT THE SOUTHERLY SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE SOUTH CORNER OF LOT 1 OF SAID SUBDIVISION, FOR THE SOUTHERLY SOUTHWEST CORNER OF THIS;

THENCE ALONG THE NORTHWEST LINE OF SAID LOT 2, COMMON BOUNDARY WITH SAID LOT 1, N 42°30'46" E A DISTANCE OF 130.32 FEET TO A ½ INCH IRON ROD WITH YELLOW CAP FOUND AT THE EAST CORNER OF SAID LOT 1, FOR AN INTERIOR CORNER OF THIS;

THENCE ALONG A SOUTHWEST LINE OF SAID LOT 2, COMMON BOUNDARY WITH SAID LOT 1, N 46'11'50" W A DISTANCE OF 45.16 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT THE NORTHERLY SOUTHWEST CORNER OF SAID LOT 1, LOCATED ON THE SOUTHEAST LINE OF FAITH SUBDIVISION, (11198/129), FOR THE NORTHERLY SOUTHWEST CORNER OF THIS;

THENCE ALONG THE NORTHWEST LINE OF SAID LOT 2, COMMON BOUNDARY WITH SAID FAITH SUBDIVISION AND GENERALLY ALONG A WOOD FENCE N 43\*36'07" E A DISTANCE OF 129.37 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND AT THE NORTH CORNER OF SAID LOT 2, BEING AN INTERIOR CORNER OF SAID FAITH SUBDIVISION, FOR THE NORTH CORNER OF THIS;

THENCE ALONG THE NORTHEAST LINE OF SAID LOT 2, CONTINUING WITH SAID FAITH SUBDIVISION AND LOT 1, BLOCK 1 OF CAROLINE MIMS SUBDIVISION, (38/616), AND GENERALLY ALONG A WOOD FENCE S 47'44'46" E A DISTANCE OF 63.70 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT THE NORTHEAST CORNER OF SAID LOT 2, SAME BEING THE NORTH CORNER OF SAID 0.298 ACRE TRACT, FOR AN ANGLE POINT OF THIS;

THENCE ALONG THE NORTHEAST LINE OF SAID 0.298 ACRE TRACT, COMMON BOUNDARY WITH SAID MIMS SUBDIVISION, S 47'44'46" E A DISTANCE OF 114.69 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT THE EAST CORNER OF SAID 0.298 ACRE TRACT, SAME BEING THE SOUTH CORNER OF SAID LOT 1 OF CAROLINE MIMS SUBDIVISION, LOCATED ON THE NORTHWEST LINE OF EAST MARTIN LUTHER KING, JR. STREET, FOR THE EAST CORNER OF THIS;

THENCE ALONG THE SOUTHEAST LINE OF SAID 0.298 ACRE TRACT, COMMON BOUNDARY WITH SAID EAST MARTIN LUTHER KING, JR. STREET S 42.06'35" W A DISTANCE OF 112.62 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND AT THE SOUTH CORNER OF SAID 0.298 ACRE TRACT, SAME BEING THE EASTERLY NORTHEAST CORNER OF SAID LOT 2, FOR AN ANGLE POINT OF THIS;

THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 2, COMMON BOUNDARY WITH SAID STREET S 41'23'48" W A DISTANCE OF 9.59 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND AT THE EASTERLY SOUTHEAST CORNER OF SAID LOT 2, SAME BEING THE EAST CORNER OF A 0.08 ACRE TRACT TO MARY INVESTMENTS, LLC, (12791/183), FOR THE EASTERLY SOUTHEAST CORNER OF THIS;

THENCE DEPARTING SAID STREET, ALONG A SOUTHWEST LINE OF SAID LOT 2, COMMON BOUNDARY WITH SAID 0.08 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES

N 48'36'12" W A DISTANCE OF 73.72 FEET TO A ½ INCH IRON ROD WITH YELLOW CAP FOUND AT THE NORTH CORNER OF SAID 0.08 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS, AND S 41'23'48" W A DISTANCE OF 43.99 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET A THE SOUTHWEST CORNER OF SAID LOT 2, SAME BEING THE WEST CORNER OF SAID 0.08 ACRE TRACT, LOCATED ON THE NORTHEAST LINE SAID 0.20 ACRE TRACT TO MARY INVESTMENTS, LLC, FOR A SOUTHWESTERLY CORNER OF THIS;

THENCE ALONG A SOUTHWEST LINE OF SAID LOT 2 COMMON BOUNDARY WITH SAID 0.20 ACRE TRACT N 48°37'29" W A DISTANCE OF 18.00 FEET TO A ½ INCH IRON ROD WITH YELLOW CAP FOUND AT AN INTERIOR CORNER OF SAID LOT 2, SAME BEING THE NORTH CORNER OF SAID 0.20 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS;

THENCE ALONG A SOUTHEAST LINE OF SAID LOT 2, COMMON BOUNDARY WITH SAID 0.20 ACRE TRACT, S 41'23'48" W A DISTANCE OF 93.89 FEET TO THE POINT OF BEGINNING.

ALL BEARINGS AND DISTANCES ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD 1983.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

> l, 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 Subdvision, 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

Given under my hand and seal on this 3nd day of lune, 2019. PAIGE LACKSON Notary Public, Brazos County, Texas Legishicary Public, State of Texas Till Comm. Latinum 14-12-29 一方面・電 ロリの社主 The same that he will be

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I, Howard Henery 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 Subdvision, 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.

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Howard Henery Davenport Jr, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he

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

THE RESERVE THE RE PAGE JACKSON Comm Expres to 35-2021
Notary IJ 13/31173 9

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

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, Matin Zing when, 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 day of June,

APPROVAL OF THE CITY ENGINEER

I, Who Know , 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 day of June , 2019.

Want Kanson City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, 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 day of \_\_\_\_\_\_\_, 20 \_\_\_\_\_ and same was duly approved on the day of \_\_\_\_\_\_\_, 20 \_\_\_\_\_ by said Commission.

Chair Planninh & Zonina Commission Bryan Texas \_\_\_\_\_\_\_

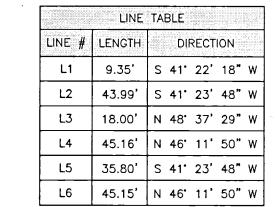
CERTIFICATE OF THE STATE OF TEXAS COUNTY OF BRAZOS

with its certificates :

20\_\_\_, in the Offic.

Official Public Records Of: Brazos County Clerk On: 6/13/2019 8:15:39 AM In the PLAT Records

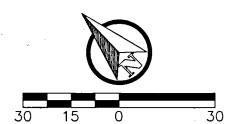
Doc Number: 2019 – 1363692 Volume - Page: 15383 - 169 Number of Pages: 1 Amount: 73.00 Order#: 20190613000007





General Notes:

- 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 (N:10236265.097; E:3548167.196) and as established by GPS observation.
- (RD-5), Residential This property is Zoned
- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DFIRM 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

Engineer:

J4 Engineering

PO Box 5192

Bryan, TX 77805

979-739-0567

TBPE F-9951

New Phase Home Builders LLC 1500 University Oaks Blvd College Station, TX,77804

> Howard Henery Davenport Jr. 808 E MLK Jr. St.

Bryan, TX,77803

Surveyor: Tumlinson Land Surveying 1015 Holt Street College Station, TX 77840 254-931-6707

Karenmauer County Clerk, Brazos County, Texas

by may baraa