

ORIGINAL PLAT
VOL. 38, PG. 616 SCALE: 1"=60'



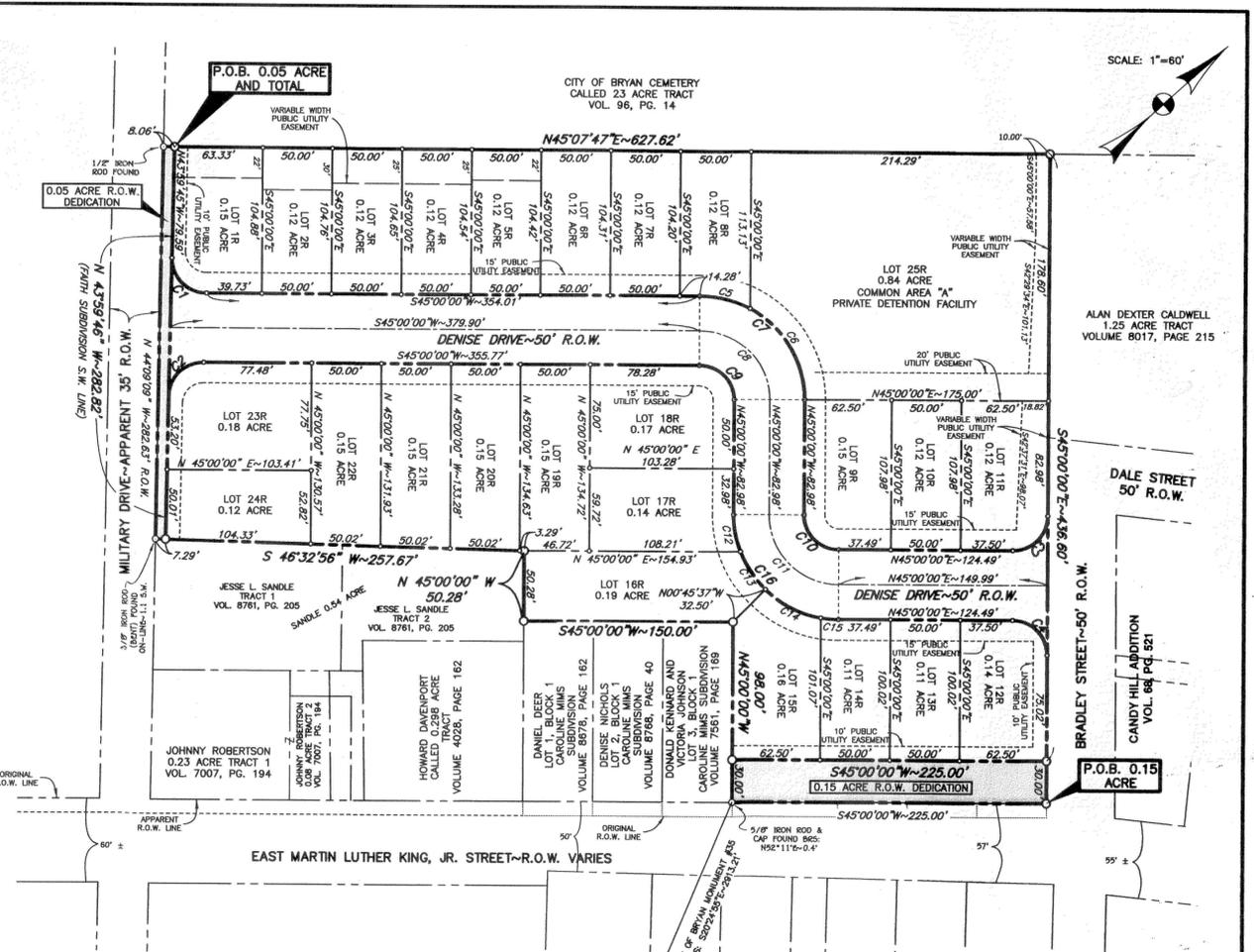
NOT TO SCALE

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.71'	25.00'	91°00'15"	S89°29'53"E-35.66'
C2	38.83'	25.00'	88°59'45"	S00°30'07"W-35.04'
C3	39.27'	25.00'	90°00'00"	N00°00'00"E-35.35'
C4	39.27'	25.00'	90°00'00"	N00°00'00"W-35.35'
C5	37.22'	75.00'	28°26'16"	S59°13'09"W-36.84'
C6	20.58'	75.00'	61°33'44"	N75°46'52"W-76.76'
C7	117.81'	75.00'	90°00'00"	N90°00'00"W-106.07'
C8	78.54'	50.00'	90°00'00"	N90°00'00"W-70.71'
C9	39.27'	25.00'	90°00'00"	N90°00'00"W-35.36'
C10	39.28'	25.01'	90°00'00"	S90°00'00"E-35.36'
C11	78.55'	50.01'	90°00'00"	S90°00'00"E-70.72'
C12	27.34'	75.01'	20°53'14"	S55°26'37"E-27.19'
C13	32.58'	75.01'	24°52'23"	S78°19'25"E-32.31'
C14	45.35'	75.01'	34°38'31"	N71°55'08"E-44.66'
C15	12.56'	75.01'	9°35'52"	N49°47'56"E-12.55'
C16	117.82'	75.01'	90°00'00"	S90°00'00"E-106.07'

Filed for Record in:
BRAZOS COUNTY
On: Mar 07 2013 at 10:05H
As a
Plat
Document Number: 01148121
Amount: 63.00
Receipts Number - 463712
By:
Kala Brummer
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the Official Public Records of:
BRAZOS COUNTY
as stamped herein by me.
Mar 07 2013
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

APPROVAL OF THE CITY PLANNER
I, the undersigned, City Planner and/or designated
Secretary of the Planning and 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 27th day of
February, 2013.
Luisy Condi
City Planner, City of Bryan, Texas.



REPLAT
SCALE: 1"=60'

LEGEND

1/2" IRON ROD & CAP SET	○
1/2" IRON ROD & CAP SET (INTERIOR LOT CORNERS)	◦

Doc Bk Vol Pg
U1148121 OR 11198 129

FINAL PLAT
OF
FAITH SUBDIVISION
BEING A
RE-PLAT
OF
**LOTS 4-10, BLOCK 1
& LOTS 1-10, BLOCK 2**
CAROLINE MIMS SUBDIVISION,
AND
**BRYAN-COLLEGE STATION
HABITAT FOR HUMANITY, INC.**
0.875 ACRE TRACT-VOL. 6445, PG. 178
& 0.96 ACRE TRACT-VOL. 5972, PG. 281

5.10 ACRES

S. F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
BRYAN/COLLEGE STATION
HABITAT FOR HUMANITY, INC.
119 LAKE STREET
BRYAN, BRAZOS COUNTY, TEXAS 77801
(979) 823-7200

SCALE: 1"=60' OCTOBER, 2012
PAGE 1 OF 2
PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Bryan/College Station Habitat for Humanity, Inc. the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in the following Volume and Pages: Volume 5972, Page 281, Volume 6445, Page 178, Page 7026, Page 208, Volume 7919, Page 200, Volume 8107, Page 59, and Resolution No. 3080, January 2007 on file at city secretary's office, 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.

Jim Davis
Jim Davis

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day Jim Davis 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 executed the same for the purpose stated.

Given under my hand and seal of office this 18th day of October, 2012.

KEVIN J. PFUNTNER
MY COMMISSION EXPIRES
FEBRUARY 13, 2014

Kevin J. Pfuntner
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Michael Beckendorf, Chair 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 25th day of May, 2012 and same was duly approved on the 1st day of July, 2012 by said Commission.

CERTIFICATION BY 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 authentication was filed for record in my office the 1st day of July, 2012, in the Official Records of Brazos County, Texas, in Volume U1148121, Page 129.

Karen McQueen
Karen McQueen, County Clerk,
Brazos County, 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 27th day of February, 2013.

William J. Peltzman
City Engineer, Bryan, Texas

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHWEST RIGHT OF WAY LINE OF EAST MARTIN LUTHER KING JR. STREET ACCORDING TO THE PLAT OF CAROLINE MIMS SUBDIVISION RECORDED IN VOLUME 38, PAGE 615 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, ASSUMED BEARING: S 45°00'00" W.
2. CURRENT TITLE APPEARS VESTED IN HABITAT FOR HUMANITY, INC. BY VIRTUE OF DEEDS RECORDED IN THE FOLLOWING VOLUMES: VOL. 5972, PG. 282; VOL. 6445, PG. 178; VOL. 7026, PG. 208; VOL. 7919, PG. 200; VOL. 8107, PG. 59; ALL OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND RESOLUTION NO. 3080, JANUARY 2007 ON FILE AT CITY SECRETARY'S OFFICE.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0133C, MAP NO. 48041C0133C. EFFECTIVE DATE: JULY 2, 1992.
4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.
5. CURRENT ZONING: RD-5 (RESIDENTIAL DISTRICT 5000)
6. BUILDING SETBACKS SHALL BE THE MINIMUM ALLOWED BY BRYAN CODE OF ORDINANCES - CHAPTER 62. THE REAR SETBACK FOR LOTS 12R-15R WILL BE 15' AS PER PLANNING AND ZONING VARIANCE CASE #P09-13, APPROVED OCTOBER 01, 2009.
7. 1/2" IRON RODS & CAPS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
8. EXISTING CAROLINE STREET RIGHT OF WAY HAS BEEN ABANDONED PER THE CITY OF BRYAN COUNCIL ORDINANCE #1839, APPROVED OCTOBER 27, 2009. THE CAROLINE STREET RIGHT OF WAY WILL BE REDEFINED AS PER THE REPLAT.
9. THE PRIVATE DETENTION FACILITY ON LOT 25R IS TO BE MAINTAINED BY BRYAN/COLLEGE STATION HABITAT FOR HUMANITY, INC. UNTIL SUCH TIME AS A HOME OWNER'S ASSOCIATION IS ESTABLISHED. UPON ESTABLISHMENT OF THE HOME OWNER'S ASSOCIATION, MAINTENANCE RESPONSIBILITY WILL BE TRANSFERRED TO THE HOME OWNER'S ASSOCIATION.

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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 and R.O.W. dedications will describe closed geometric forms.

S.M. Kling
S. M. Kling, R.P.L.S. No. 2003



5.10 Acre Tract
S. F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes of a 5.10 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and consisting of the following tracts:

Part of the Caroline Mims Subdivision according to the plat recorded in Volume 38, Page 616, of the Deed Records of Brazos County, Texas, including all of Lots 4 - 9, part of Lot 10, Block 1, part of Lots 1 - 3, 10, and all of Lots 4 - 9, Block 2;

Part of Lot 9, Block 3, Tract 511 - S F. Austin No. 10, Addition to the City of Bryan, described in the Tax Resale Deed from Brazos County, to Bryan-College Station Habitat for Humanity, recorded in Volume 5972, Page 281, of the Official Records of Brazos County, Texas, (for a complete description see 0.96 acre tract - Otis Henry, Volume 585, Page 673, of the Deed Records of Brazos County, Texas);

All of Tract Two and Tract Three (0.875 acre), described in the Gift deed from the Deacon & Brothers Foundation to Bryan-College Station Habitat For Humanity, Inc., as recorded in Volume 6445, Page 178, of the Official Records of Brazos County, Texas;

Part of Lot 2, Block 2, Caroline Mims Subdivision, as described in the deed from Jim Walter Homes, Inc., to Bryan/College Station Habitat For Humanity, recorded in Volume 7026, Page 208, of the Official Records of Brazos County, Texas;

All of Lots 5 and 6, Block 1, Caroline Mims Subdivision, as described in the deed from Elizabeth Bray Coleman to Bryan-College Station Habitat For Humanity, recorded in Volume 7919, Page 200, of the Official Records of Brazos County, Texas;

All of Lot 3, Block 2, Caroline Mims Subdivision, as described in Resolution No. 3080, dated January 23, 2007, on file with the City Secretary - City of Bryan, Texas;

All of Lot 4, Block 1, Caroline Mims Subdivision, as described in deed from Lawrence R. Guseman, III, to Bryan-College Station Habitat For Humanity, recorded in Volume 8107, Page 59, of the Official Records of Brazos County, Texas, and said 5.10 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod and cap set in the common line between the beforementioned 0.875 acre - Tract Three, (Volume 6445, Page 178, of the Official Records of Brazos County, Texas), and a 23 acre tract - City of Bryan Cemetery - as described in the deed to the City of Bryan, Texas, recorded in Volume 96, Page 14, of the Deed Records of Brazos County, Texas, a "x" iron rod found marking the common corner between the said 0.875 acre - Tract Three, and the 23 acre tract, and in the northeast line of Military Drive, bears S 45° 07' 48" W - 8.06 feet;

THENCE N 45° 07' 47" E along the common line of the beforementioned 23 acre Cemetery Tract, and the following two tracts: the beforementioned 0.875 acre - Tract Three, and through Lot 10, Block 1 and Lot 10, Block 2, Caroline Mims Subdivision, for a distance of 627.62 feet to a 1/2" iron rod and cap set at the re-constructed north corner of Caroline Mims Subdivision, same being the west corner of the Caldwell - called 1.25 acre tract described in Volume 8017, Page 215, of the Official Records of Brazos County, Texas, from which a 1/2" iron rod found marking the north corner of Lot 1, Block 4, of Candy Hill Addition No. 2 according to the plat recorded in Volume 113, Page 553, of the Deed Records of Brazos County, Texas, bears N 45° 07' 48" E - 623.26 feet;

THENCE S 45° 00' 00" E along the common line between the beforementioned Mims Subdivision, and the beforementioned 1.25 acre tract, at a distance of 205 feet, pass the southwest line of Dale Street and the southwest line of Bradley Street, (as platted in Candy Hill Addition, Volume 68, Page 521, of the Deed Records of Brazos County, Texas), for a total distance of 436.60 feet to the 1/2" iron rod and cap set;

THENCE S 45° 00' 00" W parallel to and 30' northwest of the apparent northwest line of East Martin Luther King, Jr. Street, for a distance of 225.00 feet to a 5/8" iron rod and cap found in the common line between Caroline Street - 75' wide right-of-way, as shown on the plat of Caroline Mims Subdivision, and Lot 3, Block 1, Caroline Mims Subdivision, as described in the deed to Donald Kennard, and Victoria Johnson, recorded in Volume 7561, Page 169, of the Official Records of Brazos County, Texas;

THENCE N 45° 00' 00" W along the common line between the beforementioned Caroline Street, and Lot 3, Block 1 - Caroline Mims Subdivision for a distance of 98.00 feet to a 1/2" iron rod and cap set at the north corner of the said Lot 3, Block 1, Caroline Mims Subdivision;

THENCE S 45° 00' 00" W along the common line between the beforementioned Lot 4, Block 1, (Volume 8107, Page 59, of the Official Records of Brazos County, Texas), and Lots 1, 2 and 3, Block 1, Caroline Mims Subdivision for a distance of 150.00 feet to a 1/2" iron rod and cap set at the west corner of Lot 1, Block 1, Caroline Mims Subdivision, as described in the deed to Daniel Deer, recorded in Volume 8678, Page 162, of the Official Records of Brazos County, Texas, and in the northeast line of Tract 2 Jesse L. Sandle, recorded in Volume 8761, Page 205, of the Official Records of Brazos County, Texas;

THENCE N 45° 00' 00" W along the common line between the beforementioned Caroline Mims Subdivision and the Sandle - Tract 2 - for a distance of 50.28 feet to a 1/2" iron rod and cap set at the common corner between the said Sandle - Tract 2 and the 0.96 acre tract (5972 / 281);

THENCE S 46° 32' 56" W along the common line between the beforementioned 0.96 acre tract (5972 / 281), and the following two tracts: the beforementioned Sandle - Tract 2, and Tract 1, described in the deed to Jesse L. Sandle, recorded in Volume 8761, Page 205, of the Official Records of Brazos County, Texas, for a distance of 257.67 feet to a 1/2" iron rod and cap set, the intersection of the common line between the said 0.96 acre tract, and the Sandle - Tract 1 with the northeast line of Military Drive, bears S 46° 32' 56" W - 7.29 feet;

THENCE N 43° 59' 46" W for a distance of 282.82 feet to the PLACE OF BEGINNING, containing 5.10 acres of land, more or less.

Military Drive
0.05 Acre Right-of-Way Dedication
S. F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes of a 0.05 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and consisting of the following two tracts:

Part of Lot 9, Block 3, Tract 511 - S F. Austin No. 10, Addition to the City of Bryan, described in the Tax Resale Deed from Brazos County, to Bryan-College Station Habitat for Humanity, recorded in Volume 5972, Page 281, of the Official Records of Brazos County, Texas, (for a complete description see 0.96 acre tract - Otis Henry, Volume 585, Page 673, of the Deed Records of Brazos County, Texas);

And part of Tract Three (0.875 acre), described in the Gift deed from the Deacon & Brothers Foundation to Bryan-College Station Habitat For Humanity, Inc., as recorded in Volume 6445, Page 178, of the Official Records of Brazos County, Texas, and said 0.05 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod and cap set in the common line between the beforementioned 0.875 acre - Tract Three, (Volume 6445, Page 178, of the Official Records of Brazos County, Texas), and a 23 acre tract - City of Bryan Cemetery - as described in the deed to the City of Bryan, Texas, recorded in Volume 96, Page 14, of the Deed Records of Brazos County, Texas;

THENCE S 43° 59' 45" E across the beforementioned 0.96 acre tract and the 0.875 acre - Tract Three, for a distance of 282.82 feet to a 1/2" iron rod and cap set in the common line between the said 0.96 acre tract and Tract 1, described in the deed to Jesse L. Sandle, recorded in Volume 8761, Page 205, of the Official Records of Brazos County, Texas;

THENCE S 46° 32' 56" W along the common line between the beforementioned 0.96 acre tract and the Sandle - Tract 1, for a distance of 7.29 feet to a 1/2" iron rod and cap set in the northeast line of Military Drive - apparent 35' wide right-of-way;

THENCE N 44° 09' 09" W along the northeast line of Military Drive, for a distance of 282.63 feet to a 1/2" iron rod and cap set at the common corner between the beforementioned 0.875 acre - Tract Three, and the City of Bryan Cemetery - 23 acre tract;

THENCE N 45° 07' 48" E along the common line between the beforementioned 0.875 acre - Tract Three, and the City of Bryan Cemetery - 23 acre tract, for a distance of 8.06 feet to the PLACE OF BEGINNING, containing 0.05 acre of land, more or less.

East Martin Luther King, Jr. Street
0.15 Acre Right-of-Way Dedication
S. F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes of a 0.15 acre right-of-way dedication, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being part of Lots 1, 2 and 3, Block 2, and a portion of the platted right-of-way of Caroline Street (not constructed) of the Caroline Mims Subdivision according to the plat recorded in Volume 38, Page 616, of the Deed Records of Brazos County, Texas, Lot 1, being further described in Tract Two in the deed to Bryan - College Station Habitat for Humanity, Inc., recorded in Volume 6445, Page 178, of the Official Records of Brazos County, Texas, Lot 2 being further described in the deed to Bryan/College Station Habitat for Humanity, Inc., recorded in Volume 7026, Page 208, of the Official Records of Brazos County, Texas, Lot 3, being further described in Resolution No. 3080, dated January 23, 2007, on file with the city secretary, City of Bryan, Texas, and said 0.15 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the apparent northwest right-of-way line of East Martin Luther King, Jr. Street with the southwest right-of-way line of Bradley Street - 50' wide right-of-way, as shown on the plat of Candy Hill Addition recorded in Volume 68, Page 521, of the Deed Records of Brazos County, Texas;

THENCE S 45° 00' 00" W along the northwest line of East Martin Luther King, Jr. Street for a distance of 225.00 feet to a 1/2" iron rod and cap set in the common line between Caroline Street as shown on the plat of Caroline Mims Subdivision, and Lot 3, Block 1, Caroline Mims Subdivision;

THENCE N 45° 00' 00" W along the common line beforementioned Caroline Street and Lot 3, Block 1, Caroline Mims Subdivision for a distance of 30.00 feet to a 1/2" iron rod and cap set;

THENCE N 45° 00' 00" E for a distance of 225.00 feet to a 1/2" iron rod and cap set in the southwest right-of-way line of the beforementioned Bradley Street;

THENCE S 45° 00' 00" E along the southwest right-of-way line of the beforementioned Bradley Street for a distance of 30.00 feet to the PLACE OF BEGINNING, containing 0.15 acre of land, more or less.

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FINAL PLAT
OF
FAITH SUBDIVISION
BEING A
RE-PLAT
OF
LOTS 4-10, BLOCK 1
& LOTS 1-10, BLOCK 2
CAROLINE MIMS SUBDIVISION,
BRYAN-COLLEGE STATION
HABITAT FOR HUMANITY, INC.
0.875 ACRE TRACT-VOL. 6445, PG. 178
& 0.97 ACRE TRACT-VOL. 5972, PG. 281

5.10 ACRES

S. F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
BRYAN/COLLEGE STATION
HABITAT FOR HUMANITY, INC.
119 LAKE STREET
BRYAN, BRAZOS COUNTY, TEXAS 77801
(979) 823-7200

SCALE: 1"=60' OCTOBER, 2012
PAGE 2 OF 2

PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212