CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

B/CS HABITAT FOR HUMANITY, REPRESENTED BY ______________________________

______________________ OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND CONVEYED TO US BY DEED RECORDED IN VOLUME 8408, PAGE 153, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, 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 IDENTIFIED.

____
OWNER

____
LIENHOLDER 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __________ DAY OF

______________________, 2008.

____
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 ______________________, 2008.

____
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 ______________________, 2008.

____
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, ______________________, CHAIRMAN OF THE PLANNING & 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 THE SAME WAS DULY APPROVED ON THE ____________ DAY OF ______________ 2008 BY SAID COMMISSION.

____
CHAIRMAN, PLANNING & 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 ______________________, 2008, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY 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. 83425, 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.
APRIL 29, 2008

STATE OF TEXAS — REGISTERED — CHRISTIAN ANZE GALINDO — 4473 — PROFESSIONAL — LAND SURVEYOR

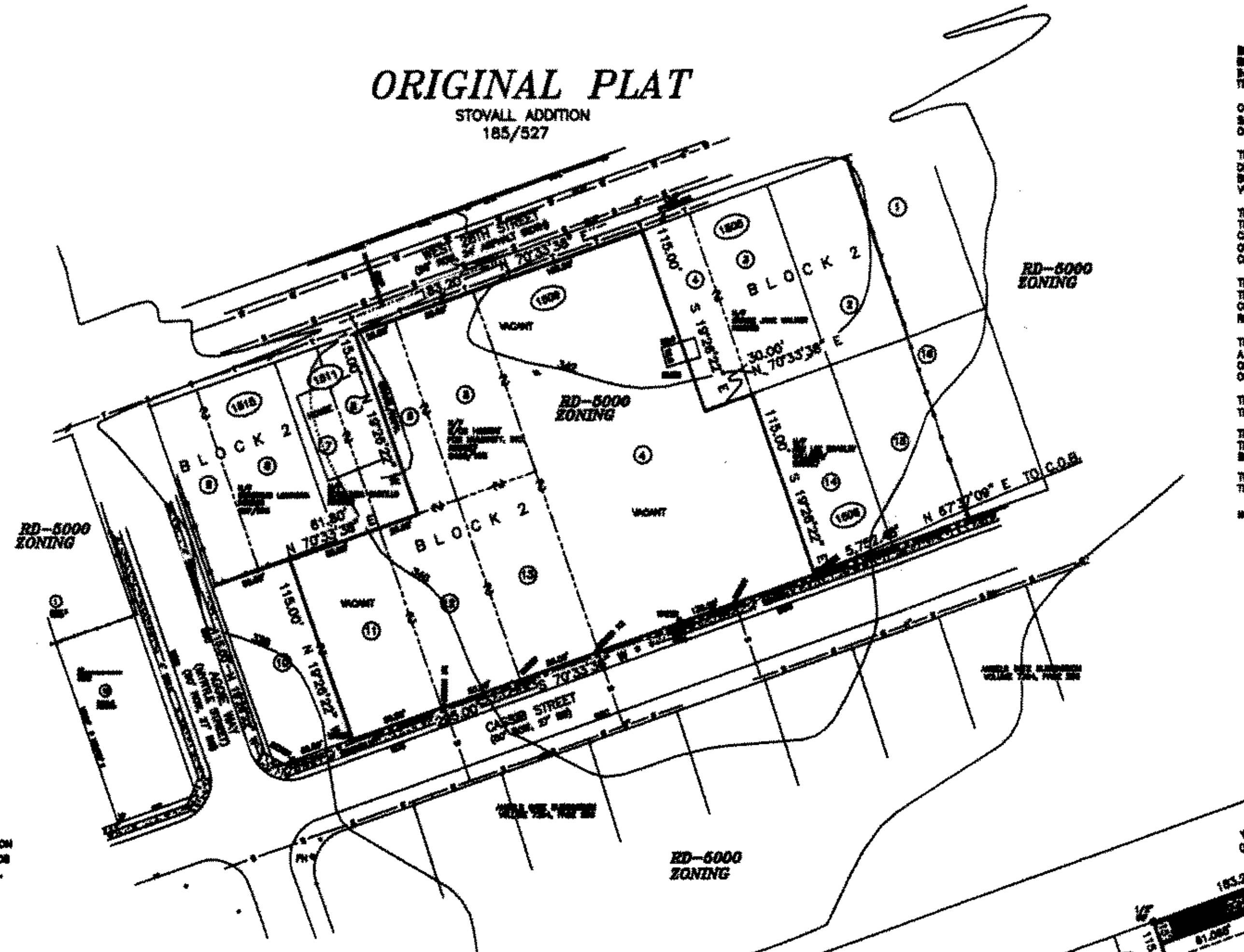
STATE OF TEXAS — CHRISTIAN A. GALINDO — 83425 — LICENSED — PROFESSIONAL ENGINEER

NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. MEASURED BOUNDARY CALLS MATCH RECORDED CALLS.
3. BEARING SOURCE IS REPLAT OF STOVALL ADDITION IN 7565/169 (BEARING SYSTEM BASED ON GRID NORTH).
4. BASE LINE IS NOTED WITH * *.
5. ALL CORNERS ARE MARKED WITH 1/2" IRON RODS.
6. COMMITMENT REF: UTC GF# 72436.
7. MINIMUM BLs SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
8. A VARIANCE FROM THE MIN. 50' LOT WIDTH FOR LOTS 11A THROUGH 13B WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON MAY 8, 2008.
9. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD PLAIN AREA PER FEMA PANEL 48041C0133C, DATED JUL. 2, 1992.

ORIGINAL PLAT

STOVALL ADDITION
185/527



RIGHT OF WAY DEDICATION
METES AND BOUNDS DESCRIPTION

BEING A 0.0631-ACRE TRACT OR PARCEL OF LAND LYING AND BEING A PART OF LOTS 4, 5 AND 6, BLOCK 2, STOVALL ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 185, PAGE 527, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.0631-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ½" IRON ROD SET MARKING THE EASTERNMOST CORNER OF LOT 10, BLOCK 2, SAID STOVALL ADDITION, AND SAID ROD BEING LOCATED ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF CASSIB STREET, A 50'-WIDE PUBLIC RIGHT-OF-WAY;

THENCE N 19°26'22" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID LOT 10, FOR A DISTANCE OF 115.00', TO A 1/2" IRON ROD SET, SAID ROD BEING LOCATED ON THE SOUTHEASTERN BOUNDARY LINE A TRACT OF LAND CONVEYED TO GERONIMO LONGORIA BY DEED RECORDED IN VOLUME 337, PAGE 273, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 70°33'38" E, ALONG THE SAID SOUTHEASTERN BOUNDARY LINE OF GERONIMO LONGORIA TRACT AND THE SOUTHEASTERN BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO ROSALINDA CASTILLO WITH APPRAISAL DISTRICT ID NUMBER R8062S, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 81.80', TO A 1/2" IRON ROD SET MARKING THE EASTERNMOST CORNER OF SAID ROSALINDA CASTILLO TRACT;

THENCE N 19°26'22" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID ROSALINDA CASTILLO TRACT, FOR A DISTANCE OF 115.00', TO A 1/2" IRON ROD SET MARKING THE NORTHERNMOST CORNER OF SAID ROSALINDA CASTILLO TRACT AND SAID ROD BEING LOCATED ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF WEST 28TH STREET, A 50' PUBLIC RIGHT-OF-WAY TO THE POINT OF BEGINNING;

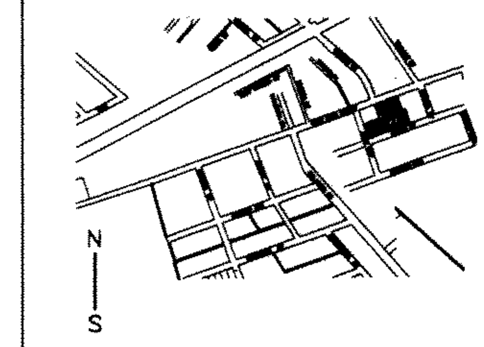
THENCE N 70°33'38" E, ALONG SAID SOUTHEASTERN RIGHT-OF-WAY LINE OF WEST 28TH STREET, FOR A DISTANCE OF 183.20', TO A 1/2" IRON ROD SET MARKING THE WESTERNMOST CORNER OF A TRACT OF LAND CONVEYED CARRIE JANE WALKER WITH APPRAISAL DISTRICT ID NUMBER R90026, BRAZOS COUNTY, TEXAS;

THENCE S 19°26'22" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID CARRIE JANE WALKER TRACT FOR A DISTANCE OF 15', TO AN IRON ROD SET;

THENCE S 70°33'38" W, THROUGH LOTS 4, 5 AND 6, PARALLEL AND 15' TO THE SOUTHEAST OF THE RIGHT OF WAY LINE OF WEST 28TH STREET, FOR A DISTANCE OF 183.20' TO THE NORTHEASTERN BOUNDARY LINE OF SAID ROSALINDA CASTILLO TRACT;

THENCE N 19°26'22" W, ALONG SAID NORTHEASTERN BOUNDARY LINE FOR A DISTANCE OF 15.00' TO THE POINT OF BEGINNING CONTAINING 0.0631 ACRE OF LAND MORE OR LESS.

NOTE: BEARING SOURCE IS THE REPLAT OF LOTS 6, 7, 8 & 9, BLOCK 1 AND LOTS 8, 9 & 10, BLOCK 2, STOVALL ADDITION, RECORDED IN VOL. 7565, PG. 169, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.



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
- (M) = MEASURED
- (R) = RECORDED

Received
APR 29 2008
Development & Engineering Services

REPLAT
METES AND BOUNDS DESCRIPTION

BEING A 1.2625-ACRE TRACT OR PARCEL OF LAND LYING AND BEING THE AGGREGATE OF LOTS 5, 11, 12, 13, AND PARTS OF LOTS 4 AND 6, BLOCK 2, STOVALL ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 185, PAGE 527, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 1.2625-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD SET MARKING THE EASTERNMOST CORNER OF SAID LOT 10, SAID ROD BEING LOCATED ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF CASSIB STREET, A 50'-WIDE PUBLIC RIGHT-OF-WAY;

THENCE N 19°26'22" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID LOT 10, FOR A DISTANCE OF 115.00', TO A 1/2" IRON ROD SET, SAID ROD BEING LOCATED ON THE SOUTHEASTERN BOUNDARY LINE A TRACT OF LAND CONVEYED TO GERONIMO LONGORIA BY DEED RECORDED IN VOLUME 337, PAGE 273, DEED RECORDS, BRAZOS COUNTY, TEXAS;

THENCE N 70°33'38" E, ALONG THE SAID SOUTHEASTERN BOUNDARY LINE OF GERONIMO LONGORIA TRACT AND THE SOUTHEASTERN BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO ROSALINDA CASTILLO WITH APPRAISAL DISTRICT ID NUMBER R8062S, BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 81.80', TO A 1/2" IRON ROD SET MARKING THE EASTERNMOST CORNER OF SAID ROSALINDA CASTILLO TRACT;

THENCE N 19°26'22" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID ROSALINDA CASTILLO TRACT, FOR A DISTANCE OF 115.00', TO A 1/2" IRON ROD SET MARKING THE NORTHERNMOST CORNER OF SAID ROSALINDA CASTILLO TRACT AND SAID ROD BEING LOCATED ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF WEST 28TH STREET, A 50' PUBLIC RIGHT-OF-WAY;

THENCE N 70°33'38" E, ALONG SAID SOUTHEASTERN RIGHT-OF-WAY LINE OF WEST 28TH STREET, FOR A DISTANCE OF 183.20', TO A 1/2" IRON ROD SET MARKING THE WESTERNMOST CORNER OF A TRACT OF LAND CONVEYED CARRIE JANE WALKER WITH APPRAISAL DISTRICT ID NUMBER R90026, BRAZOS COUNTY, TEXAS;

THENCE S 19°26'22" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID CARRIE JANE WALKER TRACT FOR A DISTANCE OF 115', TO AN IRON ROD SET MARKING THE SOUTHERNMOST CORNER OF SAID CARRIE JANE WALKER TRACT;

THENCE N 70°33'38" E, ALONG THE SOUTHEASTERN BOUNDARY LINE OF SAID CARRIE JANE WALKER TRACT, FOR A DISTANCE OF 30.00', TO A 1/2" IRON ROD SET MARKING THE WESTERNMOST CORNER OF A TRACT OF LAND CONVEYED TO AMY LEE BRADLEY GALLOWAY WITH APPRAISAL DISTRICT ID NUMBER R86037, BRAZOS COUNTY, TEXAS;

THENCE S 19°26'22" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID AMY LEE BRADLEY GALLOWAY TRACT, FOR A DISTANCE OF 115.00', TO A 1/2" IRON ROD SET MARKING THE SOUTHERNMOST CORNER OF SAID AMY LEE BRADLEY GALLOWAY TRACT, AND BEING LOCATED ON SAID NORTHWESTERN RIGHT-OF-WAY LINE OF CASSIB STREET;

THENCE S 70°33'38" W, ALONG THE SAID NORTHWESTERN RIGHT-OF-WAY LINE OF CASSIB STREET, FOR A DISTANCE OF 295.00', TO THE POINT OF BEGINNING, CONTAINING 1.2625 ACRES OF LAND MORE OR LESS

NOTE: BEARING SOURCE IS THE REPLAT OF LOTS 6, 7, 8 & 9, BLOCK 1 AND LOTS 8, 9 & 10, BLOCK 2, STOVALL ADDITION, RECORDED IN VOL. 7565, PG. 169, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

REPLAT

RD-5000
ZONING
1.2625 ACRES

CURRENT LAND USE:
5 AND 1/2 LOTS (RD-5000)

PROPOSED LAND USE:
9 DETACHED HOMES (RD-5000)

SCALE 0 — 50 FT
N
S

REPLAT IN PART OF BLOCK 2 STOVALL ADDITION

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

OWNER/DEVELOPER:			PROJECT
JAMES T. DAVIS, PROP. MGR. B/CS HABITAT FOR HUMANITY 119 LAKE STREET BRYAN, TX 77801 TEL: 979-823-7200 FAX: 979-775-7412	*CREATING LOTS 4R, 5R, 6R AND LOTS 11A, 11B, 12A, 12B, 13A AND 13B BLOCK 2, STOVALL ADDITION VOL. 185, PG. 527, DEED RECORDS BRYAN, BRAZOS COUNTY, TEXAS*	DATE: APRIL 16, 2008 DESIGNED BY: ASG APPROVED BY: CAG REVISIONS: APRIL 22, 2008 APRIL 29, 2008	*5-08* SHEET *1 of 1*