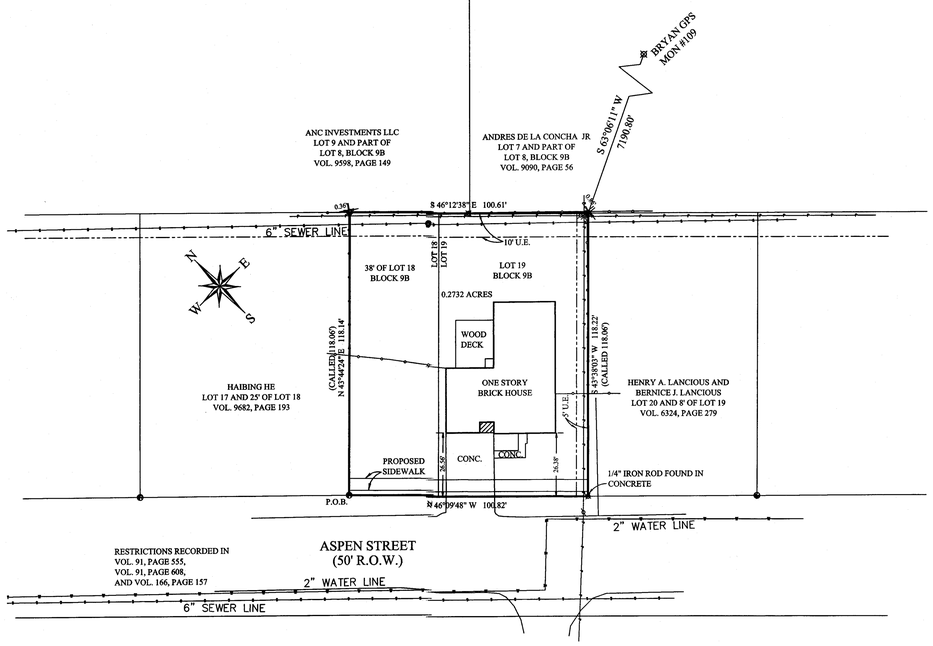
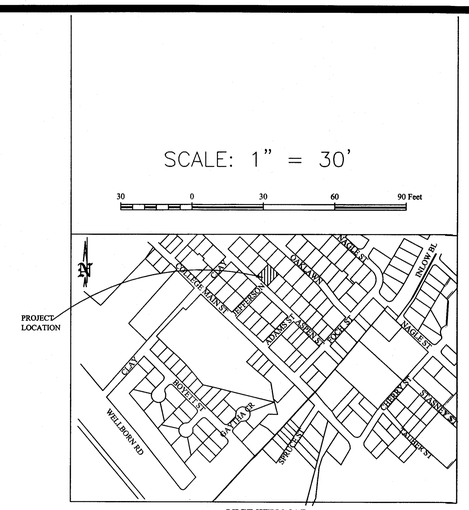
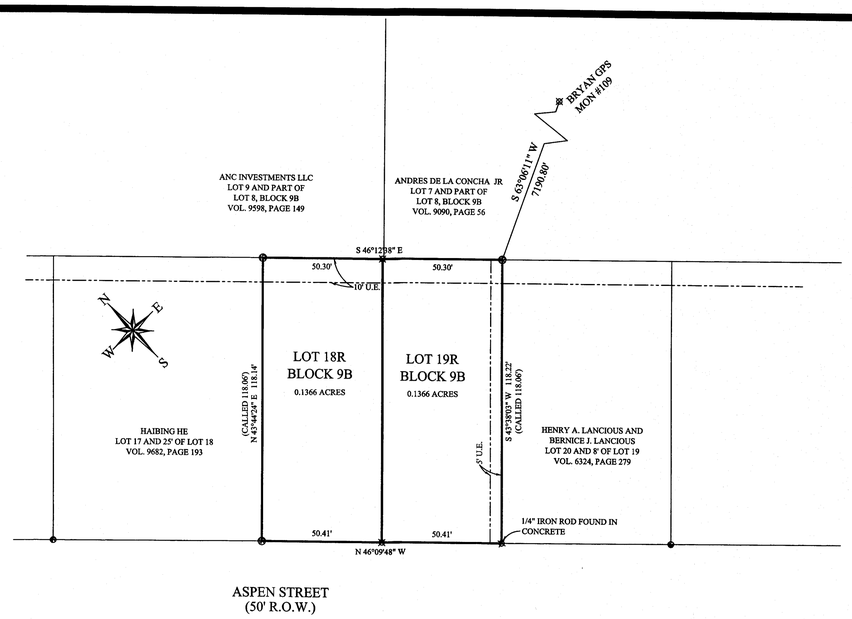


ORIGINAL PLAT



VICINITY MAP
NOT TO SCALE



REPLAT

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ELECTRICAL LINE
- CHAIN LINK FENCE
- WOOD FENCE
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRIC METER
- POWER POLE
- METAL SIGN
- GASLINE SIGN
- LIGHT POLE
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.2732 acres, and being in the Highland Park Addition, Second Installment, as recorded in Vol. 166, Page 155, of the Brazos County Deed Records(B.C.D.R.), and being 18 feet of Lot 18, and all of Lot 19, Block 9B of said addition. All bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(CORS96) and boundary based on found rods in said addition. This description is also referred to the plat prepared by ATM Surveying, Project No. 2012-0075-Aspen-Legal, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the west corner of this tract, also being a point on the northwest line of Aspen Street(50' R.O.W.), also being the south corner of the Haibing He tract, called Lot 17, and 25' of Lot 18, as recorded in Vol. 9682, Page 193, of the Brazos County Official Records(B.C.O.R.);

THENCE North 43°44'24" East, a distance of 118.14 feet along the common line between this tract and said Haibing He tract to a 1/2" iron rod found for the north corner of this tract, also being the east corner of said Haibing He tract, also being a point on the southwest line of the ANC Investments LLC tract, called Lot 9, and part of Lot 8, Block 9B, as recorded in Vol. 9598, Page 149, of the B.C.O.R.;

THENCE South 46°12'38" East, a distance of 100.61 feet along the common line between this tract and the southwest line of said ANC Investments LLC tract, and then the Andres De La Concha Jr. tract, called Lot 7 and part of Lot 8, Block 9B, as recorded in Vol. 9090, Page 56, of the B.C.O.R. to a 1/2" iron rod found for the east corner of this tract, also being the north corner of the Henry A. Lancious and Bernice J. Lancious tract, called Lot 20 and 8' of Lot 19, Block 9B, as recorded in Vol. 6324, Page 279, of the B.C.O.R.;

THENCE South 43°38'03" West, a distance of 118.22 feet along the common line between this tract and said Lancious tract to a 1/4" iron rod found in concrete for the south corner of this tract, also being the west corner of said Lancious tract, also being a point on the northeast line of said Aspen Street;

THENCE North 46°09'48" West, a distance of 100.82 feet along the common line between this tract and said Aspen Street to the **PLACE OF BEGINNING** containing 0.2732 acres.

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 _____, 2012.

_____
City Engineer, City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 ____ day of _____, 2012, and same was duly approved on the ____ day of _____, 2012.

_____
Chairman

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Public Surveyor No. 6132, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on June 26th, 2012 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.

Adam Wallace

_____
Adam Wallace, R.P.L.S. No. 6132

STATE OF TEXAS REGISTERED ADAM C WALLACE 6132 PROFESSIONAL LAND SURVEYOR

GENERAL NOTES

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(CORS96)
2. SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 48041C0215E EFFECTIVE DATE, 05/16/2012
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATED PER CITY OF BRYAN DIGITAL MAPS.
6. EXISTING STRUCTURES WILL BE REMOVED PRIOR TO RECORDING OF REPLAT

CERTIFICATION OF 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 _____, 2012.

_____
Planner, City of Bryan

City P

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 10586, Page 208, 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(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 2012.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF 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 authentification was filed for record in my office on the _____ day of _____, 2

Page _____ 2012, in the Official Public Records of Brazos County, Texas, in Volume _____,

_____
County Clerk
Brazos County, Texas

RECEIVED
AUG 6 2012
Development & Engineering Services

LOT 18R, AND 19R
BLOCK 9R
BEING A REPLAT
OF A 0.2732 ACRES
BEING 38' OF LOT 18, AND ALL OF
LOT 19, BLOCK 9B
HIGHLAND PARK ADDITION
SECOND INSTALLMENT
VOLUME 10586, PAGE 208
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
Agape Stocks, LLC
DONALD KEITH SEWELL
1113 Longford St.
College Station TX
(979) 204-2087

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com

File name: 2012-0075-ASPEN-4209-REPLAT.DWG
Plot date: 08/6/12