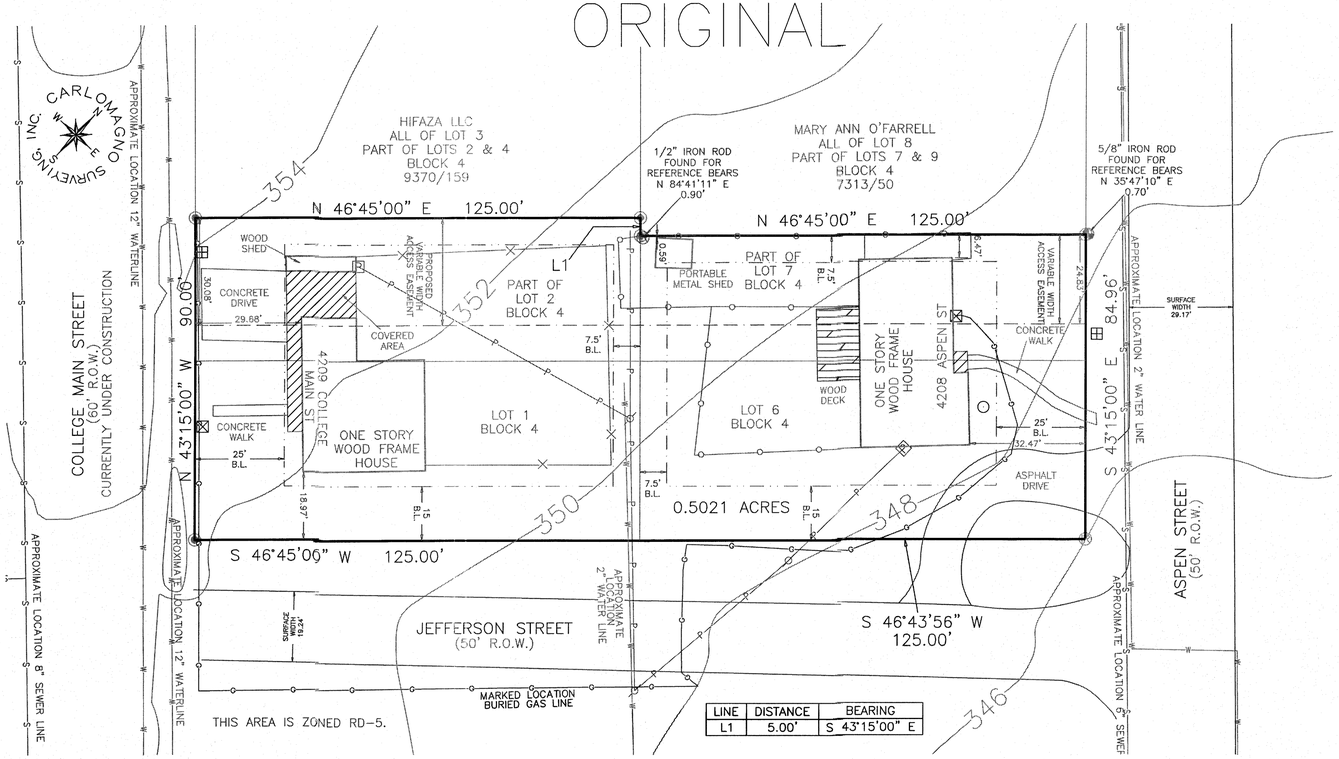
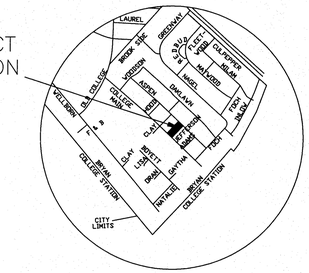
ORIGINAL



LINE	DISTANCE	BEARING
L1	5.00'	S 43°15'00" E

PROJECT LOCATION



VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION
OF A 0.5021 ACRES TRACT
HIGHLAND PARK ADDITION
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

Being a tract of land containing 0.5021 acres, out of the Highland Park Addition to the City of Bryan, County of Brazos, State of Texas, also being all of Lots One (1) and Six (6) and part of Lots Two (2) and Seven (7), Block Four (4) of the said addition, also being the same tracts of land owned by Roy Munday as recorded in Volume 10773, Page 214 and Volume 10860, Page 68 of the Brazos County Official Public Records (B.C.O.P.R.), the 0.5021 acres tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the east corner of this tract, also being a point at the intersection of the southwest right-of-way line of Aspen Street, a 50' right-of-way and the northwest right-of-way line of Jefferson Street, a 50' right-of-way, also being the east corner of the said Lot 6, Block 4;

THENCE along the said northwest right-of-way of Jefferson Street, South 46°44'28" West, a distance of 250.00 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the south corner of this tract, also being a point at the intersection of the said northwest right-of-way of Jefferson Street and the northeast right-of-way line of College Main Street, a 60' right-of-way, also being the south corner of the said Lot 1, Block 4;

THENCE along the said northeast right-of-way of College Main Street, North 43°15'00" West, a distance of 90.00 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for the west corner of this tract, also being a point along the said northeast right-of-way of College Main Street, also being the south corner of the tract of land owned by Hifaza LLC, being all of Lot Three (3), and part of Lots Two (2) and Four (4), Block Four (4) of the said addition, as recorded in Volume 9370, Page 159 of the B.C.O.P.R.;

THENCE along the common line between this tract and the said Hifaza tract, North 46°45'00" East, a distance of 125.00 feet to 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for a north corner of this tract, also being the east corner of the said Hifaza tract, also being a point along the southwest boundary line of the tract of land owned by Mary Ann O'Farrell, being all of Lot Eight (8) and part of Lots Seven (7) and Nine (9), Block Four (4) of the said addition, as recorded in Volume 7313, Page 50 of the B.C.O.P.R.;

THENCE along the common line between this tract and the said O'Farrell tract the following calls and distances:

South 43°15'00" East, a distance of 5.00 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for a north corner of this tract;

North 46°45'00" East, a distance of 125.00 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for a north corner of this tract, also being the east corner of the said O'Farrell tract, also being a point along the said southwest right-of-way of Aspen Street;

THENCE along the said southwest right-of-way of Aspen Street, South 43°15'00" East, a distance of 84.96 feet to the PLACE OF BEGINNING containing 0.5021 acres.

Survey Notes:

1). The bearings of this survey are referenced to the Texas State Plane Coordinate System, Lambert Projection, Central Zone, NAD83

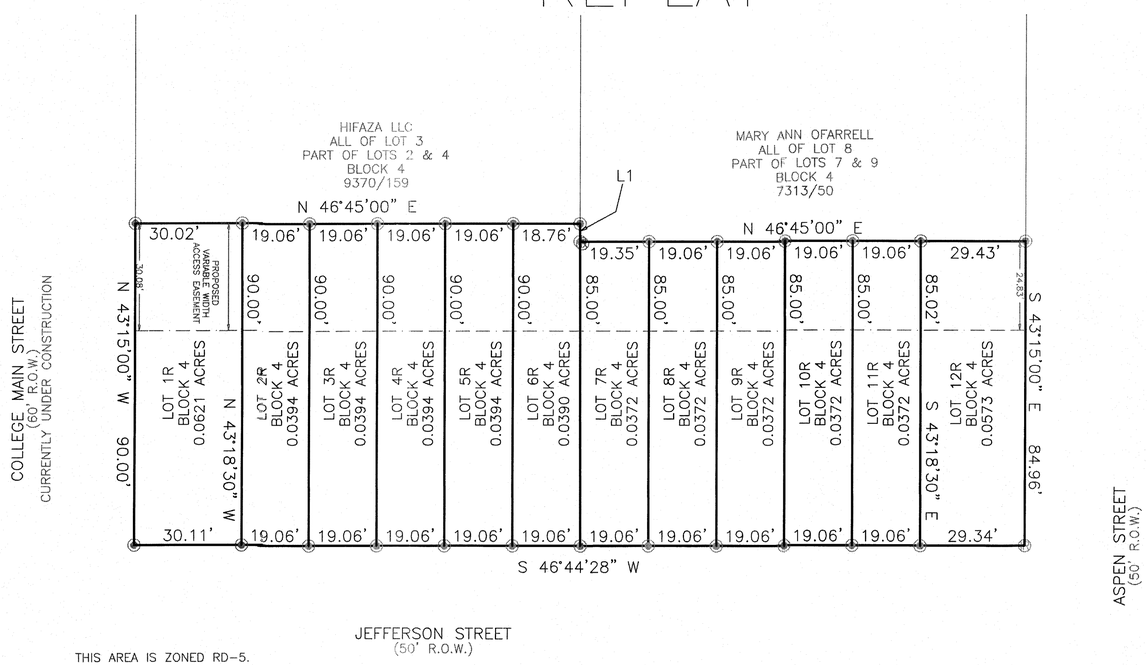
2). All setbacks shall be in accordance with applicable City of Bryan ordinances and regulations.

3). Subject tract does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0305E. Dated: May 16, 2012.

4). Drawing Scale is 1"=30'

5). Technician: J. Bailey; Field Crew: R. Rivera

REPLAT



LINE	DISTANCE	BEARING
L1	5.00'	S 43°15'00" E

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Dante Carlomagno
Texas Registered Professional Land Surveyor, Number 1562

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

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, the 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 in Volume _____ Page _____.

County Clerk, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

I, _____, the Chairman of the Planning & 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 _____, 20_____ and the same was duly approved _____ day of _____, 20_____ by said Commission.

Chairman, Planning & Zoning Commission, Bryan, Texas

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 _____day of _____, 20_____.

City Planner
Bryan, Texas

I/We, _____, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Vol(s). _____9815_____ Page(s) _____232_____ 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(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 executed the same for the purpose stated. Given under my hand and seal of office this _____ day of _____, 20_____.

Notary Public, _____ County, Texas

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ORIGINAL PROPERTY LINE
- ELECTRICAL LINE
- GAS LINE
- CHAINLINK FENCE
- WOOD FENCE
- BARBWIRE FENCE
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- INGRESS/EGRESS EASEMENT
- RIGHT-OF-WAY EASEMENT
- SANITARY/STORM EASEMENT
- UTILITY EASEMENT
- ORGANIZE BUILDING LINE
- PLATTED BUILDING LINE
- RESTRICTION BUILDING LINE
- IRON ROD FOUND
- 1" IRON PIPE FOUND
- 5/8" IRON ROD SET
- EASEMENT POINT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC METER
- POWER POLE
- LIGHT POLE
- TRANSFORMER
- PIPELINE MARKER
- GAS METER
- PROPANE TANK
- SANITARY MANHOLE
- STORM MANHOLE
- CLEANOUT
- SEPTIC TANK
- TELEPHONE PEDESTAL
- WORM GEAR FOUND

RECEIVED
DEC 19 2012

REPLAT OF
ALL OF LOTS ONE (1) & SIX (6)
AND PART OF
LOTS TWO (2) & SEVEN (7),
BLOCK FOUR (4)
HIGHLAND PARK ADDITION
INTO
LOT ONE-R (1R) THROUGH
TWELVE-R (12R),
BLOCK FOUR (4)
0.5021 ACRES
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

ACREAGE: 0.5021 LOCATED IN: HIGHLAND PARK ADDITION, 91/612
CALLED: ALL OF LOTS ONE (1) & SIX (6) AND PARTS OF LOTS TWO (2) & SEVEN (7)
ALSO BDNG: SAME TRACTS IN 10773/214 & 10860/68
STREET ADDRESS: 4208 ASPEN STREET AND 4209 COLLEGE MAIN STREET
CITY: BRYAN COUNTY: BRAZOS
SURVEYED FOR: ROY MUNDY
P.O. BOX 1222
FRESNO, TX 77545

Carlomagno Surveying Inc.
2714 Finfeather Road, Bryan, Texas 77801
Phone 979-775-2873 Fax 979-775-4787 e-mail cs@carlomagnosurveying.com

DRAWING NO. *12156-replat.dwg*
SHEET *1* OF *1* NOVEMBER 21, 2012