

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 TWO", 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. Buck, Executive Director for B/C's Habitat for Humanity
OWNER

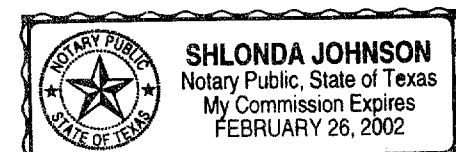
LIEN HOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Patricia G. Buck* 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 21st DAY OF January, 2002.

Shlonda Johnson
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.

Joey Dunn
PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

I, Kinda Grubbs Huff, 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.

Kinda Grubbs Huff
CITY ENGINEER

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, 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 21st DAY OF December, 2001 AND SAME WAS DULY APPROVED ON THE 17th DAY OF January, 2002.

Richard Adair
CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 13th DAY OF January, 2002, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 5053, PAGE 22.

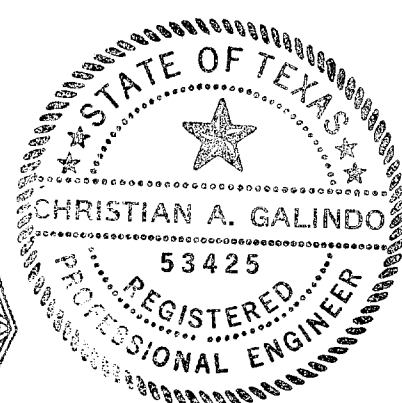
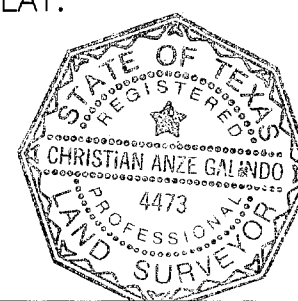
Karen McQueen by: Beth King Deputy CLK.
COUNTY CLERK, BRAZOS COUNTY, TEXAS

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.

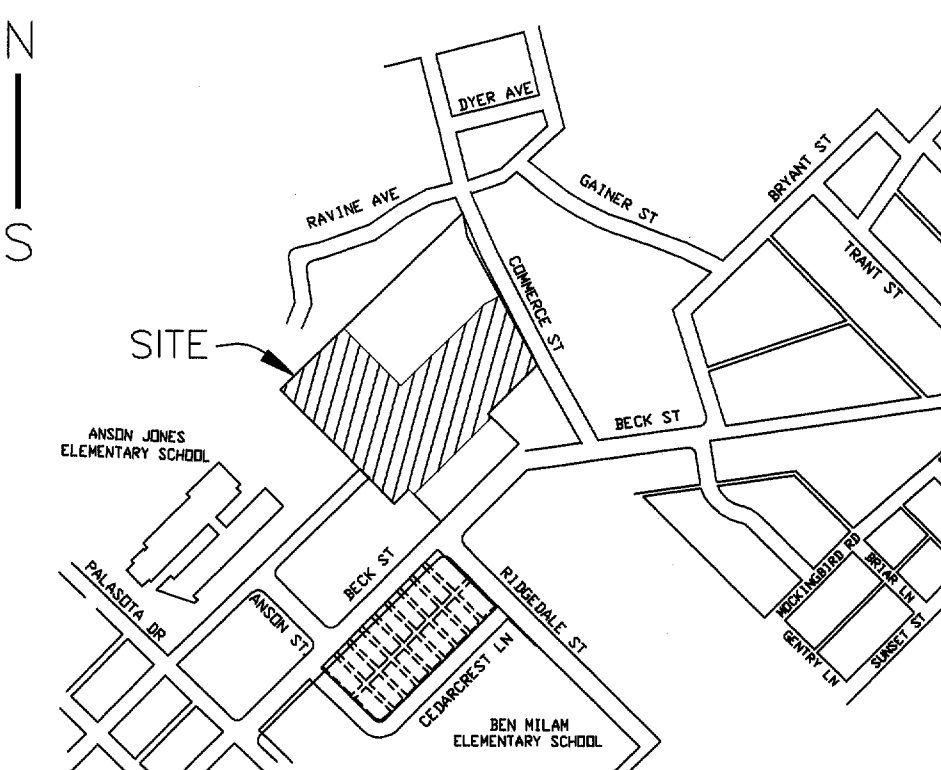
Christian Galindo
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
JANUARY 9, 2002



SCALE :
1" = 50'
1 : 600

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/T/V = CABLE TV
- AC = AIR CONDITIONER
- OH = OVERHANG
- (M) = MEASURED
- (R) = RECORDED



VICINITY MAP - NOT TO SCALE

Doc 00800280 Bk OR Vol 5053 Pg 22

LAND UTILIZATION

BLOCK	LOTS	UTILIZATION
BLOCK 2	11	SINGLE FAMILY
BLOCK 3	8	SINGLE FAMILY
BLOCK 4	7	SINGLE FAMILY
1.07-ACRE		STREETS
0.6-ACRE		DETENTION POND
TOTAL LOTS 26		MIN. LOT SIZE: 5,000 SF

NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 5.5001 ACR.
4. BEARING SOURCE IS PLAT OF ST. AUGUSTINE SUBDIVISION RECORDED IN 2915/347.
5. BASE LINE IS NOTED WITH * *.
6. EXISTING ZONING DISTRICT IS SF-5.
7. ALL LOTS SHALL HAVE 7.5' INTERIOR BUILDING SETBACK LINES UNLESS SHOWN OTHERWISE.
8. ALL LOT CORNERS HAVE BEEN MARKED WITH 1/2" IRON RODS.
9. 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.
10. PRIMARY BENCHMARK IS TOP OF FH LOCATED ON THE WEST SIDE OF PALASOTA DR., NORTH OF THE INTERSECTION WITH ROSEDALE ST. ELEV. = 341.34' (NGVD).

FINAL PLAT SHARON'S COURT SUBDIVISION PHASE TWO

OWNER/DEVELOPER:
B/C'S HABITAT FOR HUMANITY
119 LAKE STREET
BRYAN, TX 77801
VOICE: 823-7200
FAX: 775-7412

5.5001 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: DECEMBER 21, 2001
DESIGNED BY: ASR
APPROVED BY: CAG
REVISIONS:
JANUARY 9, 2002

PROJECT
39-0002
SHEET
1 of 2

502163

METES AND BOUNDS DESCRIPTION

Being a 5.5001-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:

1. A called 2.04-acre tract of land conveyed to Bryan/College Station Habitat For Humanity, Inc. by deed recorded in Volume 3982, Page 256, Official Records, Brazos County, Texas,
2. A called 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,
3. A called 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, and
4. A called 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,
5. A called 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,
6. A called 3.4-acre tract of land conveyed to Bryan/College Station Habitat For Humanity, Inc. by deed recorded in Volume 4007, page 267, Official Records, Brazos County, Texas,

and said 5.5001-acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the westernmost 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 lying on the northeastern boundary line of a 0.4-acre tract conveyed to BISD in deed recorded in Volume 846, Page 786, Official Records, Brazos County, Texas, said rod marking the southernmost corner of this tract;

THENCE N 45°00'00" W, along the northeasterly boundary line of said 0.4-acre BISD tract, continuing along the easterly end of Pecan Street, a 40.00' wide public right of way, and continuing along the northeasterly boundary line of a 20.185-acre BISD tract described in deed recorded in Volume 3557, Page 152, Official Records, Brazos County, Texas, for a distance of 500.44' to a 1/2" iron rod found marking the southernmost corner of a 3.6-acre Bryan Housing Authority tract;

THENCE N 45°34'00" E, along the southeastern boundary line of said Bryan Housing Authority tract, for a distance of 275.01' to a 1/2" iron rod set;

THENCE S 45°00'00" E, through the before mentioned called 1.1-acre Habitat for Humanities tract, for a distance of 250.01' to a 1/2" iron rod set;

THENCE N 45°34'00" E, continuing through the said Habitat for Humanities tracts, for a distance of 363.65' to a 1/2" iron rod set;

THENCE N 61°12'00" E, continuing through said Habitat for Humanities tract, for a distance of 51.89', to a 1/2" iron rod set, lying on the southwesterly right of way line of Commerce Street;

THENCE S 28°48'00" E, along said right of way line, for a distance of 245.38', to a mark on concrete found, said mark marking the northernmost corner of Lot 3, 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;

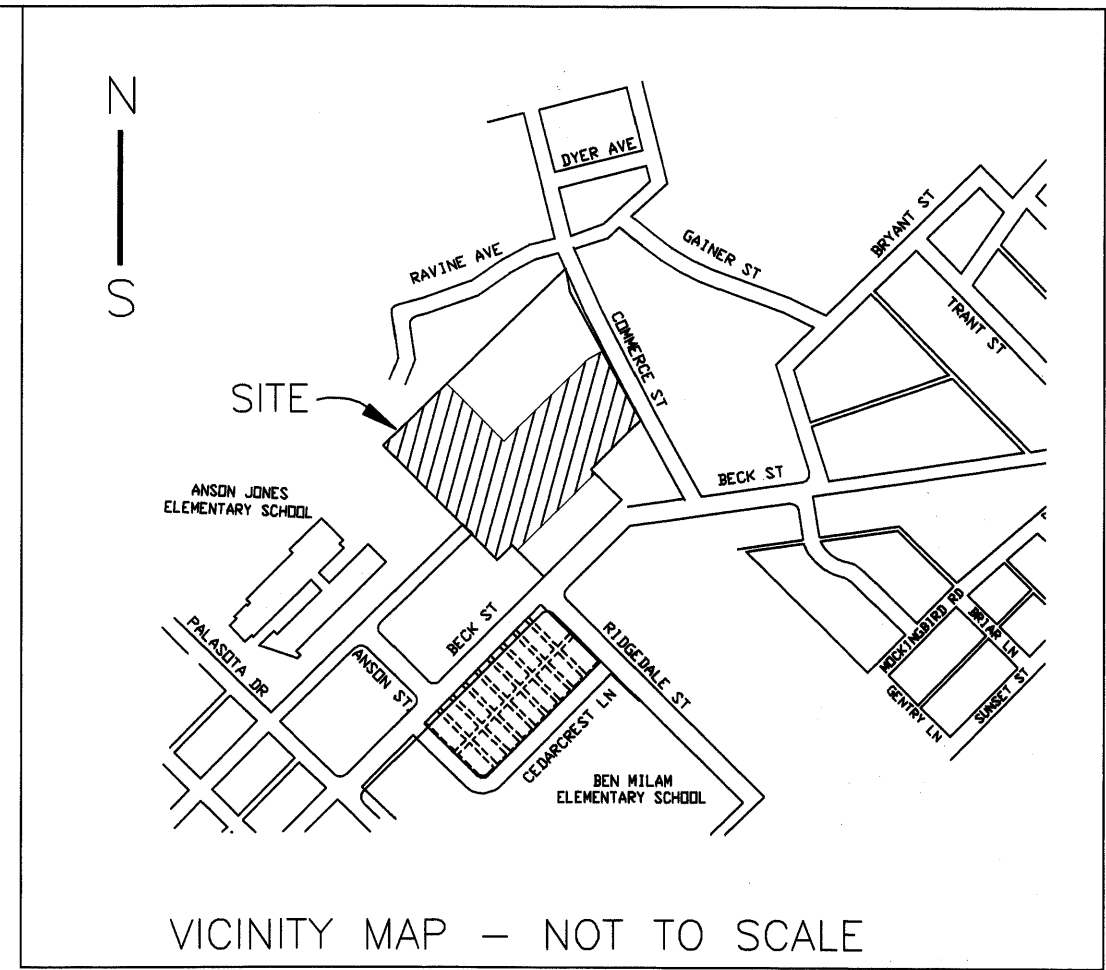
THENCE S 45°00'00" W, along the northern boundary line of said Saint Augustine Manor, for a distance of 215.00' to a 1/2" iron rod found, said rod also marking the westernmost corner of Lot 4, Block One of said Saint Augustine Manor;

THENCE S 45°00'00" E, along the southwestern boundary line of Lot 4, Block One of said Saint Augustine Manor, for a distance of 16.00', to a 1/2" iron rod found on the northwesterly boundary line of Sharon's Court subdivision Phase One, an addition to the Cty of Bryan, Brazos County, Texas, according to the plat recorded in Volume , Page , Official Records, Brazos County, Texas;

THENCE S 45°00'00" W, along the northwesterly boundary line of said Sharons Court Subdivision Phase One, for a distance of 340.00' to a 1/2" iron rod found lying on the northeasterly boundary line of said Vargas tract;

THENCE N 45°00'00" W, along said Vargas boundary line, for a distance of 22.00' to a 1/2" iron rod found;

THENCE S 45°00'00" W, along the northwestern boundary line of said Vargas tract, for a distance of 65.00' to the PLACE OF BEGINNING, containing 5.5001 acres of land, more or less.



VICINITY MAP - NOT TO SCALE

	BEARING	CHORD	RADIUS	DELTA	TANGENT	ARC
1	S 50°15'37" W	32.09	175.00	10°31'10"	16.11	32.13
2	S 05°15'37" W	38.45	25.00	100°31'11"	30.07	43.86
3	S 69°05'41" E	20.42	25.00	48°11'50"	11.18	21.03
4	S 87°20'01" E	10.20	50.00	11°42'41"	5.13	10.22
5	S 47°41'45" E	55.60	50.00	67°33'46"	33.45	58.96
6	S 15°32'34" W	49.18	50.00	58°54'53"	28.24	51.41
7	S 71°49'49" W	45.14	50.00	53°39'39"	25.29	46.83
8	N 39°04'29" W	67.26	50.00	84°31'44"	45.44	73.77
9	N 20°54'19" W	20.42	25.00	48°11'50"	11.18	21.03
10	N 89°44'48" W	35.16	25.00	89°21'31"	24.72	38.99
11	S 47°20'02" W	15.42	250.00	03°32'02"	7.71	15.42
12	S 55°33'39" W	56.51	250.00	12°58'43"	28.44	56.63
13	N 53°53'50" E	58.21	200.00	16°44'10"	29.42	58.42
14	N 47°31'11" E	13.64	200.00	03°54'27"	6.82	13.64
15	N 52°29'48" E	21.10	200.00	06°02'51"	10.57	21.11
16	N 50°15'37" E	22.93	125.00	10°31'27"	11.51	22.96
17	N 57°32'18" E	31.93	250.00	07°19'25"	16.00	31.96
18	N 49°43'18" E	36.20	250.00	08°18'09"	18.15	36.23
19						
20	N 21°28'19" E	20.41	25.00	48°11'23"	11.18	21.03
21	N 14°02'33" E	28.68	50.00	33°20'05"	14.97	29.09
22	N 66°29'34" E	58.47	50.00	71°34'26"	36.04	62.46
23	S 57°14'07" E	35.76	50.00	40°58'29"	18.68	35.00
24	S 16°07'29" E	35.22	50.00	40°21'43"	18.38	34.50
25	S 31°37'57" W	45.61	50.00	54°16'14"	25.63	47.36
26	S 76°15'40" W	30.06	50.00	34°59'47"	15.76	30.54
27	S 74°28'54" W	16.51	25.00	38°32'55"	8.74	16.82
28	S 50°23'13" W	4.20	25.00	09°38'26"	2.11	4.21
29	S 46°9'26" W	6.18	300.00	01°10'49"	3.09	6.18
30	S 52°02'28" W	55.35	300.00	10°35'11"	27.79	55.43
31	S 59°16'02" W	20.23	300.00	03°51'56"	10.12	20.24

INDIVIDUAL LOT AREA

LOT AREA (SQ. FT.) AREA (ACRES)

BLOCK 2		
1	7,458.3	0.1712
2	7,136.7	0.1638
3	6,855.1	0.1574
4	6,821.2	0.1566
5	6,789.5	0.1559
6	6,757.7	0.1551
7	6,726.0	0.1544
8	5,617.8	0.1290
9	5,587.9	0.1283
10	5,557.9	0.1276
11	6,313.0	0.1449
SUBTOTAL:	71,621.1	1.6442

BLOCK 3		
1	7,001.7	0.1607
2	6,668.9	0.1531
3	5,153.2	0.1183
4	8,908.8	0.2022
5	7,495.5	0.1721
6	6,260.7	0.1437
7	6,700.3	0.1538
8	6,781.6	0.1557
SUBTOTAL:	54,870.7	1.2597

BLOCK 4		
1	5,500.3	0.1263
2	5,500.3	0.1263
3	5,500.3	0.1263
4	5,500.3	0.1263
5	5,500.3	0.1263
6	5,502.7	0.1263
7	7,179.4	0.1648
SUBTOTAL:	40,183.6	0.9225

TOTAL: 166,675.4 3.8264

Doc 00800280 Bk 01 Vol 5053 Pg 23

Filed for Record in: BRAZOS COUNTY
On: Jan 13, 2003 at 11:58A

As a Plat
Document Number: 00800280
Amount \$5.00
Receipt Number - 209585
By: Betty King

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of: BRAZOS COUNTY is stamped herein by me.
Jan 13, 2003

HONORABLE WARREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

FINAL PLAT SHARON'S COURT SUBDIVISION PHASE TWO

OWNER/DEVELOPER: B/CS HABITAT FOR HUMANITY 119 LAKE STREET BRYAN, TX 77801 VOICE: 823-7200 FAX: 775-7412	5.5001 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: DECEMBER 21, 2001 DESIGNED BY: ASR APPROVED BY: CAG REVISIONS: JANUARY 9, 2002	PROJECT 39-0002 SHEET 2 of 2
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