

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Sharon Pittman, President, New Phase Home Builders LLC, owner of the 0.53 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 8761, Page 205, and designated herein as Lot 1 & 2, 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*  
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 22 day of November, 2018.

*Charlaine E. McKinney*  
Charlaine E. McKinney  
Notary Public



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



**APPROVAL OF THE CITY PLANNER**

I, *Martin 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 22 day of November, 2018.

*Martin Zimmerman*  
City Planner,  
Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, *Paul Kaspar*, 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 22 day of November, 2018.

*Paul Kaspar*  
City Engineer, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, *Bobbi G. Gomez*, 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 16 day of October, 2018, and same was duly approved on the 16 day of November, 2018, by said Commission.

*Bobbi G. Gomez*  
Chair, Planning and Zoning Commission, Bryan, Texas

**CERTIFICATE OF THE COUNTY CLERK**

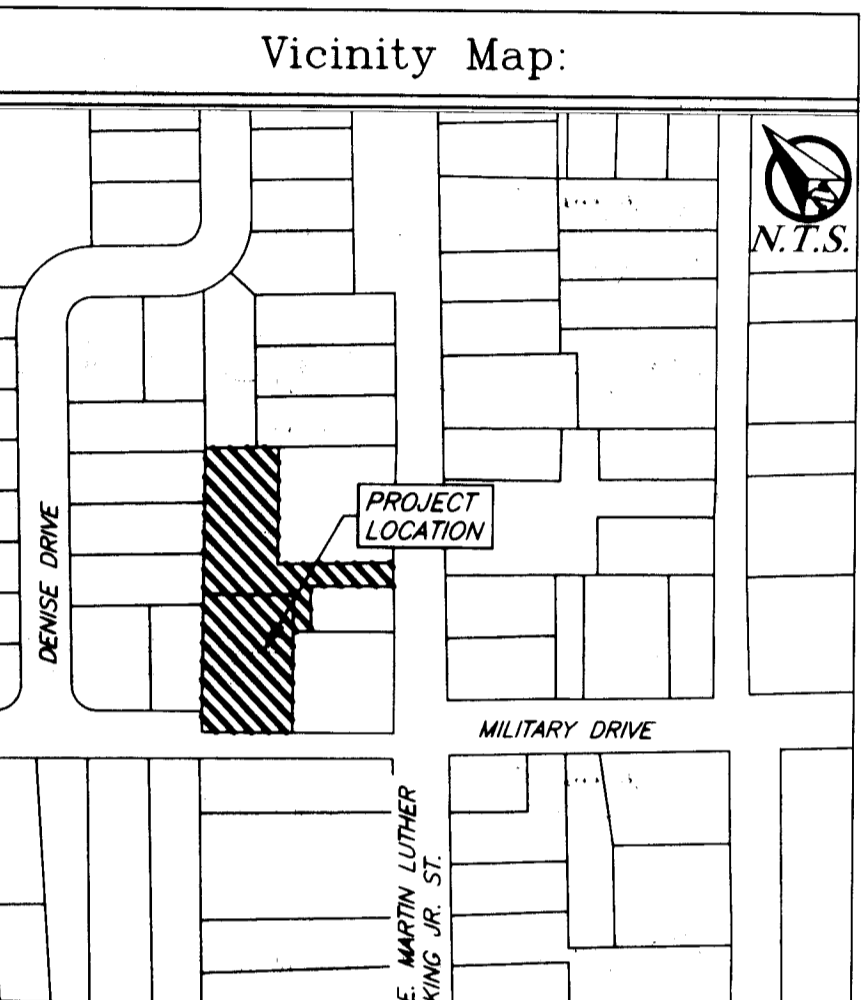
Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 12/14/2018 2:32:03 PM  
In the PLAT Records



I, county, do hereby certify that this is for record in my office the records of Brazos County in Volume

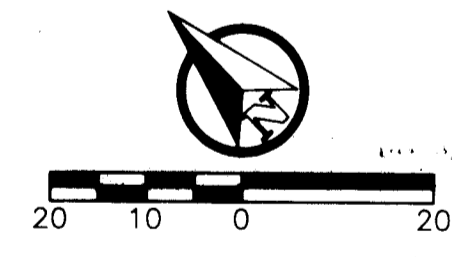
Doc Number: 2018-1347312  
Volume-Page: 15043-171  
Number of Pages: 1  
Amount: 73.00  
Order#: 20181204000072  
By: MD

*Karen McQueen*  
by *Michelle O'Brien*



**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:10236285.09; E:3548167.196) and as established by GPS observation.
- This property is Zoned (RD-5), Residential District-5000.
- 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.
- Building setback lines Per City of Bryan Ordinance.
- All utilities shown hereon are approximate locations.
- The topography shown is from City of Bryan GIS Data.



LINE #	LENGTH	DIRECTION
L1	9.59'	S 41° 23' 48" W
L2	18.00'	N 48° 37' 29" W
L3	9.36'	S 41° 23' 48" W

**METES AND BOUNDS DESCRIPTION**  
0.53 ACRE TRACT  
Stephen F. Austin Survey, A-63  
Brazos County, Texas

BEING A 0.53 ACRE TRACT OF LAND OUT OF THE STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 63, BRAZOS COUNTY, TEXAS, AND BEING ALL OF TRACT 1 AND THE REMAINDER OF TRACT 2, DESCRIBED TO JESSE SANDLE, RECORDED IN VOLUME 8761, PAGE 205 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.53 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERIOR ELL CORNER IN THE EAST LINE OF THE ABOVE MENTIONED TRACT 2, SAME BEING THE WEST CORNER OF A CALLED 0.298 ACRE TRACT OF LAND DESCRIBED TO HOWARD DAVENPORT (4028/162), FOR AN INTERIOR CORNER OF THIS;

THENCE ALONG THE EAST LINE OF SAID TRACT 2 REMAINDER, COMMON BOUNDARY WITH SAID 0.298 ACRE TRACT, AND GENERALLY WITH A FENCE S 49°30'03" E A DISTANCE OF 113.50 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT THE EXTERIOR ELL CORNER IN THE EAST LINE OF THE SAID TRACT 2 REMAINDER, SAME BEING THE SOUTH CORNER OF SAID 0.298 ACRE TRACT, LOCATED ON THE NORTHWEST LINE OF EAST MARTIN LUTHER STREET KING, JR. STREET, FOR A SOUTHEAST CORNER OF THIS;

THENCE ALONG THE EAST LINE OF SAID TRACT 2 REMAINDER, COMMON BOUNDARY WITH SAID EAST MARTIN LUTHER KING, JR. STREET S 41°23'48" W A DISTANCE OF 9.59 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT A SOUTHERLY CORNER OF SAID TRACT 2 REMAINDER, SAME BEING THE EAST CORNER OF A CALLED 0.08 ACRE TRACT TO MARY INVESTMENTS, LLC, (TRACT 2-12791/183), FOR A SOUTHERLY CORNER OF THIS;

THENCE CONTINUING ALONG THE EAST LINE OF SAID TRACT 2 REMAINDER, COMMON BOUNDARY WITH SAID 0.20 ACRE TRACT, N 48°36'12" W A DISTANCE OF 73.72 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT AN INTERIOR CORNER OF SAID TRACT 2 REMAINDER, SAME BEING THE NORTH CORNER OF SAID 0.08 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS;

THENCE CONTINUING ALONG THE EAST LINE OF SAID TRACT 2 REMAINDER, COMMON BOUNDARY WITH SAID 0.08 ACRE TRACT S 41°23'48" W A DISTANCE OF 43.99 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT A SOUTHERLY CORNER OF SAID TRACT 2 REMAINDER, BEING THE WEST CORNER OF SAID 0.08 ACRE TRACT, LOCATED ON THE NORTHEAST LINE OF A CALLED 0.20 ACRE TRACT TO MARY INVESTMENTS, LLC, (TRACT 1-12791/183);

THENCE N 48°37'29" W A DISTANCE OF 18.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT A SOUTHERLY CORNER OF SAID TRACT 2 REMAINDER, LOCATED ON THE SOUTHEAST LINE OF THE ABOVE MENTIONED SANDLE TRACT 1, BEING THE NORTH CORNER OF SAID 0.20 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS;

THENCE ALONG THE SOUTHEAST LINE OF SAID SANDLE TRACT 1, COMMON BOUNDARY WITH SAID 0.20 ACRE TRACT S 41°23'48" W A DISTANCE OF 98.89 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT THE SOUTH CORNER OF SAID SANDLE TRACT 1, SAME BEING THE WEST OF SAID 0.20 ACRE TRACT, LOCATED ON THE NORTHEAST LINE OF MILITARY DRIVE, FOR A SOUTHEAST CORNER OF THIS;

THENCE ALONG THE SOUTHWEST LINE OF SAID SANDLE TRACT 1, COMMON BOUNDARY WITH SAID MILITARY DRIVE, N 47°03'18" W A DISTANCE OF 95.49 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT THE WEST CORNER OF SAID SANDLE TRACT 1, FOR THE WEST CORNER OF THIS;

THENCE ALONG THE NORTHWEST LINE OF SAID SANDLE TRACT 1 AND SAID TRACT 2 REMAINDER, COMMON BOUNDARY WITH MILITARY DRIVE AND FAITH SUBDIVISION TO THE CITY OF BRYAN (11198/129), N 43°38'07" E PASSING A 1/2 INCH IRON ROD FOUND AT 7.29 FEET, BEING THE SOUTH CORNER OF LOT 24R OUT OF SAID FAITH SUBDIVISION, AND CONTINUING A TOTAL DISTANCE OF 265.37 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET FOR THE NORTH CORNER OF SAID TRACT 2 REMAINDER, LOCATED ON THE SOUTHEAST LINE OF LOT 19R, SAME BEING THE WEST CORNER OF LOT 16R OF SAID FAITH SUBDIVISION, FOR THE NORTH CORNER OF THIS;

THENCE ALONG THE NORTHEAST LINE OF SAID TRACT 2 REMAINDER, COMMON BOUNDARY WITH SAID LOT 16R AND WITH LOT 1, BLOCK 1 OF CAROLINE MIMS SUBDIVISION, CITY OF BRYAN (38/816), AND GENERALLY WITH A 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 MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT 2 REMAINDER, LOCATED ON THE SOUTHWEST LINE OF SAID LOT 1, SAME BEING THE NORTH CORNER OF SAID 0.298 ACRE TRACT FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS;

THENCE ALONG THE EAST LINE OF SAID TRACT 2 REMAINDER, COMMON BOUNDARY WITH SAID 0.298 ACRE TRACT, AND GENERALLY WITH A FENCE S 41°30'10" W A DISTANCE OF 116.10 FEET TO THE POINT OF BEGINNING.

**FINAL PLAT**

**Sandle Subdivision**  
Block 1, Lots 1 & 2

Stephen F. Austin Survey, A-36  
Tract 513 & 514 ~ 0.53 Acres  
Bryan, Brazos County, Texas  
Nov 2018

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

Engineer:  
T4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TRPE E-9951

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