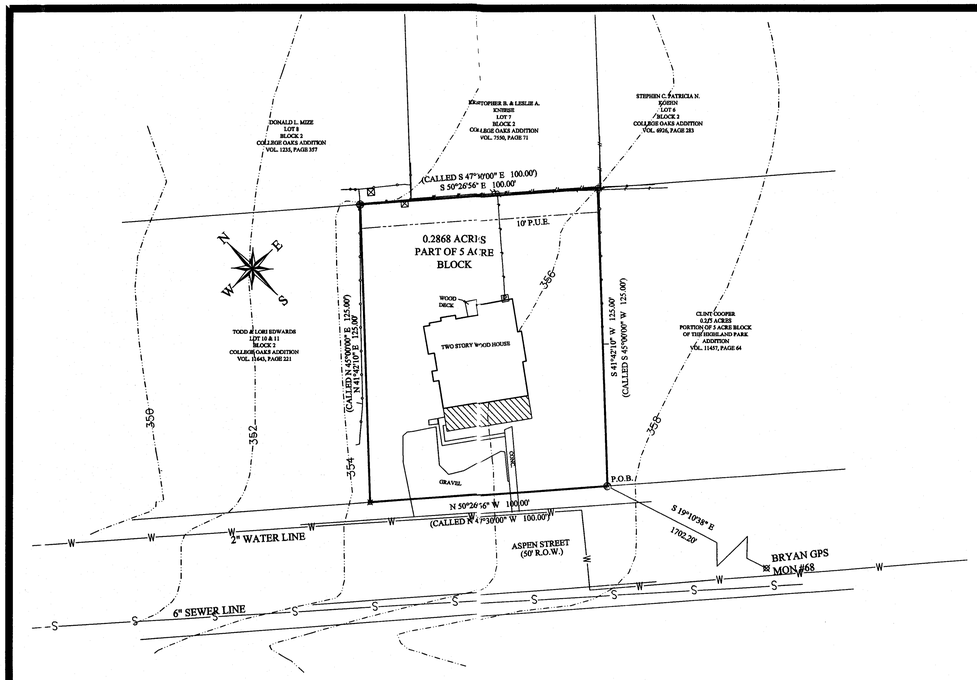
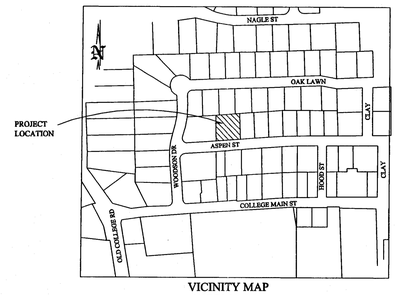
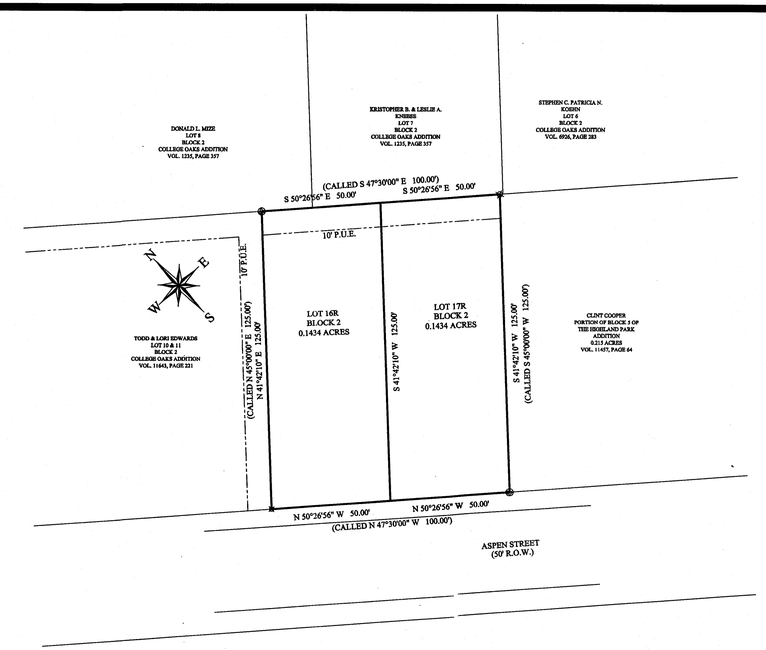


PRELIMINARY PLAT



VICINITY MAP
NOT TO SCALE



FINAL PLAT

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.2868 acres, and being part of a 5 acre block in the Highland Park Addition to the City of Bryan in Vol. 91, Page 612, the Brazos County Deed Records(B.C.D.R.) and being the same tract of land, as recorded in Vol. 11897, Page 199, of the Brazos County Official Records(B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary based on found iron rods referred to the previous recorded deed, as surveyed on the ground on March 5th of 2014, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for the south corner of this tract, also being the west corner of the Clint Cooper portion of said 5 acre block, called 0.215 acres, as recorded in Vol. 11457, Page 64, of the B.C.O.R., also being a point on the northeast line of Aspen Street(50' R.O.W.);

THENCE North 50°26'56" West, a distance of 100.00 feet along the common line between this tract and said Aspen Street to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract, also being the south corner of the Todd & Lori Edwards, called Lot 10 and 11, Block 2, College Oaks Addition, as recorded in Vol. 11643, Page 221, of the B.C.O.R.;

THENCE North 41°42'10" East, a distance of 125.00 feet along the common line between this tract and said Edwards tract to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the north corner of this tract, also being the east corner of said Edwards tract, also being a point on the southwest line of the Donald L. Mize called Lot 8, Block 2, of said College Oaks Addition, as recorded in Vol. 1235, Page 357, of the B.C.O.R.;

THENCE South 50°26'56" East, a distance of 100.00 feet along the common line between this tract and said Lot 8, and then along the Kristopher B. & Leslie A. Knirse, called Lot 7, Block 2 of said College Oaks Addition, as recorded in Vol. 7550, Page 71, of the B.C.O.R. to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract, also being the north corner of said Cooper tract;

THENCE South 41°42'10" West, a distance of 125.00 feet along the common line between this tract and said Cooper tract to the PLACE OF BEGINNING containing 0.2868 acres.

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE
- PLATTED BUILDING LINE
- ELECTRICAL LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- ELECTRIC METER
- POWER POLE
- METAL SIGN
- GAS LINE SIGN
- LIGHT POLE

1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND
3/8" IRON ROD FOUND
1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET

RESTRICTIONS RECORDED IN
VOL. 132, PAGE 551, AND VOL. 131, PAGE 577, OF THE
BRAZOS COUNTY DEED RECORDS

BLANKET EASEMENT RECORDED IN VOL. 178, PAGE 480

SCALE: 1" = 30'

30 0 30 60 90 Feet

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 _____, 2014.

_____
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 _____, 2014, and same was duly approved on the _____ day of _____, 2014.

_____
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 March 5th, 2014 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, 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(2011) EPOCH 2010

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

7. THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

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.

_____
City Planner, City of Bryan

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 11897, Page 199, 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 _____, 2014.

_____
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 _____, 2014, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

JUN 02 2014

ASPEN STREET SUBDIVISION
LOT 16R, AND 17R
BLOCK 2
BEING A FINAL PLAT
OF A 0.2868 ACRES

JOSEPH E. SCOTT SURVEY, A-50
VOLUME 11897, PAGE 199
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
GRANT GROUP LLC.
KYLE GRANT
3600 HIGHWAY 6 SOUTH
College Station TX 77845
(979) 777-5553

RP14-13

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com - FIRM #101784-00

File name: 14-0476-ASPEN-3905-REPLAT.DWG
Plot date: 03/05/14