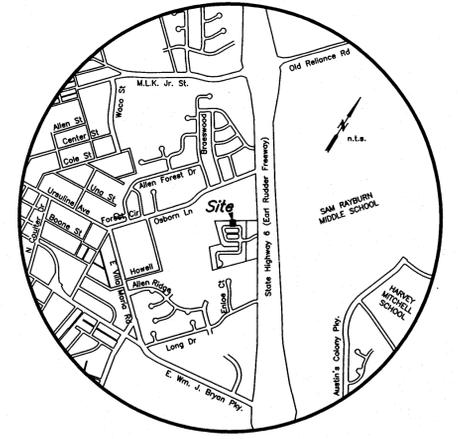
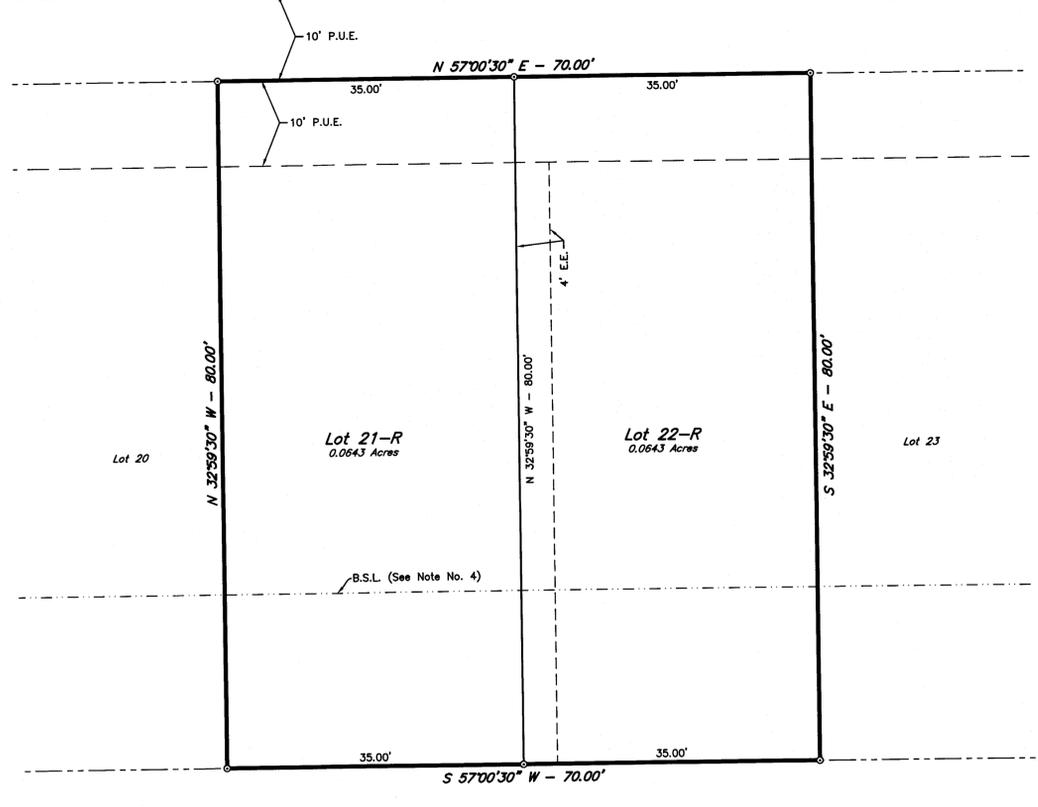
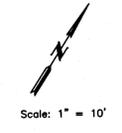
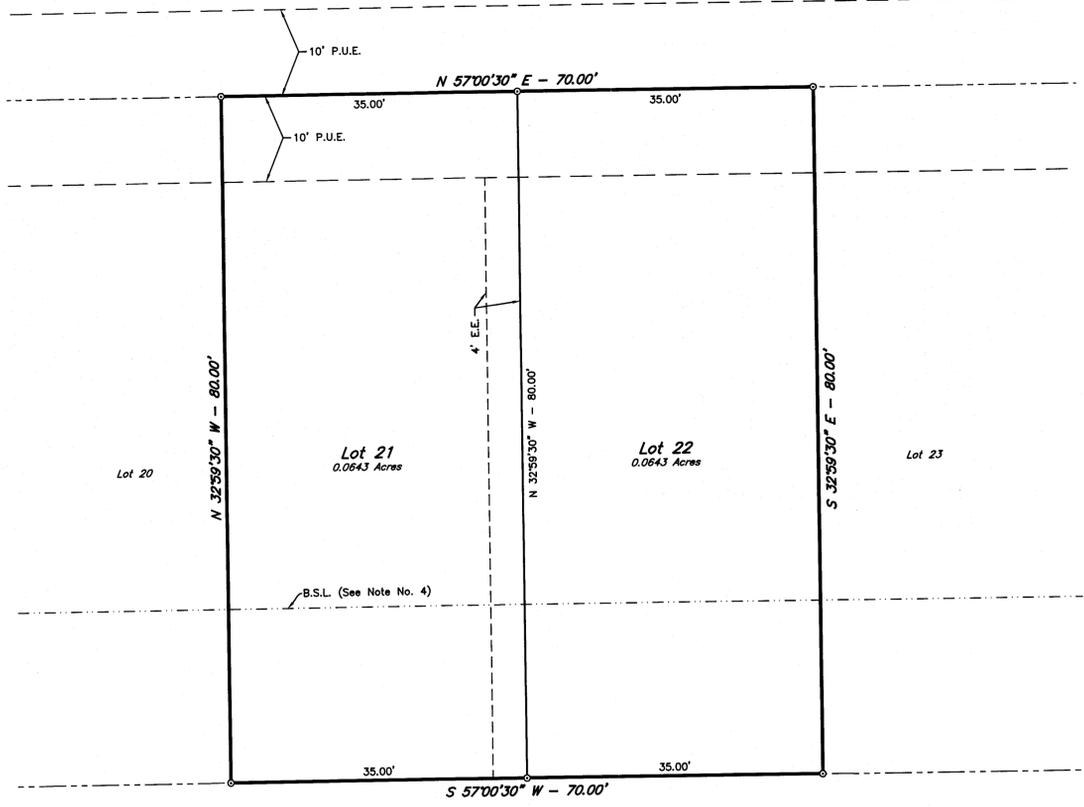


Harrison Jaglin Allen, et al
14.00 Acres
Vol. 1584, Pg. 324

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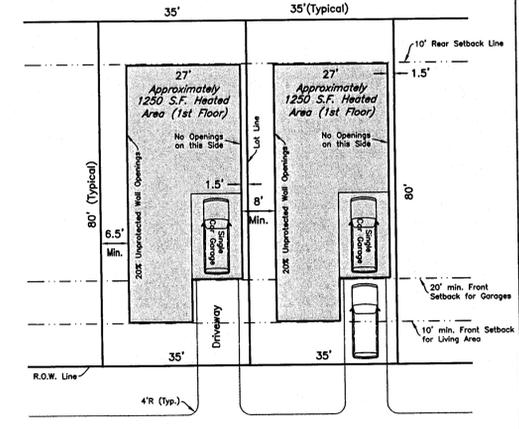


Vicinity Map



ORIGINAL PLAT
LOTS 21 & 22, BLOCK 1
SYMPHONY PARK SUBDIVISION, PHASE ONE
AS RECORDED IN VOLUME 5044, PAGE 159

AMENDING PLAT



TYPICAL LOT PLAN ~ BLOCK 1
Scale: 1" = 20'

NOTE: GARAGES ARE SHOWN AT FRONT LEFT CORNER OF RESIDENCE, BUT MAY BE SHIFTED TO MEET REQUIREMENTS OF OTHER FLOOR-PLANS. IN ALL CASES, THE FRONT SETBACK FOR THE GARAGE PORTION OF THE STRUCTURE IS 20'.

AMENDING PLAT
SYMPHONY PARK SUBDIVISION, PHASE ONE
LOTS 21 AND LOT 22, BLOCK ONE
0.1286 ACRES
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
APRIL 16 2008
Development & Planning Services

OWNER:
Joe Courtney Homes, Inc.
P.O. Box 4043
Bryan, Texas 77805-4043
(979) 774-8955

SURVEYOR:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3638

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, being part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 3076, Page 129 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 _____

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 on this _____ day of _____, 2008.

Notary Public, Brazos County, Texas

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 _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, 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 the plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

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 _____, 20____.

City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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 describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5650

- GENERAL NOTES:
1. BASIS OF BEARINGS: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 5044, Page 159, Official Records of Brazos County, Texas.
 2. This property is not located within the 100-year flood plain as shown on the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4904100134 C, effective July 2, 1992.
 3. ZONING: Current Zoning: PD-H
 4. Minimum Building Setback Requirements:
Front Setback: 10' to Living Area and 20' to Garage
Rear Setback: 10'
Side Setback: 1.5' on one side of lot and 6.5' on opposite side
 5. All lot corners are marked with 1/2" iron rods.
 6. Abbreviations: P.U.E. - Public Utility Easement
B.S.L. - Building Setback Line
E.E. - Electrical Easement