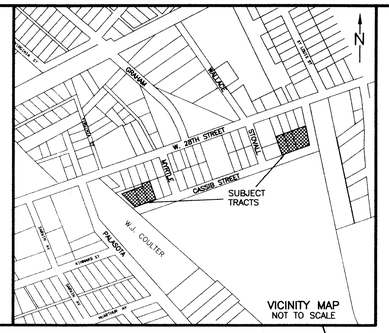
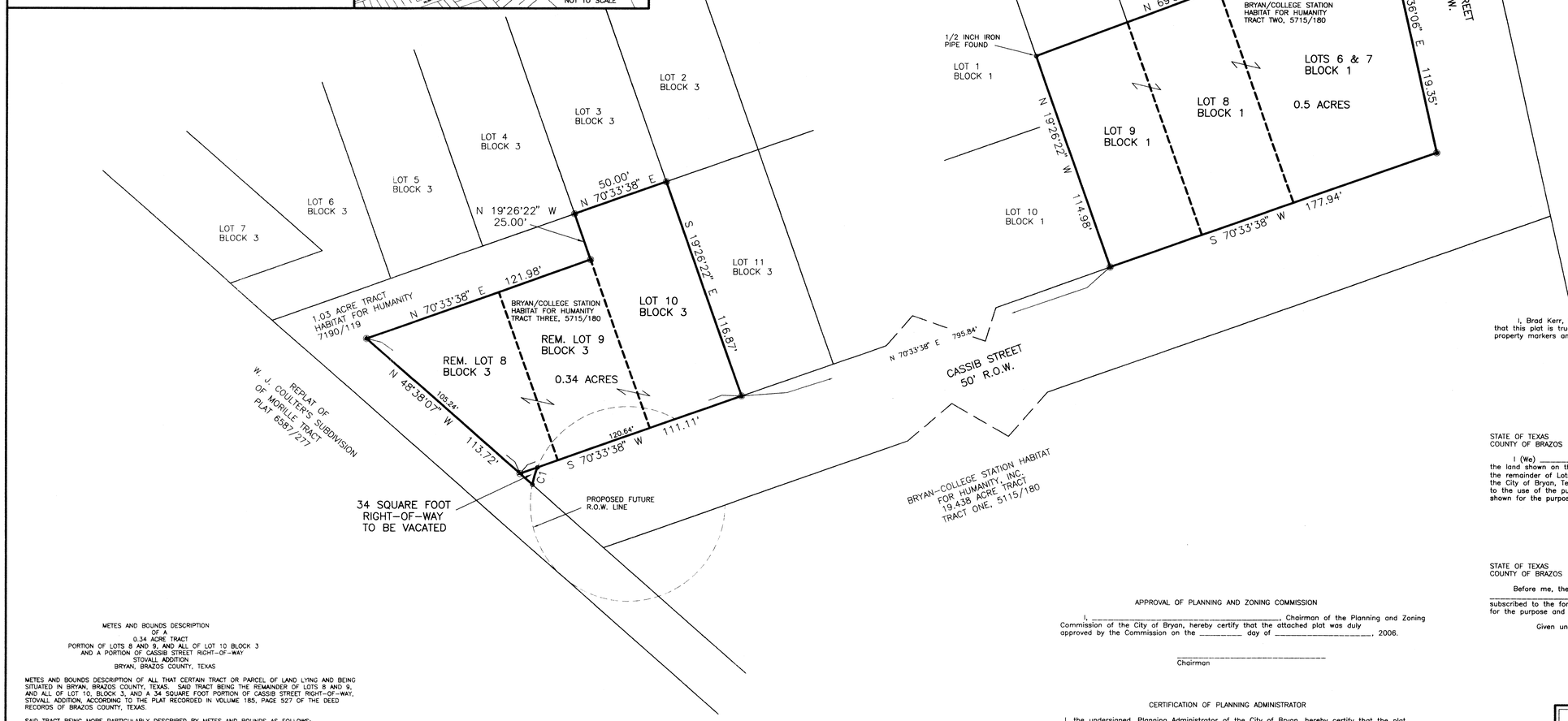
SCALE: 1" = 30'

30 0 30 60 90 Feet



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ARE ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0133 C, DATED JULY 2, 1992.
3. THERE ARE NO PLATTED OR SPECIFICALLY DESIGNATED EASEMENTS CROSSING SUBJECT PROPERTY WHICH WILL BE AFFECTED BY THE VACATING OF THESE LOTS.
4. ⊛ 5/8 INCH IRON ROD FOUND
5. THE PURPOSE OF THIS PLAT IS TO VACATE THE EXISTING LOTS TO BE INCORPORATED INTO A NEW SUBDIVISION TO BE CREATED BY FUTURE PLAT.

C1
R=50.00'
D=10°30'40"
L=9.17'
T=4.60'
LC=9.16'
CB=S 16°37'53" W

CERTIFICATE OF SURVEYOR

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.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 6, 7, 8 and 9, Block 1, and the remainder of Lots 8 and 9, and all of Lot 10, Block 3, Stovall Addition to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

_____
_____
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 _____, 2006.

_____
Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2006.

_____
Chairman

CERTIFICATION OF PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan and the standards and specifications set forth in this Ordinance.

_____
Planning Administrator, 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.

_____
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 _____, 2006, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION OF A 0.34 ACRE TRACT PORTION OF LOTS 8 AND 9, AND ALL OF LOT 10 BLOCK 3 AND A PORTION OF CASSIB STREET RIGHT-OF-WAY STOVALL ADDITION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF LOTS 8 AND 9, AND ALL OF LOT 10, BLOCK 3, AND A 34 SQUARE FOOT PORTION OF CASSIB STREET RIGHT-OF-WAY, STOVALL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 185, PAGE 527 OF THE DEED 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 NORTH LINE OF CASSIB STREET (50' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID LOT10;

THENCE: S 70° 33' 38" W ALONG THE NORTH LINE OF CASSIB STREET FOR A DISTANCE OF 111.11 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 50.00 FEET;

THENCE: THROUGH THE RIGHT-OF-WAY OF CASSIB STREET AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 30' 40" FOR AN ARC DISTANCE OF 9.17 FEET (CHORD BEARS: S 16° 37' 53" W – 9.16 FEET) TO A POINT ON THE NORTHEAST LINE OF A CALLED 1.03 ACRE TRACT AS DESCRIBED BY A DEED TO HABITAT FOR HUMANITY RECORDED IN VOLUME 7190, PAGE 119 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 48° 38' 07" W ALONG THE NORTHEAST LINE OF SAID 1.03 ACRE TRACT, AT 8.46 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF LOT 8, CONTINUE ON THROUGH SAID LOT 8 AND ALONG THE NORTHEAST LINE OF SAID 1.03 ACRE TRACT FOR A TOTAL DISTANCE OF 113.72 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT AND AN INTERIOR EAST CORNER OF SAID 1.03 ACRE TRACT;

THENCE: N 70° 33' 38" E THROUGH SAID LOTS 8 AND 9 AND ALONG THE SOUTHEAST LINE OF SAID 1.03 ACRE TRACT FOR A DISTANCE OF 121.98 FEET TO A 5/8 INCH IRON ROD FOUND ON THE WEST LINE OF SAID LOT 10;

THENCE: N 19° 26' 22" W ALONG THE WEST LINE OF SAID LOT 10 FOR A DISTANCE OF 25.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 10 AND LOTS 3 AND 4, BLOCK 3;

THENCE: N 70° 33' 38" E ALONG THE COMMON LINE OF SAID LOT 10 AND LOT 3 FOR A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 10 AND LOTS 2, 3 AND 11, BLOCK 3;

THENCE: S 19° 26' 22" E ALONG THE COMMON LINE OF SAID LOTS 10 AND 11 FOR A DISTANCE OF 116.87 FEET TO THE POINT OF BEGINNING CONTAINING 0.34 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 4502

METES AND BOUNDS DESCRIPTION OF A 0.5 ACRE TRACT LOTS 6, 7, 8 AND 9, BLOCK 1 STOVALL ADDITION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 6, 7, 8 AND 9, BLOCK 1, STOVALL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 185, PAGE 527 OF THE DEED 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 NORTH LINE OF CASSIB STREET (50' R.O.W.) MARKING THE SOUTHEAST CORNER OF SAID LOTS 6 AND 7;

THENCE: S 70° 33' 38" W ALONG THE NORTH LINE OF CASSIB STREET FOR A DISTANCE OF 177.94 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 9 AND THE SOUTHEAST CORNER OF LOT 10, BLOCK 1;

THENCE: N 19° 26' 22" W ALONG THE COMMON LINE OF SAID LOT 9 AND LOT 10 FOR A DISTANCE OF 114.98 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE EAST LINE OF LOT 1, BLOCK 1, MARKING THE NORTHWEST CORNER OF SAID LOT 9 AND THE SOUTHWEST CORNER OF LOT 2, BLOCK 1;

THENCE: N 69° 30' 45" E ALONG THE COMMON LINE OF SAID LOT 9 AND LOT 2, AT 99.88 FEET PASS A 3/4 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 8, CONTINUE ON FOR A TOTAL DISTANCE OF 192.19 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOTS 6 AND 7 AND THE SOUTHEAST CORNER OF LOT 5, BLOCK 1;

THENCE: S 12° 36' 06" E ALONG THE EAST LINE OF SAID LOTS 6 AND 7 FOR A DISTANCE OF 119.35 FEET TO THE POINT OF BEGINNING CONTAINING 0.5 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING ORIENTATION SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL LAND SURVEYOR
R.P.L.S. NO. 4502

VACATING PLAT

OF

LOTS 6&7, 8 AND 9, BLOCK 1
THE REMAINDER OF LOTS 8 & 9
AND ALL OF LOT 10, BLOCK 3
AND A PORTION OF CASSIB STREET
RIGHT-OF-WAY
STOVALL ADDITION
VOLUME 185, PAGE 527
BRYAN, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 30 FEET
SURVEY DATE: MAY, 2005
PLAT DATE: 04-18-06

JOB NUMBER: 06-190
CAD NAME: 06-190V
CR5 FILE: 04-0151 (job)

RECEIVED
APR 19 2006
Development Services

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

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

VP06-01