

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

ROBERT L. HORTON AND ANN M. HORTON, OWNERS OF PART OF THE LAND SHOWN ON THIS PLAT CONVEYED TO US BY DEEDS RECORDED IN VOLUME 13109, PAGE 202, AND VOLUME 13186, PAGE 228, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, WHOSE NAMES ARE SUBSCRIBED HERETO, SAID LAND BEING DESIGNATED HEREIN AS THE "FINAL PLAT OF LOTS 1A, 1B AND 2R, BLOCK 1, NANCY WHITLOCK SUBDIVISION" IN THE CITY OF BRYAN, 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.

OWNER NONE
OWNER NONE

LIEN HOLDER (IF ANY) APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, THE UNDERSIGNED, 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 _____ DAY OF _____, 2016.

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY 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 _____ DAY OF _____, 2016.

CITY ENGINEER, 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 _____, 2016 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2016.

CHAIR, PLANNING AND ZONING COMMISSION, BRYAN, TEXAS

CERTIFICATION BY 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 _____ DAY OF _____, 2016, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

DAVID LOTT, OWNER OF PART OF THE LAND SHOWN ON THIS PLAT CONVEYED TO ME BY DEED RECORDED IN VOLUME 13329, PAGE 180, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, WHOSE NAME IS SUBSCRIBED HERETO, SAID LAND BEING DESIGNATED HEREIN AS THE "FINAL PLAT OF LOTS 1A, 1B AND 2R, BLOCK 1, NANCY WHITLOCK SUBDIVISION" IN THE CITY OF BRYAN, 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.

OWNER NONE
OWNER NONE

LIEN HOLDER (IF ANY) APPROVAL

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 THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING A 0.8073-ACRE TRACT OR PARCEL OF LAND LYING AND BEING A PART OF LOTS 1 AND 2, BLOCK 1, NANCY WHITLOCK SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE RE-SUBDIVISION PLAT OF THE NANCY WHITLOCK SUBDIVISION RECORDED IN VOLUME 3507, PAGE 001, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, SAID 0.8073-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 3, BLOCK 1, IN SAID NANCY WHITLOCK SUBDIVISION, SAID ROD ALSO MARKING THE NORTHEASTERN RIGHT OF WAY LINE OF NUCHE LANE, A CITY OF BRYAN 55'-WIDE PUBLIC RIGHT OF WAY;

THENCE N 44°35'20" E ALONG THE SOUTHEAST LINE OF SAID LOT 3 TO THE SOUTHWEST BOUNDARY LINE OF LOT 4, BLOCK 1, NANCY WHITLOCK SUBDIVISION, FOR A DISTANCE OF 206.97' TO A 1/2" IRON ROD FOUND;

THENCE S 47°26'35" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 4 TO THE NORTH CORNER OF LOT 5, BLOCK 11, SHIMEN & CARRABBA SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, PLATTED AND RECORDED IN VOLUME 122, PAGE 410, DEED RECORDS, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 170.00' TO A 1/2" IRON ROD FOUND;

THENCE S 44°35'20" W ALONG THE NORTHWESTERN BOUNDARY LINE OF BLOCK 11 OF SAID SHIMEN & CARRABBA SUBDIVISION TO THE NORTHEASTERN RIGHT OF WAY OF SAID NUCHE LANE FOR A DISTANCE OF 207.00' TO AN IRON ROD FOUND;

THENCE N 47°25'54" N ALONG SAID NORTHEASTERN RIGHT OF WAY LINE OF NUCHE LANE FOR A DISTANCE OF 170.00' TO THE POINT OF BEGINNING CONTAINING 0.8073 ACRE OF LAND MORE OR LESS.

CERTIFICATE OF SURVEYOR AND ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

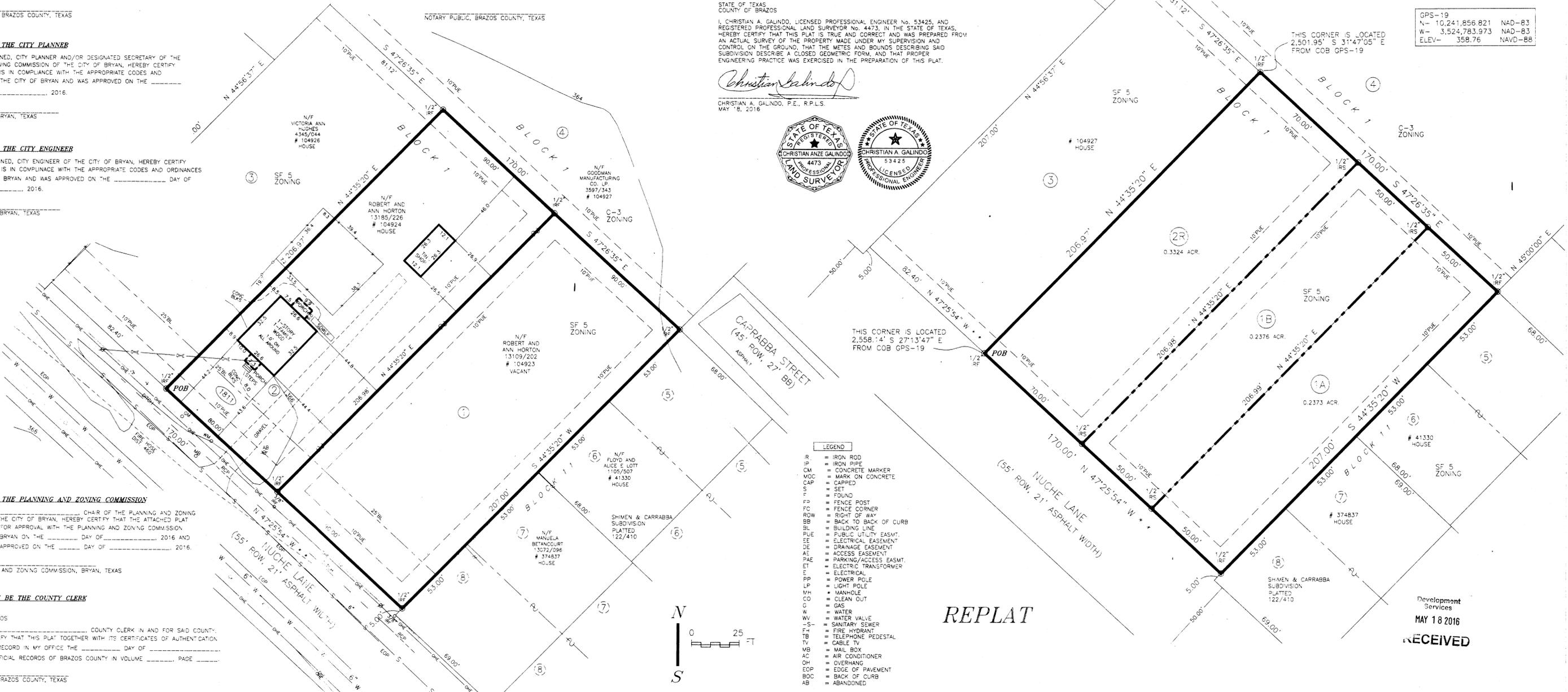
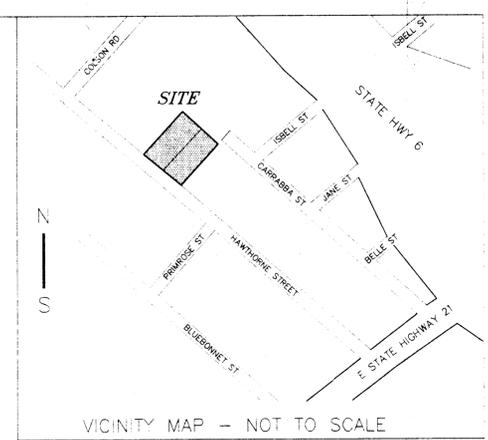
I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT 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.
MAY 18, 2016



- NOTES:
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 - ALL CALLS ARE MEASURED CALLS.
 - TOTAL AREA = 0.8073 ACR.
 - BEARING SOURCE IS REPLAT RECORDED IN 3507/001.
 - BASE LINE IS NOTED WITH * * *
 - ALL CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS OTHERWISE INDICATED.
 - BLK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF BRYAN ZONING ORDINANCE.
 - THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN AREA PER FEMA PANEL 48041C0205F FOR BRAZOS COUNTY, DATED APR. 2, 2014.
 - COMMITMENT REFERENCES: LAWYERS TITLE CO. FILE # S37076 AND FILE # S37075.
 - BLANKET EASEMENTS AFFECTING THIS PROPERTY:
 - HUMBLE PIPELINE CO. IN 57/359
 - LONE STAR GAS CO. IN 71/397
 - CONTOUR DATA OBTAINED FROM CITY OF BRYAN'S RECORDS.
 - LAY OF HOSE DISTANCE FROM FH AT S.W. CORNER OF NUCHE LN AND COLSON RD TO THE FRONT OF LOT 1A IS 460'.



- LEGEND**
- IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MARKER
 - VOC = MARK ON CONCRETE
 - CAP = CAPPED
 - SET = 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
 - C = GAS
 - W = WATER
 - WV = WATER VALVE
 - SS = SANITARY SEWER
 - FH = FIRE HYDRANT
 - TB = TELEPHONE PEDESTAL
 - TV = CABLE TV
 - MB = MAIL BOX
 - AC = AIR CONDITIONER
 - OH = OVERHANG
 - EOP = EDGE OF PAVEMENT
 - BOC = BACK OF CURB
 - AB = ABANDONED

REPLAT

EXISTING PLAT
VOL. 3507, PG. 001

FOR REVIEW ONLY

FINAL PLAT OF LOTS 1A, 1B AND 2R
BLOCK 1, NANCY WHITLOCK SUBDIVISION

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

OWNER/DEVELOPER:
ROBERT & ANN HORTON
801 NORTH ROSEMARY DR.
BRYAN, TX 77802
TEL. 979-595-1369
CELL. 979-324-2628

0.8073 ACRE
BEING A PART OF LOTS 1 & 2, BLOCK 1
NANCY WHITLOCK SUBDIVISION
VOL. 3507, PG. 001, DEED RECORDS
BRYAN, BRAZOS COUNTY, TEXAS

DATE: MAY 18, 2016
DRAWN BY: CAG, YZZ
APPROVED BY: CAG
REVISIONS:

PROJECT
5-16
SHEET
1 OF 1

Development Services
MAY 18 2016
RECEIVED