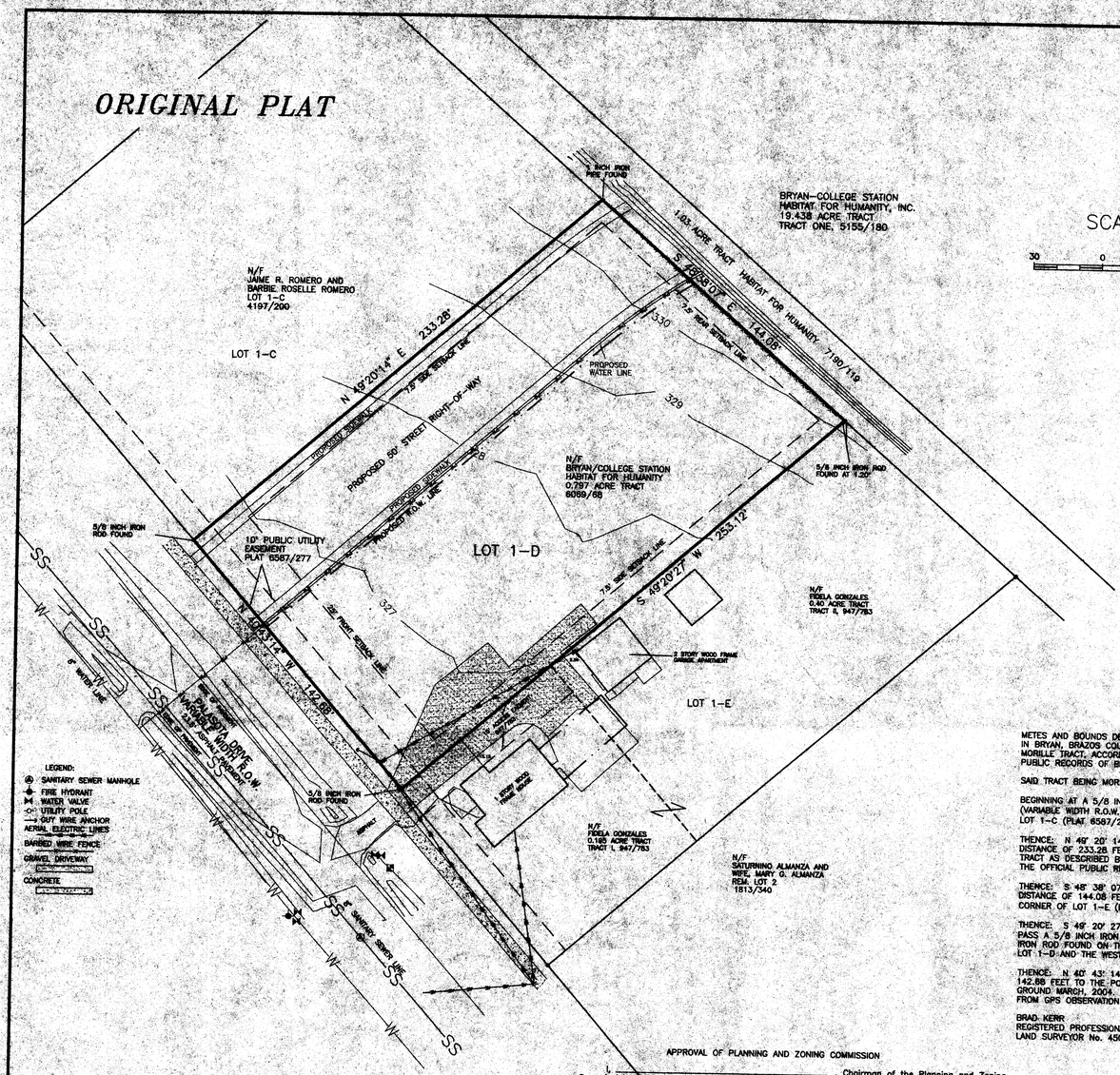
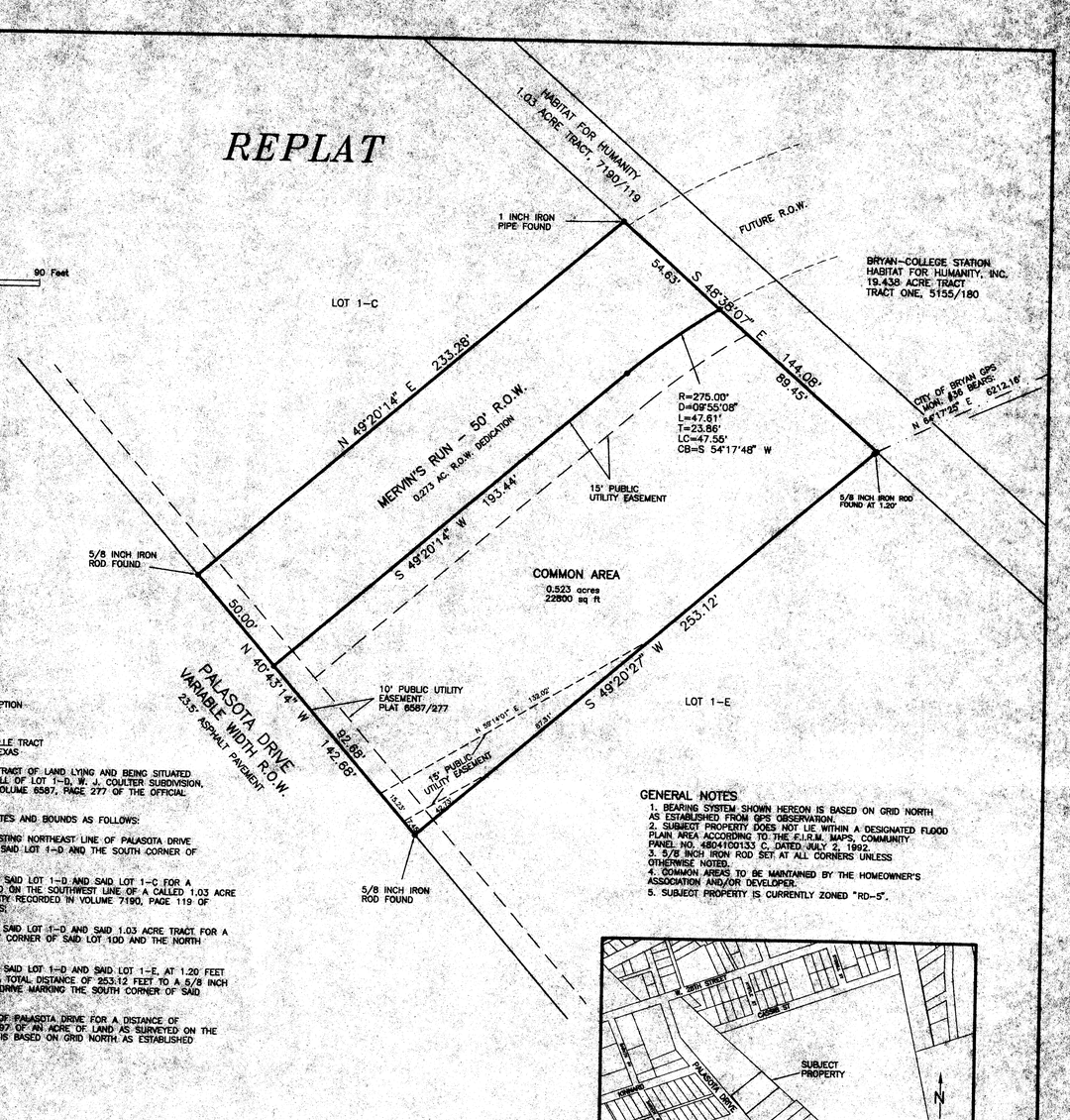
ORIGINAL PLAT



LEGEND:
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- BARBED WIRE FENCE
- GRAVEL DRIVEWAY
- CONCRETE

REPLAT



METES AND BOUNDS DESCRIPTION
OF A
0.797 ACRE TRACT
LOT 1-D
W. J. COULTER SUBDIVISION, MORILLE TRACT
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1-D, W. J. COULTER SUBDIVISION, MORILLE TRACT, ACCORDING TO THE PLAT RECORDED IN VOLUME 6587, PAGE 277 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 EXISTING NORTHEAST LINE OF PALASOTA DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1-D AND THE SOUTH CORNER OF LOT 1-C (PLAT 6587/277);

THENCE: N 49° 20' 14" E ALONG THE COMMON LINE OF SAID LOT 1-D AND SAID LOT 1-C FOR A DISTANCE OF 233.28 FEET TO A 1 INCH IRON PIPE FOUND ON THE SOUTHWEST 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: S 48° 38' 07" E ALONG THE COMMON LINE OF SAID LOT 1-D AND SAID 1.03 ACRE TRACT FOR A DISTANCE OF 144.08 FEET TO A POINT MARKING THE EAST CORNER OF SAID LOT 1DD AND THE NORTH CORNER OF LOT 1-E (PLAT 6587/277);

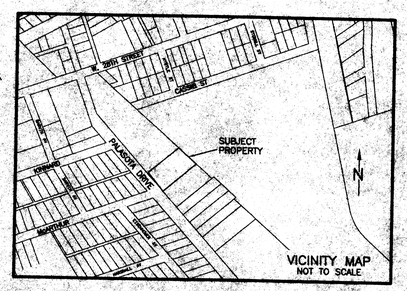
THENCE: S 49° 20' 27" W ALONG THE COMMON LINE OF SAID LOT 1-D AND SAID LOT 1-E, AT 1.20 FEET PASS A 5/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 253.12 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF PALASOTA DRIVE MARKING THE SOUTH CORNER OF SAID LOT 1-D AND THE WEST CORNER OF SAID LOT 1-E;

THENCE: N 40° 43' 14" W ALONG THE NORTHEAST LINE OF PALASOTA DRIVE FOR A DISTANCE OF 142.88 FEET TO THE POINT OF BEGINNING CONTAINING 0.797 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND MARCH, 2004. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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 AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804160133 C, DATED JULY 2, 1992.
3. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR DEVELOPER.
5. SUBJECT PROPERTY IS CURRENTLY ZONED "RD-5".



VICINITY MAP
NOT TO SCALE

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 Lot 1-DR, W. J. COULTER'S SUBDIVISION, MORILLE TRACT 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

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

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

RIGHT-OF-WAY DEDICATION

METES AND BOUNDS DESCRIPTION
OF A
0.273 ACRE TRACT
PORTION OF LOT 1-D
W. J. COULTER SUBDIVISION, MORILLE TRACT
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 1-D, W. J. COULTER SUBDIVISION, MORILLE TRACT, ACCORDING TO THE PLAT RECORDED IN VOLUME 6587, PAGE 277 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 NORTHEAST LINE OF PALASOTA DRIVE (VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1-D AND THE SOUTH CORNER OF LOT 1-C;

THENCE: N 49° 20' 14" E ALONG THE COMMON LINE OF SAID LOT 1-D AND LOT 1-C FOR A DISTANCE OF 233.28 FEET TO A 1 INCH IRON PIPE FOUND ON THE SOUTHWEST 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: S 48°00' 38" 07" E ALONG THE COMMON LINE OF SAID LOT 1-D AND SAID 1.03 ACRE TRACT FOR A DISTANCE OF 54.63 FEET TO A POINT ON SAID LINE MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 275.00 FEET;

THENCE: THROUGH SAID LOT 1-D AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 55' 08" FOR AN ARC DISTANCE OF 47.61' FEET (CHORD BEARS: S 54° 17' 48" W - 47.55 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 49° 20' 14" W CONTINUING THROUGH SAID LOT 1-D FOR A DISTANCE OF 193.44 FEET TO A POINT ON THE NORTHEAST LINE OF PALASOTA DRIVE, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 1-D BEARS: S 40° 43' 14" E FOR A DISTANCE OF 92.68 FEET;

THENCE: N 40° 34' 14" W ALONG THE NORTHEAST LINE OF PALASOTA DRIVE FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.273 OF AN ACRE LAND. BEARING ORIENTATION SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

REPLAT
OF
LOT 1-D
W. J. COULTER SUBDIVISION
MORILLE TRACT
VOLUME 6587, PAGE 277
0.797 ACRES, STEPHEN F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 03-22-04
PLAT DATE: 05-02-06
REVISED: 05-12-06
JOB NUMBER: 06-190
CAD NAME: 06-190R2
CR5 FILE: 04-0151

Received
MAY 16 2006
Development & Engineering 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

RP06-09 #2