

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 13185, PAGE 228, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS...

OWNER NONE
LIEN HOLDER (IF ANY) APPROVAL NONE
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 HE EXECUTED THE SAME FOR THE PURPOSE THEREIN STATED...

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'...

OWNER NONE
LIEN HOLDER (IF ANY) APPROVAL NONE
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...

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

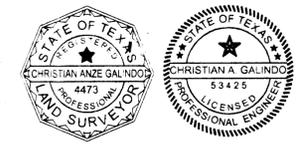
PLAT AREA METES AND BOUNDS DESCRIPTION

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 1, 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 NORTH-WESTERN BOUNDARY LINE OF BLOCK 11 OF SAID SHIMEN & CARRABBA SUBDIVISION TO THE NORTH-EASTERN RIGHT OF WAY OF SAID NUCHE LANE FOR A DISTANCE OF 207.00' TO AN IRON ROD FOUND;
THENCE N 47°25'54" W 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.

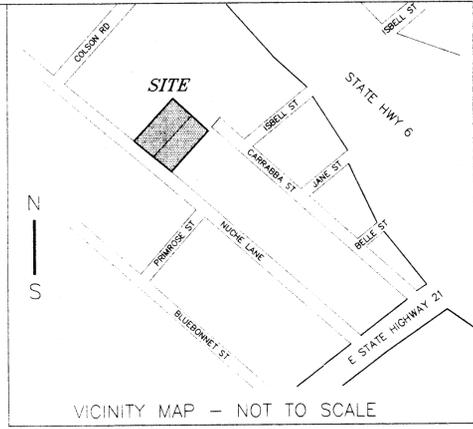
CERTIFICATE OF SURVEYOR AND ENGINEER

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.

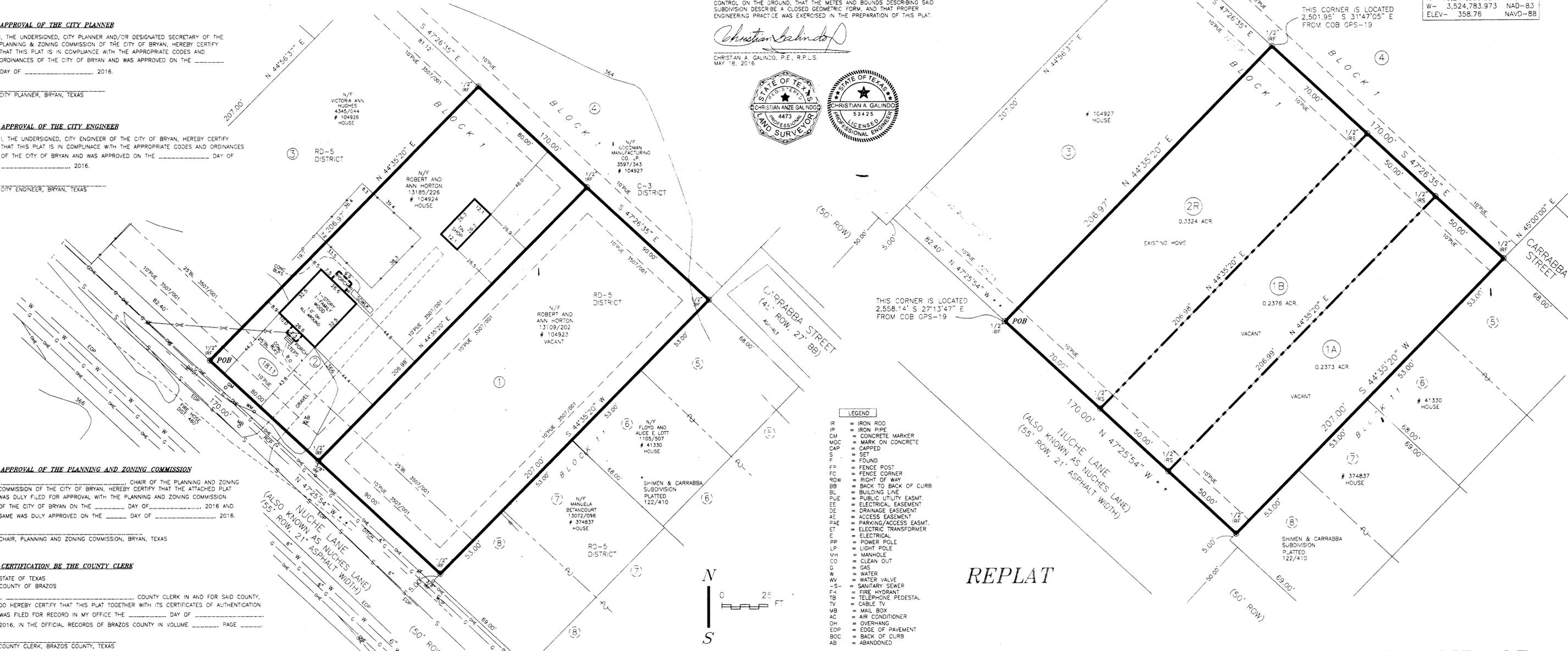
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
MAY 18, 2016



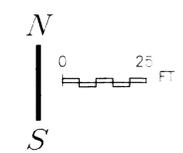
- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. ALL CALLS ARE MEASURED CALLS.
3. TOTAL AREA = 0.8073 ACR.
4. BEARING SOURCE IS REPLAT RECORDED IN 3507/001.
5. BASE LINE IS NOTED WITH ' * '
6. ALL CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS OTHERWISE INDICATED.
7. BL# SHALL BE IN ACCORDANCE WITH CURRENT CITY OF BRYAN ZONING ORDINANCE.
8. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN AREA PER FEMA PANEL 48041C0205F FOR BRAZOS COUNTY, DATED APR. 2, 2014.
9. COMMITMENT REFERENCES: JANAYERS TITLE CO. FILE # S37076 AND FILE # S37075.
10. BLANKET EASEMENTS AFFECTING THIS PROPERTY:
- HUMBLE PIPELINE CO. IN 57/359
- LONE STAR GAS CO. IN 71/397.
11. CONTOUR DATA OBTAINED FROM CITY OF BRYAN'S RECORDS.
12. LAY OF HOSE DISTANCE FROM FH AT S.W. CORNER OF NUCHE LN AND COLSON RD TO THE FRONT OF LOT 1A IS 460'.
13. THE ZONING OF THIS PROPERTY IS RD-5 DISTRICT.
14. SINCE NUCHE LANE IS A COLLECTOR STREET ON-SITE TURN AROUND WILL BE REQUIRED FOR THE VACANT LOTS.



GPS-19
N= 10,241,856.821 NAD-83
W= 3,524,783.973 NAD-83
ELEV= 358.76 NAVD-88
THIS CORNER IS LOCATED 2,501.95' S 31°47'05" E FROM COB GPS-19



- LEGEND
IR = IRON ROD
IP = IRON PIPE
CM = CONCRETE MARKER
MOC = MARK ON CONCRETE
CAP = CAPED
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
WH = MANHOLE
CO = CLEAN OUT
G = 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
AS = ABANDONED



REPLAT

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

Table with 4 columns: OWNER/DEVELOPER (Robert & Ann Horton), ACRES (0.8073), DATE (May 18, 2016), and PROJECT (5-16). Includes contact information for Galindo Engineers and Planners, Inc.

EXISTING PLAT
VOL. 3507, PG. 001

FOR REVIEW ONLY

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEY 4G 100269-20