CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC.

REPRESENTED BY _____
OWNER OF THE LAND SHOWN HEREON AS RECORDED IN VOL. 11626, PG. 256, OFFICIAL RECORDS BRAZOS COUNTY, TEXAS, AND WHICH IS DESIGNATED HEREIN AS THE "FINAL PLAT OF PROVIDENCE SUBDIVISION" IN THE CITY OF BRYAN, TX AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN

_____
OWNER

_____
LIENHOLDER APPROVAL (IF ANY)

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS_____ DAY OF _____ 2014.

_____
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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_____ DAY OF _____ 2014.

_____
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF TEXAS

APPROVAL OF THE CITY ENGINEER

I, _____, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINACES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2014.

_____
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____, CITY PLANNER AND/OR DESIGNATED SECRETARY FO 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 _____ DAY OF _____, 2014.

_____
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I,_____, 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 _____ DAY OF_____, 2014 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2014.

_____
CHAIR, PLANNING AND ZONING COMMISSION, BRYAN, TEXAS

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2014 AND RECORDED IN THE OFFIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME _____, PAGE _____.

_____
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.

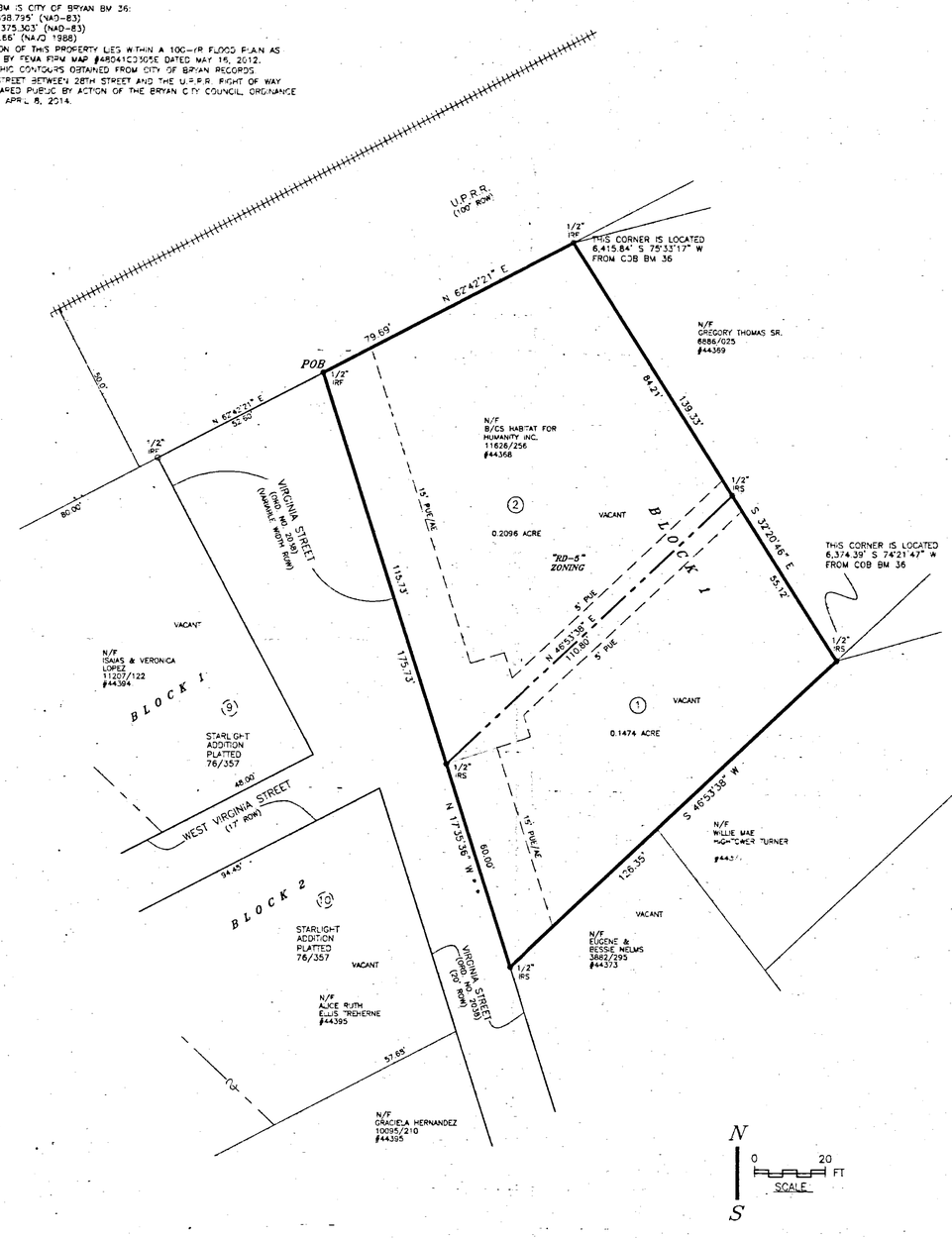
Christian Galindo

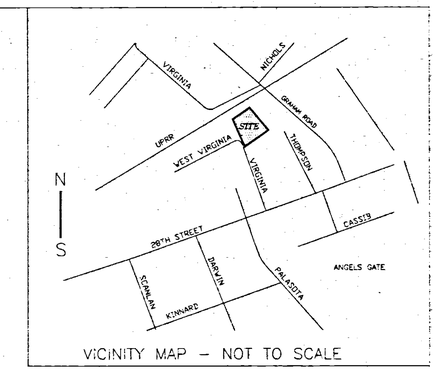
CHRISTIAN A. GALINDO, P.E.# 53425, R.P.L.S.# 4473
AUGUST 1, 2014

STATE OF TEXAS REGISTERED CHRISTIAN ANZE GALINDO 4473 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS CHRISTIAN A. GALINDO 53425 LICENSED PROFESSIONAL ENGINEER

NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 0.3570 ACR.
4. BEARING SOURCE IS THE PLAT OF GRAHAM DRIVE ADDITION RECORDED IN 4893/161.
5. BASE LINE IS NOTED WITH * *.
6. COMMITMENT REF. NONE
7. PRIMARY BM IS CITY OF BRYAN BM 36:
   X=3,541,898.795' (NAD-83)
   Y=10,231,375.303' (NAD-83)
   ELEV=371.66' (NAVD 1988)
8. NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YR FLOOD PLAIN AS INDICATED BY FEMA FIRM MAP #48041C0305E DATED MAY 16, 2012.
9. TOPOGRAPHIC CONTOURS OBTAINED FROM CITY OF BRYAN RECORDS.
10. VIRGINIA STREET BETWEEN 28TH STREET AND THE U.P.R.R. RIGHT OF WAY WAS DECLARED PUBLIC BY ACTION OF THE BRYAN CITY COUNCIL ORDINANCE No. 2038, APRIL 8, 2014.





VICINITY MAP – NOT TO SCALE

LEGEND

IR	= IRON ROD
IP	= IRON PIPE
CM	= CONCRETE MARKER
MOC	= MARK ON CONCRETE
CAP	= CAPPED
S	= SET
F	= 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.
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
TV	= CABLE TV
M	= METER/MARKER
AC	= AIR CONDITIONER
OH	= OVERHANG
EOP	= EDGE OF PAVEMENT
BOC	= BACK OF CURB
PE	= PEDESTRIAN ACCESS EASMT.
IV	= IRRIGATION VALVE

PROVIDENCE SUBDIVISION
METES AND BOUNDS DESCRIPTION

BEING A 0.3570-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, A-62, AND BEING A TRACT OF LAND CONVEYED TO B/CS HABITAT FOR HUMANITY, INC. BY DEED RECORDED IN VOLUME 11626, PAGE 256, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.3570-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ½" IRON ROD FOUND MARKING THE NORTHERNMOST CORNER OF LOT 9, BLOCK 1, STARLIGHT ADDITION, AN ADDITION TO THE CITY OF BRYAN PLATTED AND RECORDED IN VOLUME 76, PAGE 357, DEED RECORDS, BRAZOS COUNTY, TEXAS, SAID ROD ALSO BEING ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF THE 100.00'-WIDE UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE N 62°42'21" E, ALONG THE SAID RAILROAD RIGHT-OF-WAY LINE, WHICH IS ALSO THE NORTHERN RIGHT OF WAY LINE OF VIRGINIA STREET, A CITY OF BRYAN VARIABLE WIDTH RIGHT OF WAY DECLARED PUBLIC BY BRYAN CITY COUNCIL ORDINANCE NO. 2038, APRIL 8, 2014, FOR A DISTANCE OF 52.60' TO A ½" IRON ROD FOUND, WHICH IS THE POINT OF BEGINNING;

THENCE N 62°42'21" E, CONTINUING ALONG THE SAID RAILROAD RIGHT-OF-WAY LINE, FOR A DISTANCE OF 79.69' TO A ½" IRON ROD FOUND, MARKING THE WESTERNMOST CORNER OF THE GREGORY THOMAS SR. TRACT DESCRIBED IN DEED RECORDED IN VOLUME 6886, PAGE 025, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 32°20'46" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF THE SAID THOMAS TRACT, FOR A DISTANCE OF 139.33' TO A ½" IRON ROD SET, ON THE NORTHWESTERN BOUNDARY LINE OF THE WILLIE MAE HIGHTOWER TURNER TRACT WITH BCAD # 44371 IN THE BRAZOS COUNTY, TEXAS, APPRAISAL DISTRICT RECORDS;

THENCE S 46°53'38" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID TURNER TRACT, AND CONTINUING ALONG THE NORTHWESTER BOUNDARY LINE OF THE EUGENE & BESSIE NELMS TRACT DESCRIBED IN DEED RECORDED IN VOLUME 3882, PAGE 295, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, TO THE WESTERNMOST CORNER OF SAME FOR A TOTAL DISTANCE OF 126.35' TO A ½" IRON ROD SET MARKING THE NORTHEAST RIGHT OF WAY LINE OF THE ABOVE MENTIONED VIRGINIA STREET RIGHT OF WAY;

THENCE N 17°35'36" W, ALONG THE NORTHWESTERN RIGHT-OF-WAY LINE OF SAID VIRGINIA STREET, FOR A DISTANCE OF 175.73' TO THE POINT OF BEGINNING, CONTAINING A 0.3570 ACRE OF LAND MORE OR LESS.

NOTE: BEARING SOURCE IS THE PLAT OF GRAHAM DRIVE ADDITION, AN ADDITION TO THE CITY OF BRYAN PLATTED AND RECORDED IN VOLUME 4893, PAGE 161.

N
0 20 FT
SCALE
S

FINAL PLAT
PROVIDENCE SUBDIVISION

Development
AUG 01 2014
RECEIVED

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100259-00

OWNER/DEVELOPER:			
JIM DAVIS, PROPERTY DIRECTOR B/CS HABITAT FOR HUMANITY 119 LAKE STREET BRYAN, TX 77801 TEL: 979-823-7200 FAX: 979-775-7412	*1220 VIRGINIA STREET* *0.3570-ACRE* *S.F. AUSTIN LEAGUE NO. 9, A-62* *BRYAN, BRAZOS COUNTY, TEXAS*	DATE: JULY 31, 2014 DESIGNED BY: CJT APPROVED BY: CAG REVISIONS:	PROJECT *5-14* SHEET *1* OF *1*