02-20-08A10:20 RCVD

Received
FEB 2 0 2008
Development & Engineering Services

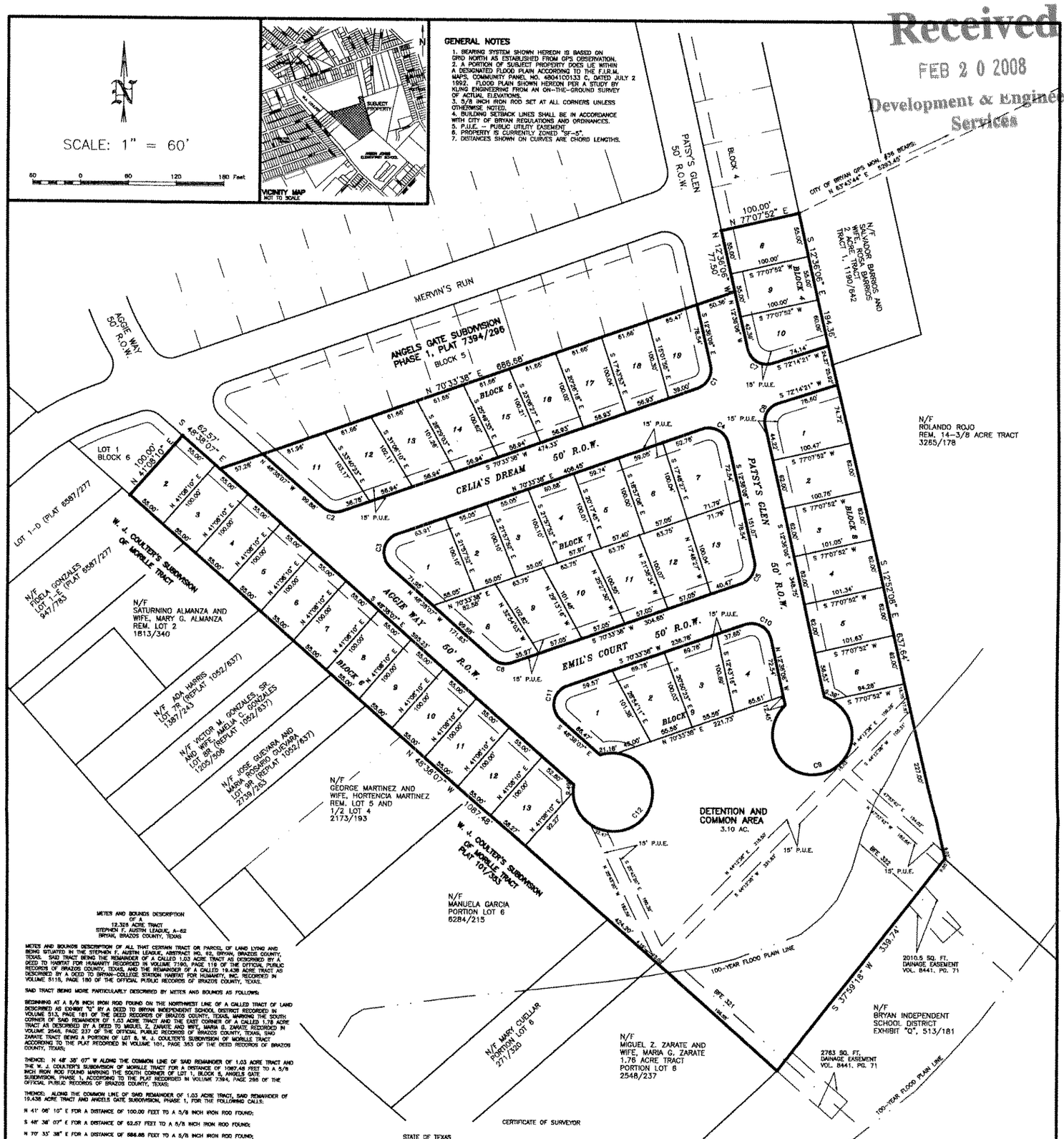
SCALE: 1" = 60'

60 0 60 120 180 Feet

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0133 C, DATED JULY 2 1992. FLOOD PLAIN SHOWN HEREON PER A STUDY BY KLING ENGINEERING FROM AN ON-THE-GROUND SURVEY OF ACTUAL ELEVATIONS.
3. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN REGULATIONS AND ORDINANCES.
5. P.U.E. — PUBLIC UTILITY EASEMENT
6. PROPERTY IS CURRENTLY ZONED "SF-5".
7. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.



METES AND BOUNDS DESCRIPTION
OF A
12.326 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 1.03 ACRE TRACT AS DESIGNED BY A DEED TO HABITAT FOR HUMANITY RECORDED IN VOLUME 7190, PAGE 119 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 19.438 ACRE TRACT AS DESCRIBED BY A DEED TO BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC. RECORDED IN VOLUME 5115, PAGE 180 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF A CALLED TRACT OF LAND DESCRIBED AS EXHIBIT "Q" BY A DEED TO BRYAN INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 513, PAGE 181 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF SAID REMAINDER OF 1.03 ACRE TRACT AND THE EAST CORNER OF A CALLED 1.76 ACRE TRACT AS DESCRIBED BY A DEED TO MIGUEL Z. ZARATE AND WIFE, MARIA G. ZARATE RECORDED IN VOLUME 2548, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID ZARATE TRACT BEING A PORTION OF LOT 8, W. J. COULTER'S SUBDIVISION OF MORELLE TRACT ACCORDING TO THE PLAT RECORDED IN VOLUME 101, PAGE 303 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 48° 38' 07" W ALONG THE COMMON LINE OF SAID REMAINDER OF 1.03 ACRE TRACT AND THE W. J. COULTER'S SUBDIVISION OF MORELLE TRACT FOR A DISTANCE OF 1067.48 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF LOT 1, BLOCK 5, ANGELS GATE SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT RECORDED IN VOLUME 7394, PAGE 296 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 1.03 ACRE TRACT, SAID REMAINDER OF 19.438 ACRE TRACT AND ANGELS GATE SUBDIVISION, PHASE 1, FOR THE FOLLOWING CALLS:

N 41° 06' 10" E FOR A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND;

S 48° 38' 07" E FOR A DISTANCE OF 62.57 FEET TO A 5/8 INCH IRON ROD FOUND;

N 70° 33' 38" E FOR A DISTANCE OF 586.86 FEET TO A 5/8 INCH IRON ROD FOUND;

N 12° 36' 06" W FOR A DISTANCE OF 77.50 FEET TO A 5/8 INCH IRON ROD FOUND;

N 77° 07' 52" E FOR A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID REMAINDER OF 19.438 ACRE TRACT AND A CALLED 2 ACRE TRACT AS DESCRIBED BY A DEED TO SALVADOR BARRIOS AND WIFE, ROSA BARRIOS RECORDED IN VOLUME 1190, PAGE 642 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 12° 36' 06" E ALONG THE COMMON LINE OF SAID REMAINDER OF 19.438 ACRE TRACT AND SAID 2 ACRE TRACT FOR A DISTANCE OF 194.35 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 2 ACRE TRACT AND A WEST CORNER OF THE REMAINDER OF A CALLED 14-3/8 ACRE TRACT AS DESCRIBED BY A DEED TO ROLANDO ROJO RECORDED IN VOLUME 3265, PAGE 178 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 12° 52' 05" E ALONG THE COMMON LINE OF SAID REMAINDER OF 19.438 ACRE TRACT AND SAID REMAINDER OF 14-3/8 ACRE TRACT FOR A DISTANCE OF 637.64 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID SCHOOL TRACT;

THENCE: S 37° 59' 18" W ALONG THE COMMON LINE OF SAID REMAINDER OF 19.38 ACRE TRACT AND SAID SCHOOL TRACT FOR A DISTANCE OF 339.74 FEET TO THE POINT OF BEGINNING CONTAINING 12.326 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	83°09'44"	36.29	22.18	S 28°58'46" W	33.18
C2	25.00	67°48'15"	26.53	14.67	N 79°02'14" W	25.30
C3	25.00	119°11'45"	52.01	42.81	N 10°57'46" E	43.12
C4	25.00	96°50'16"	42.25	28.18	S 61°01'14" E	37.40
C5	25.00	83°09'44"	36.29	22.18	S 28°58'46" W	33.18
C6	25.00	67°48'15"	26.53	14.67	N 79°02'14" W	25.30
C7	24.00	85°06'33"	35.88	22.26	N 60°10'52" W	35.43
C8	24.00	84°50'27"	35.54	21.93	S 29°49'08" W	32.38
C9	50.00	300°00'00"	261.80	25.87	S 77°23'54" W	50.00
C10	25.00	96°50'16"	42.25	28.18	N 61°01'14" W	37.40
C11	25.00	119°11'45"	52.01	42.81	S 10°57'46" W	43.12
C12	50.00	300°00'00"	261.80	25.87	S 41°21'53" W	50.00

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will described a closed geometric form.

_____
Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____ Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 2008, and same was duly approved on the ____ day of _____, 2008.

_____
Chairman

CERTIFICATION OF 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 _____, 2008.

_____
City Planner, City of Bryan

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 _____, 2008.

_____
City Engineer, City of Bryan

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 authentification was filed for record in my office on the ____ day of _____, 2008, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), HABITAT FOR HUMANITY, owner(s) and developer(s) of the land shown of this plat, being part of the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Vol. 5115, Pg. 180 and Vol. 7190, Pg. 119, 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 purposes identified.

_____
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2008.

_____
Notary Public, Brazos County, Texas

FINAL PLAT
OF
ANGELS GATE SUBDIVISION PHASE 2

12.326 ACRES, STEPHEN F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET
SURVEY DATE: JAN. 2008
PLAT DATE: 02-12-08
REVISED: 02-20-08
JOB NUMBER: 08-023
CAD NAME: 08-023
CRS FILE: ANGELGT

PREPARED BY:
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505 CHURCH AVENUE, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

ENGINEERS:
CSC ENGINEERING
3407 TABOR ROAD
BRYAN, TEXAS 77808
PHONE: (979) 776-2810

PREPARED FOR:
HABITAT FOR HUMANITY
119 LAKE STREET
BRYAN, TEXAS 77801
PHONE (979) 823-7200