

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
BSC HABITAT FOR HUMANITY, REPRESENTED BY Nathan Touchette
OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND CONVEYED TO IT BY DEED RECORDED IN VOLUME 6069, PAGE 088, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND WHOSE 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. ALL SUCH DEDICATIONS SHALL BE IN FEE SIMPLE UNLESS PROVIDED OTHERWISE.

Nathan Touchette
OWNER

LIEN HOLDER (IF ANY) APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Nathan Touchette, 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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS Second DAY OF July, 2019.

Mario Efrain Trevino, Jr.
Notary Public, State of Texas
Comm. Expires 01-22-2023
Notary ID 121852322

APPROVAL OF THE CITY PLANNER

I, Nathan Touchette, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & 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 3rd DAY OF August, 2019.

APPROVAL OF THE CITY ENGINEER

I, Sam Verman, ASSTY 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 3rd DAY OF August, 2019.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE 29th DAY OF May, 2019 AND SAME WAS DULY APPROVED ON THE 18th DAY OF July, 2019.

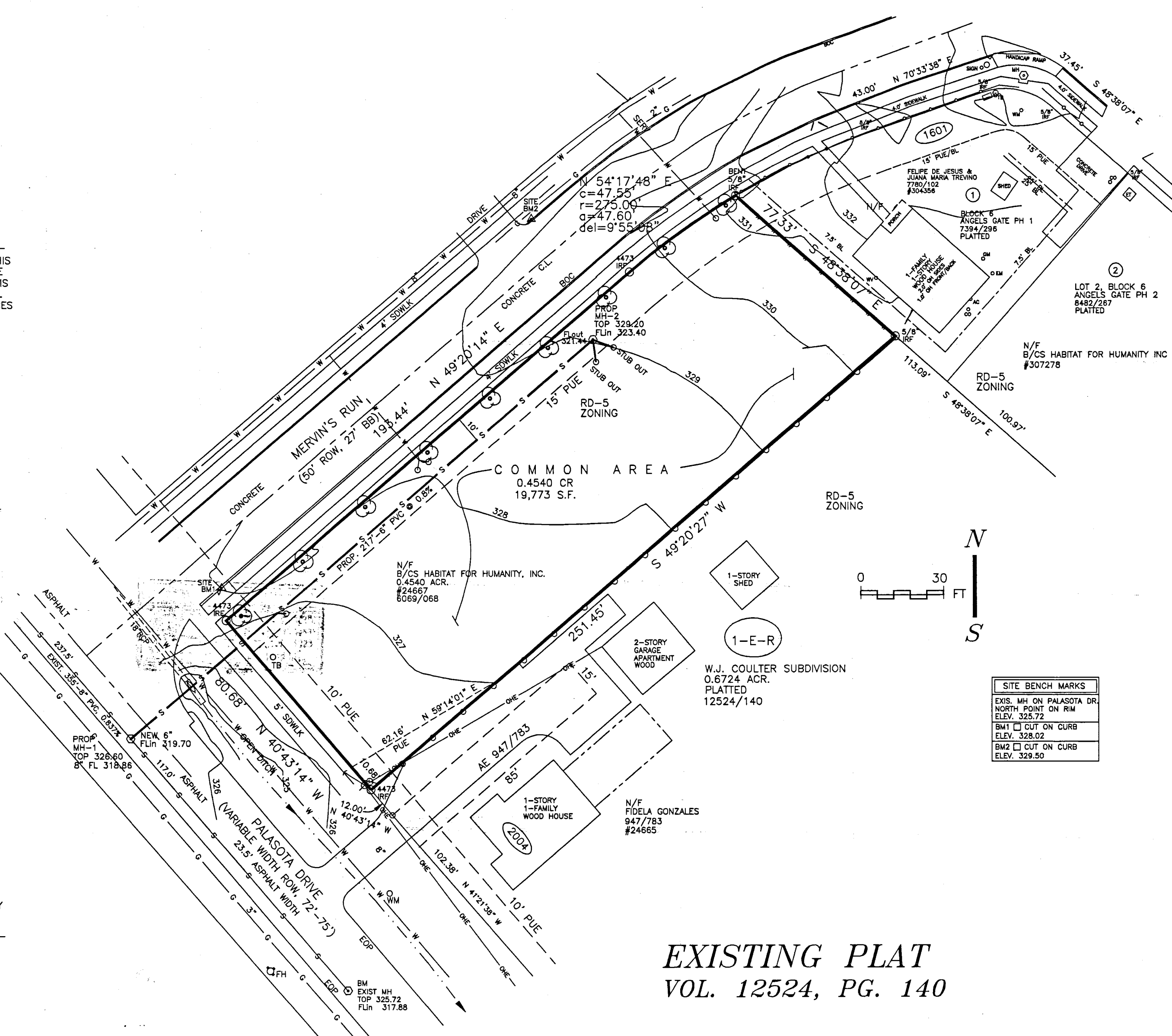
CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND 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.
JUNE 25, 2019



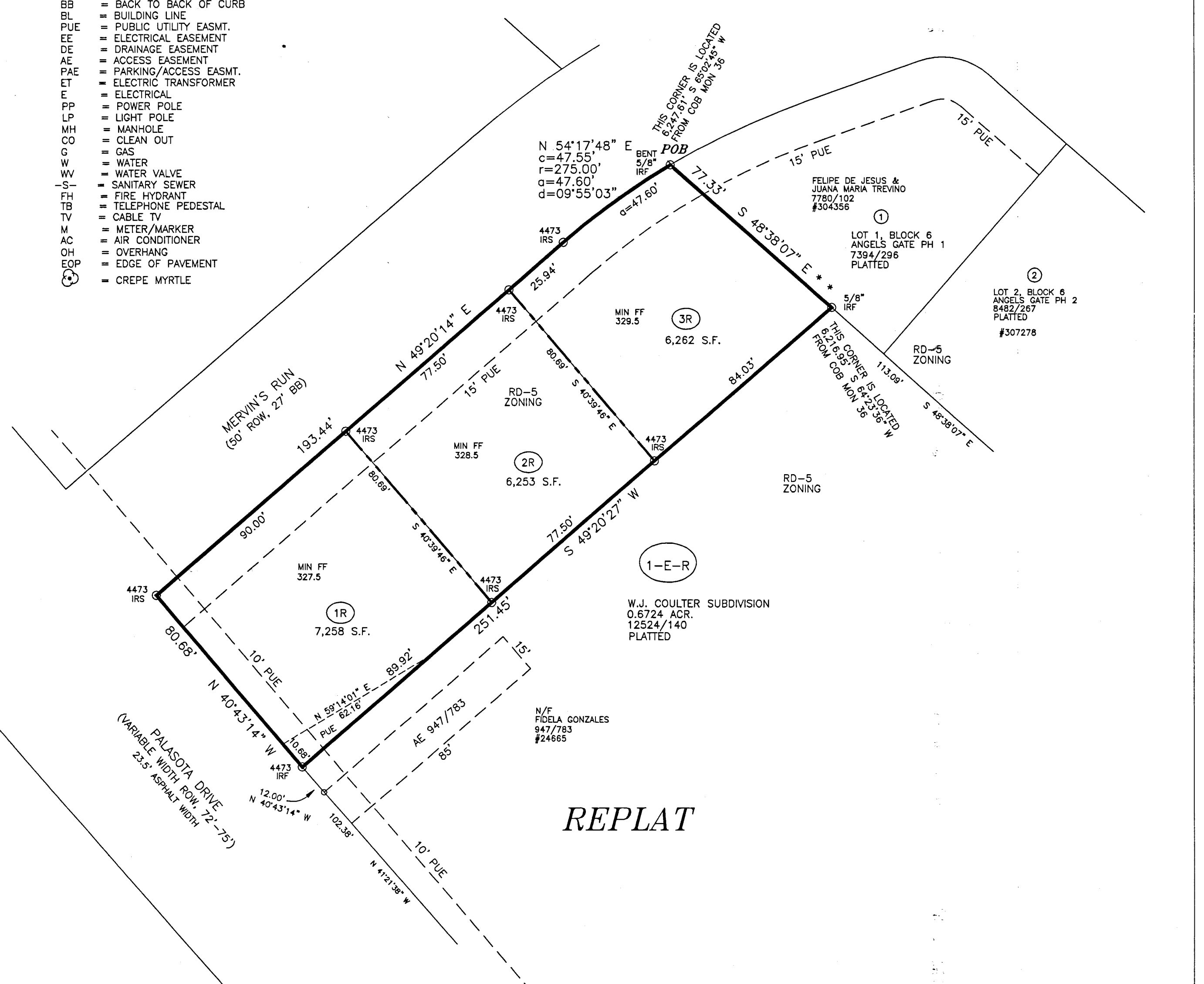
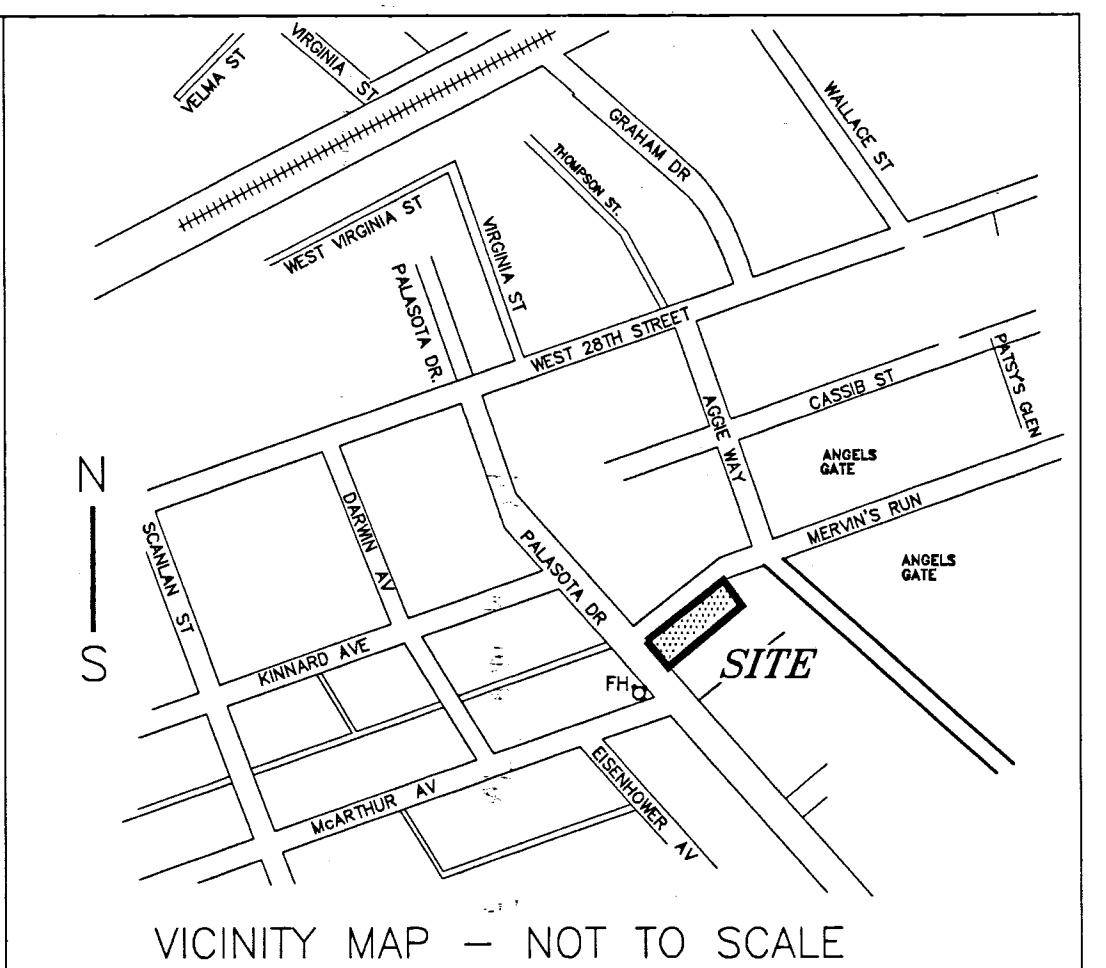
EXISTING PLAT
VOL. 12524, PG. 140

METES & BOUNDS DESCRIPTION
BEING A 0.4540-ACRE TRACT OR PARCEL OF LAND LYING AND BEING A PART OF THE W. J. COULTER SUBDIVISION, MORILLE TRACT, AN ADDITION TO THE CITY OF BRYAN, TEXAS, REPLATED AND RECORDED IN VOLUME 12524, PAGE 140, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.4540-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A BENT 5/8" IRON ROD FOUND MARKING THE WESTERMOST CORNER OF LOT 1, BLOCK 6, ANGELS GATE SUBDIVISION, PHASE 1, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7394, PAGE 296, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID ROD ALSO BEING LOCATED ON THE SOUTHEASTERN RIGHT OF WAY LINE OF MERVIN'S RUN, A CITY OF BRYAN 50'-WIDE PUBLIC RIGHT OF WAY;
THENCE S 48°38'07" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 1, BLOCK 6, FOR A TOTAL DISTANCE OF 77.33' TO A 5/8" IRON ROD FOUND MARKING THE NORTHEASTMOST CORNER OF LOT 1-E-R, W. J. COULTER SUBDIVISION, MORILLE TRACT, RECORDED IN VOLUME 12524, PAGE 140, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS. THIS CORNER IS ALSO LOCATED 6,216.95' S 64°23'36" W FROM COB MON 36.
THENCE S 49°20'27" W, ALONG THE NORTH-WESTERN BOUNDARY LINE OF SAID LOT 1-E-R, FOR A DISTANCE OF 251.45' TO AN IRON ROD 4473, FOUND, ON THE NORTHEASTERN RIGHT OF WAY LINE OF PALASOTA DRIVE, A CITY OF BRYAN PUBLIC RIGHT OF WAY WITH A WIDTH VARYING BETWEEN 72' AND 75';
THENCE N 40°43'14" W, CONTINUING ALONG SAID PALASOTA DRIVE RIGHT OF WAY LINE, FOR A DISTANCE OF 80.68' TO AN IRON ROD 4473, SET, AT THE INTERSECTION OF THE NORTHEASTERN RIGHT OF WAY LINE OF PALASOTA DRIVE AND THE SOUTHEASTERN RIGHT OF WAY LINE OF MERVIN'S RUN;
THENCE N 49°20'14" E, ALONG MERVIN'S RUN SOUTHEASTERN RIGHT OF WAY LINE, FOR A DISTANCE OF 193.44' TO AN IRON ROD 4473, SET;
THENCE CONTINUING ALONG SAID MERVIN'S RUN SOUTHEASTERN RIGHT OF WAY LINE WHICH IS A CURVE TO THE RIGHT WITH THE FOLLOWING DATA: CHORD 47.55', CHORD BEARING N 54°17'48" E, RADIUS 275.00', ARC 47.60', DELTA ANGLE 09°55'03", TO THE POINT OF BEGINNING CONTAINING 0.4540 ACRES OF LAND MORE OR LESS.

- LEGEND
IR = IRON ROD
IP = IRON PIPE
CM = CONCRETE MARKER
MOC = MARK ON CONCRETE
4473 = SURVEYOR'S CAP LICENSE #
S = SET
F = FOUND
= CENTRAL APPRAISAL DISTRICT
FC = FENCE CORNER
FP = FENCE POST
FCR = 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.
ET = ELECTRIC TRANSFORMER
E = ELECTRICAL
PP = POWER POLE
LP = LIGHT POLE
MH = MANHOLE
CO = CLEAN OUT
G = GAS
W = WATER
WV = WATER VALVE
SS = SANITARY SEWER
FH = FIRE HYDRANT
TB = TELEPHONE PEDESTAL
CTV = CABLE TV
M = METER/MARKER
AC = AIR CONDITIONER
OH = OVERHANG
EOP = EDGE OF PAVEMENT
C = CREPE MYRTLE

SITE BENCH MARKS
DMS. MH ON PALASOTA DR.
NORTH POINT ON RM
ELEV. 325.72
BMT CUT ON CURB
ELEV. 328.92
BMT CUT ON CURB
ELEV. 329.50

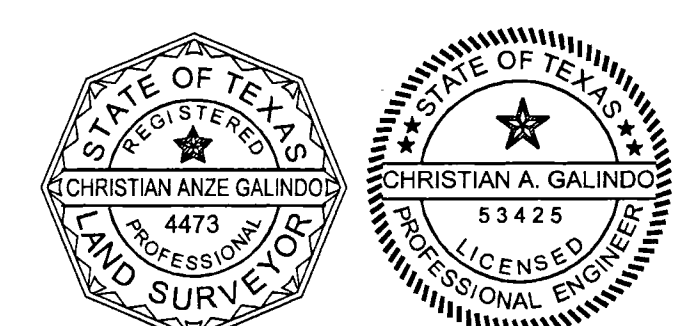
- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. MEASURED CALLS MATCH RECORDED CALLS.
3. BEARING SOURCE IS THE REPLAT RECORDED IN 12524/140.
4. BASE LINE IS NOTED WITH **.
5. ALL CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS OTHERWISE INDICATED.
6. MINIMUM BLS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES.
7. PLANNING VARIANCE (PV15-04), TO REDUCE THE MINIMUM REQUIRED LOT DEPTH, WAS APPROVED ON JULY 16, 2015, BY THE CITY OF BRYAN PLANNING AND ZONING COMMISSION.
8. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN AREA PER FEMA PANEL 48041C0195E FOR BRAZOS COUNTY, DATED MAY 16, 2012, AND REVISED BY LOUW DATED JUL. 7, 2014.
9. 6" SANITARY SEWER LINE ALONG MERVIN'S LANE AND ASSOCIATED MAN HOLES ARE PROPOSED.
10. NO ACCESS FROM AND TO PALASOTA DRIVE WILL BE ALLOWED FOR LOT 1R.
11. BENCH MARK CHART FOR ELEVATION CONTROL IS SHOWN HEREON.
12. LOT NUMBERS ARE DEPICTED IN CIRCLES OR OVALS.
13. LOT 1R WILL NOT TAKE ACCESS OFF OF PALASOTA DRIVE.
14. BUSHES ALONG THE SOUTHEAST LINE OF MERVIN'S RUN ARE EXISTING. THE PROPOSED SANITARY SEWER LINE WILL BE LOCATED 5' INSIDE THE EDGE OF THE PUE WHICH WILL BE SUFFICIENTLY APART TO PROTECT THE BUSHES. HOWEVER IT MIGHT BE NECESSARY TO REMOVE SOME OF THEM LATER IN ORDER TO PROVIDE DRIVEWAY ACCESS TO THE LOTS.
15. THERE WILL BE NO UNDERGROUND UTILITIES OTHER THAN THE PROPOSED SEWER LINE WITHIN THE PROPOSED EASEMENT.
16. MINIMUM DWELLING FINISHED FLOOR ELEVATIONS ARE SHOWN TO FACILITATE PROPER SANITARY SERVICE SEWERING.



REPLAT

FINAL PLAT OF
LOTS 1R, 2R AND 3R
W.J. COULTER SUBDIVISION OF THE MORILLE TRACT

Table with 4 columns: OWNER/DEVELOPER, BEING ALL OF THE COMMON AREA OF THE W.J. COULTER SUBDIVISION OF THE MORILLE TRACT, DATE, DRAWN BY, APPROVED BY, REVISIONS, PROJECT, SHEET. Includes details for B/CS HABITAT FOR HUMANITY and Nathan Touchette.



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