

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

THE BRYAN/COLLEGE STATION HABITAT FOR HUMANITY, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS "SHARON'S COURT SUBDIVISION, PHASE ONE" BRYAN, TEXAS, AND WHOSE REPRESENTATIVE'S 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.

Patricia G. Fowl
OWNER

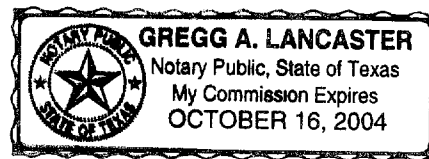
LIEN HOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Patricia G. Fowl* 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 5th DAY OF November, 2001.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS



CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, *Joey Dunn*, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

I, *Paul Kasper*, P.E., CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

CITY ENGINEER

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Christine Kelly*, 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 01 DAY OF November, 2001, AND SAME WAS DULY APPROVED ON THE 21 DAY OF November, 2001.

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 21 DAY OF November, 2001, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 4390 PAGE 138.

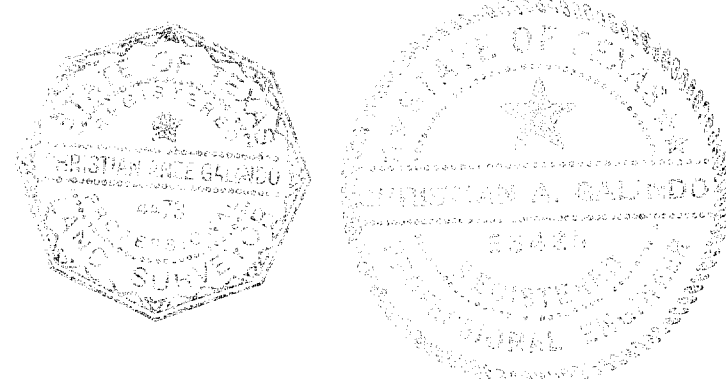
COUNTY CLERK, BRAZOS COUNTY, TEXAS

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.
OCTOBER 2, 2001

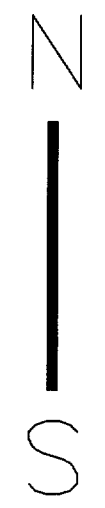


NOTES:

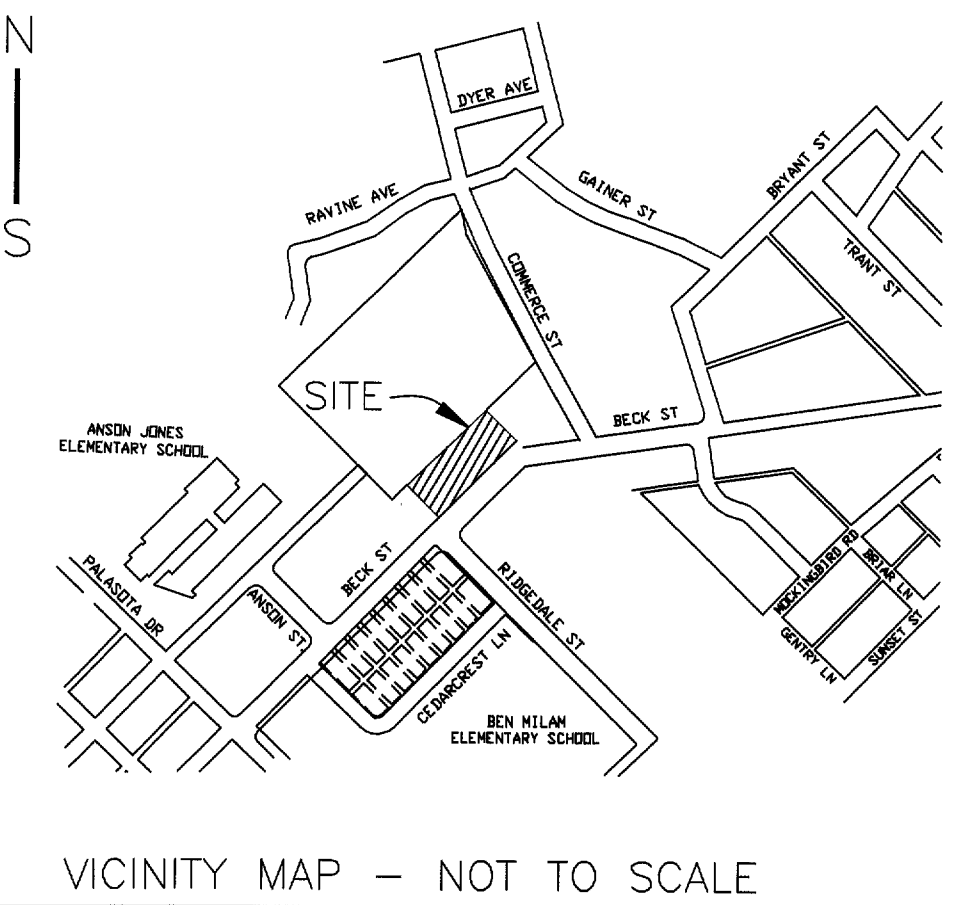
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- ALL CALLS ARE MEASURED CALLS.
- TOTAL AREA = 0.9210 ACR.
- BEARING SOURCE IS PLAT OF ST. AUGUSTINE SUBDIVISION RECORDED IN 2915/347.
- BASE LINE IS NOTED WITH * *.
- EXISTING ZONING DISTRICT IS SF-5.
- ALL LOTS SHALL HAVE 7.5' INTERIOR BUILDING SETBACK LINES UNLESS SHOWN OTHERWISE.
- ALL LOT CORNERS HAVE BEEN MARKED WITH 1/2" IRON RODS.
- THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA'S FIRM MAP # NUMBER 48041C0133 C, DATED JULY 2, 1992.

LEGEND

- IR = IRON ROD
- IP = IRON PIPE
- CM = CONCRETE MARKER
- MOC = MARK ON CONCRETE
- S/F = SET OR 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.
- EM = ELECTRIC METER
- ET = ELECTRIC TRANSFORMER
- E/P/L = ELECTRICAL/POLE/LIGHT
- MH = MANHOLE
- CO = CLEAN OUT
- WM = WATER METER
- W/V = WATER VALVE
- SS = SANITARY SEWER
- FH = FIRE HYDRANT
- GM = GAS METER
- T/B = TELEPHONE PEDESTAL
- C/TV = CABLE TV
- AC = AIR CONDITIONER
- OH = OVERHANG
- (M) = MEASURED
- (R) = RECORDED



SCALE :
1" = 30'
1 : 360



Being a 0.9210-acre tract or parcel of land lying and being situated in the Stephen F. Austin League No. 9, Abstract 62, Bryan, Brazos County, Texas, and being parts of the following tracts of land:

- A 1.0518-acre tract of land conveyed to Bryan/College Station Habitat For Humanity, Inc. by deed recorded in Volume 4002, Page 006, Official Records, Brazos County, Texas.
- A 1.10-acre tract of land conveyed to Bryan/College Station Habitat For Humanity, Inc. by deed recorded in Volume 3982, page 258, Official Records, Brazos County, Texas.
- A 1.13-acre tract of land conveyed to Bryan/College Station Habitat For Humanity, Inc. by deed recorded in Volume 3982, page 260, Official Records, Brazos County, Texas.
- A 0.4-acre tract of land conveyed to Bryan/College Station Habitat For Humanity, Inc. by deed recorded in Volume 3982, page 247, Official Records, Brazos County, Texas.

and said 0.9210-acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the easternmost corner of the Jovita Vargas 0.21-acre tract described in deed recorded in volume 917, Page 94, Official Records, Brazos County, Texas, said rod also marking the northwesterly right of way line of Beck Street;

THENCE N 45°00'00" W, along the northeasterly boundary line of said Vargas tract, for a distance of 118.00' to a 1/2" iron rod set;

THENCE N 45°00'00" E, through the before mentioned Habitat for Humanity tracts, for a distance of 340.00' to a 1/2" iron rod found on the southwestern boundary of Lot 4, Block One, Saint Augustine Manor, an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 2915, Page 347, Official Records, Brazos County, Texas;

THENCE S 45°00'00" E, along the southwesterly boundary of said Lot 4, Block One, for a distance of 118.00' to a 1/2" iron rod found on the northwesterly right of way line of Beck Street;

THENCE S 45°00'00" W, along said right of way line of Beck Street, for a distance of 340.00' to the POINT OF BEGINNING, containing 0.9210 acres of land, more or less.

Filed for Record in:
BRAZOS COUNTY
On: Nov 27, 2001 at 10:06A
As a
Plats
Document Number: 00768540
Amount: \$5.00
Receipt Number - 183999
By:
Karen McQueen

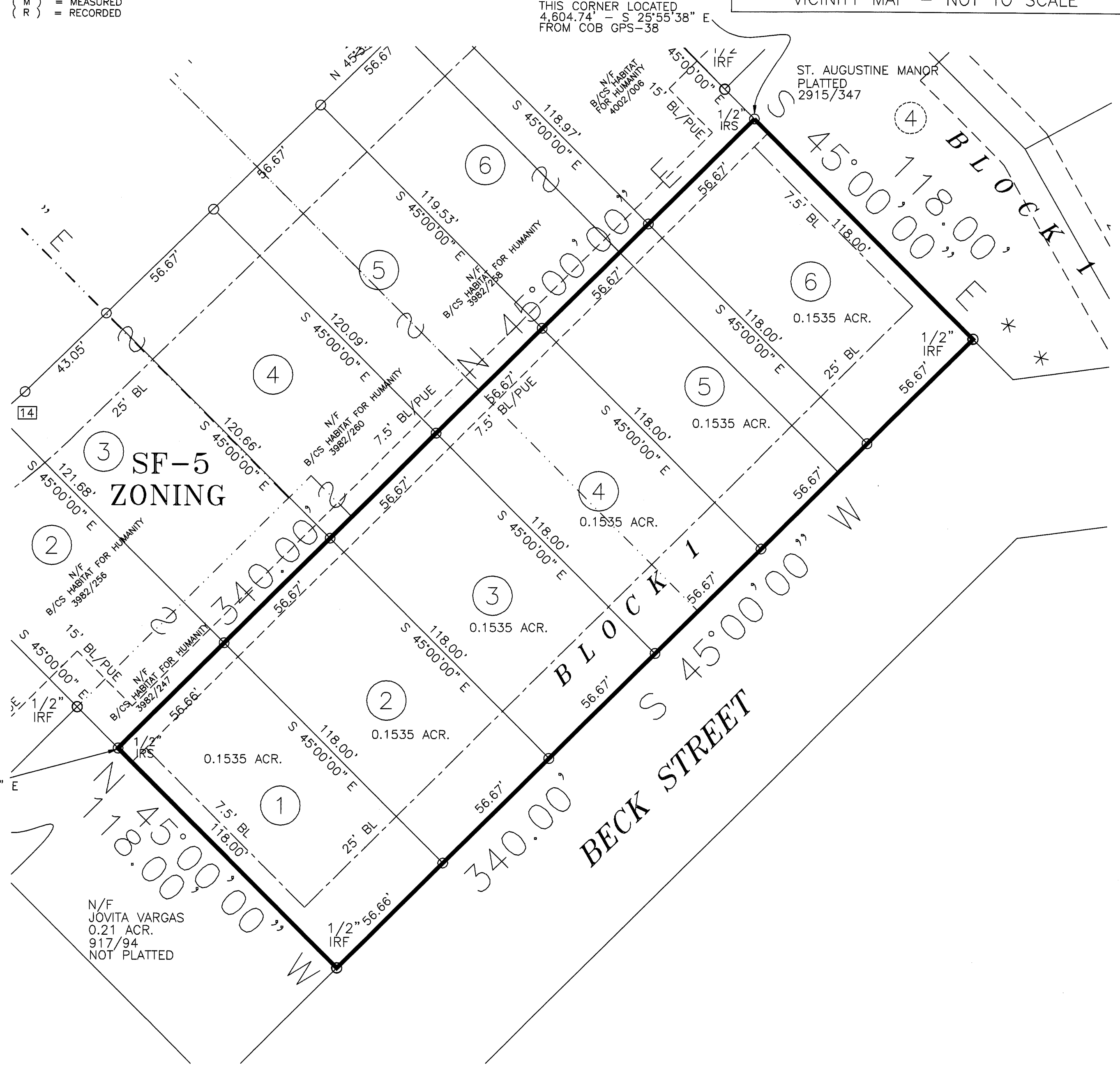
THIS CORNER LOCATED
4,726.78' - S 22°01'45" E
FROM COB GPS-38

INDIVIDUAL LOT AREA

LOT	AREA (SQ. FT.)	AREA (ACRES)
BLOCK 1		
1	6,686.3	0.1535
2	6,686.7	0.1535
3	6,686.7	0.1535
4	6,686.7	0.1535
5	6,686.7	0.1535
6	6,686.7	0.1535
SUBTOTAL:		40,119.8
		0.9210

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 record records of:
BRAZOS COUNTY
as stamped hereon by me.
Nov 27, 2001

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY



FINAL PLAT
SHARON'S COURT SUBDIVISION
PHASE ONE

OWNER/DEVELOPER: B/C/S HABITAT FOR HUMANITY 119 LAKE STREET BRYAN, TX 77801 VOICE: 823-7200 FAX: 775-7412	0.9210 ACRES PART OF 9.0522 ACRES S. F. AUSTIN LEAGUE #9, A-62 BRYAN, BRAZOS COUNTY, TEXAS V. 3982, P. 247, 258, 260 V. 4002, P. 6	DATE: OCTOBER 2, 2001 DESIGNED BY: CEH APPROVED BY: CAG REVISIONS:	PROJECT 39-0001 SHEET 1 of 1
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GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

ON 10/27/01 12:02 PM