

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 THREE", BRYAN, TEXAS, AND WHOSE REPRESENTATIVE'S NAME IS SUBSCRIBED HEREON, 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.

Rebecca L. Huggins
OWNER

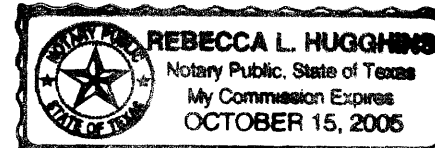
LIEN HOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Rebecca L. Huggins* 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 16th DAY OF September, 2002.

Rebecca L. Huggins
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, **Linda Graves 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.

Linda Graves 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 _____ DAY OF _____, 2001 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2002.

[Signature]
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 16 DAY OF SEPTEMBER, 2002, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 5607, PAGE 277.

Karen McQueen
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

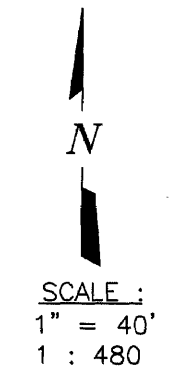
STATE OF TEXAS
COUNTY OF BRAZOS

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 A. Galindo
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
FEBRUARY 12, 2002



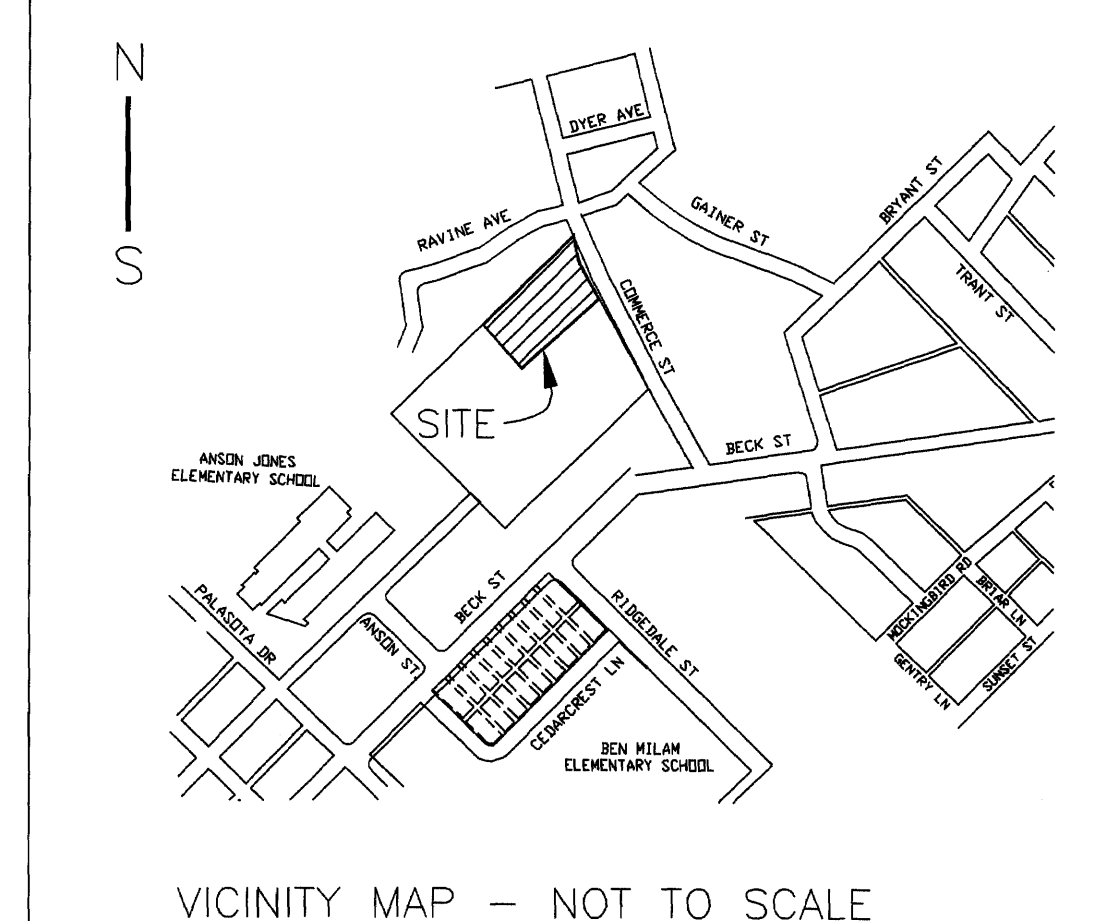
	BEARING	CHORD	RADIUS	DELTA	TANGENT	ARC
1	S 50°15'37" W	32.09	175.00	10°31'10"	16.11	32.13
2	S 05°15'37" W	38.45	25.00	100°31'11"	30.07	43.86
3	S 69°05'41" E	20.42	25.00	48°11'50"	11.18	21.03
4	S 87°20'01" E	10.20	50.00	11°42'41"	5.13	10.22
5	S 47°41'45" E	55.60	50.00	67°33'46"	33.45	58.96
6	S 15°32'34" W	48.18	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°17'42" W	46.63	50.00	59°35'33"	26.36	48.51
26	S 76°55'26" W	28.96	50.00	33°40'01"	15.13	29.38
27	S 73°18'16" W	17.47	25.00	40°54'17"	9.32	17.85
28	S 49°12'34" W	3.18	25.00	03°38'38"	1.59	3.18
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



- NOTES:
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 - ALL CALLS ARE MEASURED CALLS.
 - TOTAL AREA = 2.6311 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.
 - ALL LOTS MEET A MINIMUM OF 50' AVERAGE WIDTH AND 100' AVERAGE DEPTH.
 - 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.
 - 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).
 - MINIMUM RECOMMENDED SLAB ELEVATION TO BE AT LEAST 0.5' HIGHER THAN ADJOINING FINAL GROUND.

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 = ELECTRICAL POLE/LIGHT
- MH = MANHOLE
- CO = CLEAN OUT
- WW = WATER METER
- W/V = WATER VALVE
- SS = SANITARY SEWER
- FH = FIRE HYDRANT
- GM = GAS METER
- T/B = TELEPHONE PEDESTAL
- C/T = CABLE TV
- AC = AIR CONDITIONER
- OH = OVERHANG
- EOP = EDGE OF PAVEMENT
- (M) = MEASURED
- (R) = RECORDED



METES AND BOUNDS DESCRIPTION

Being a 2.6311-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 called 1.10-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.
- 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.
- 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 2.6311-acre tract being more particularly described as follows:
BEGINNING at a 1/2" iron rod found marking the easternmost corner of a 3.6-acre Bryan Housing Authority tract with mailing address at 1306 Beck Street, Bryan, TX 77803, said rod also lying on the southwesterly right of way line of Commerce Street;

THENCE S 10°58'00" E, along said Commerce Street right of way line, for a distance of 77.61', to a 1/2" iron rod found;

THENCE S 28°48'00" E, continuing along said Commerce Street right of way line, for a distance of 206.89', to a 1/2" iron rod set marking the northernmost corner of Lot 7, Block 4, Sharon's Court Subdivision, Phase Two, an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume _____, Page _____, Official Records, Brazos County, Texas;

THENCE S 61°12'00" W, along the northwesterly boundary of said Block 4, for a distance of 51.89', to a 1/2" iron rod set;

THENCE S 45°34'00" W, continuing along said northwesterly boundary of Block 4, for a distance of 363.65', to a 1/2" iron rod set marking the westernmost corner of Lot 1, Block 4, Sharon's Court Subdivision, Phase Two;

THENCE N 45°00'00" W, along the easterly boundary of Block 3, Sharon's Court Subdivision, Phase Two, for a distance of 250.01', to a 1/2" iron rod set, said rod also on the southeastern boundary line of said 3.6-acre Bryan Housing Authority tract;

THENCE N 45°34'00" E, along the southeastern boundary line of said 3.6-acre Bryan Housing Authority tract, for a distance of 514.64', to the POINT OF BEGINNING, containing 2.6311 acres of land, more or less.

LAND UTILIZATION
BLOCK 5

LOT	AREA (SQ. FT.)	AREA (ACRES)
1	6,094.0	0.1399
2	6,636.4	0.1524
3	5,500.0	0.1263
4	5,500.0	0.1263
5	6,438.0	0.1478
6	8,043.3	0.1846
7	6,908.6	0.1586
8	6,493.7	0.1491
9	5,665.8	0.1301
10	5,580.3	0.1281
11	5,517.7	0.1267
12	5,500.0	0.1263
13	5,500.1	0.1263
14	5,627.9	0.1292
15	8,408.1	0.1930
SUBTOTAL:	93,413.9	2.1447

Doc 00829968 Bk OR 5607 Vol 277 Pg

Filed for Record in:
BRAZOS COUNTY
On: Sep 16, 2003 at 01:21P

As a
Plats

Document Number: 00829968

Amount: 58.00

Receipt Number - 286491

By: Jo Gillar

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 as stamped herein by me.

Sep 16, 2003

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

**FINAL PLAT
SHARON'S COURT SUBDIVISION
PHASE THREE**

OWNER/DEVELOPER: B/C/S HABITAT FOR HUMANITY 119 LAKE STREET BRYAN, TX 77801 VOICE: 823-7200 FAX: 775-7412	2.6311 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: JANUARY 23, 2002 DESIGNED BY: RCS APPROVED BY: CAG REVISIONS: FEBRUARY 12, 2002	PROJECT 39-0003 SHEET 1 of 1
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ALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868