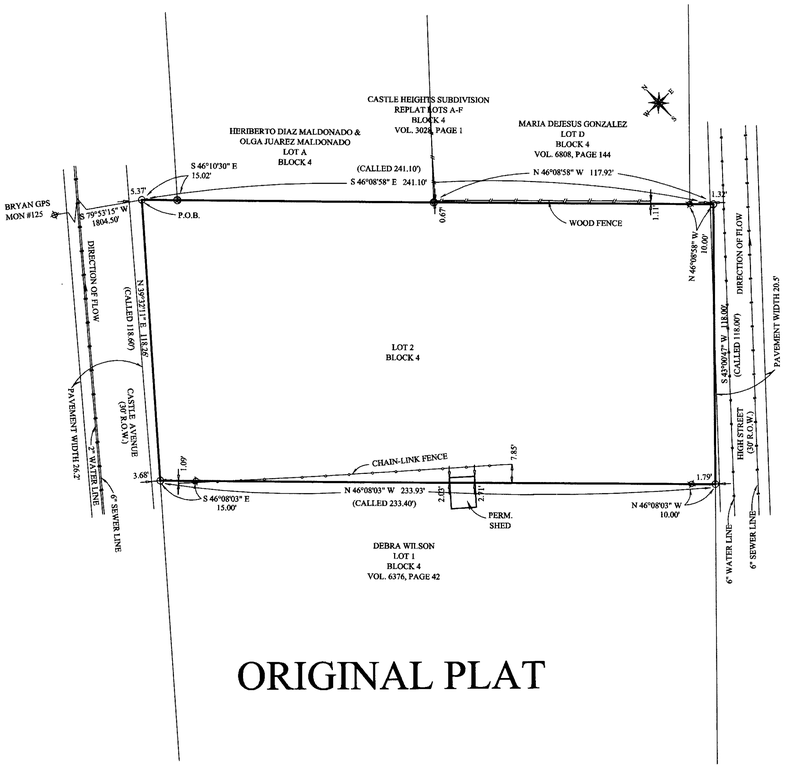
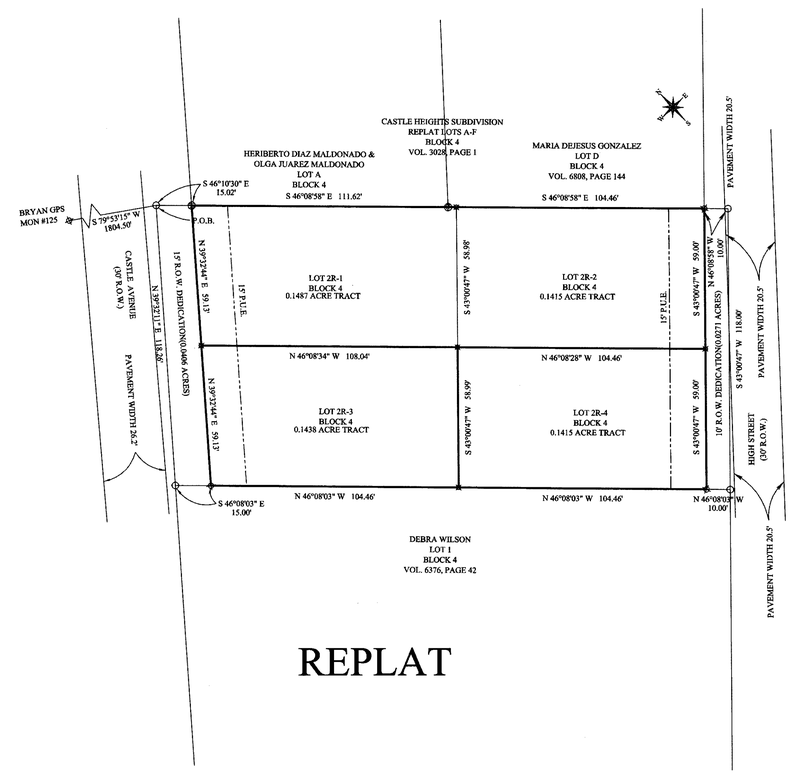


ORIGINAL PLAT

VICINITY MAP
NOT TO SCALE



REPLAT

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.6432 acres, and being all of Lot 2, Block 4, in the Castle Heights Subdivision in the City of Bryan, Brazos County, Texas, as recorded in Volume 114, Page 95, of the Brazos County Deed Records (B.C.D.R.), and being the same tract recorded in Volume 12422, Page 85 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 1/2" iron rods referenced to the previous recorded plat, and as surveyed on the ground on October 28th of 2014. This description is also referred to the plat prepared by ATM Surveying, Project No. 2014-0700, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the west corner of Heriberto Diaz Maldonado and Olga Juarez Maldonado, called Lot A, Block 4, and also being a point along the northeast line of this tract, also being a point along the southeast right-of-way line of Castle Avenue (30' R.O.W.);

THENCE North 46°10'30" West, a distance of 15.02 feet along the common line between this tract and said Castle Avenue to a property corner not set for the north corner of this tract, also being a point along the southeast right-of-way line of said Castle Avenue to the **POINT OF BEGINNING**

THENCE South 46°08'58" East, a distance of 241.10 feet to a property corner not set for the east corner of this tract, also being a point along the northwest right-of-way line of High Street (30' R.O.W.), from which a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for reference bears N 4608'58" W, a distance of 10.00 feet for the south corner of Maria Dejesus Gonzalez, called Lot D, Block 4, as recorded in Vol. 6808, Page 144 of the B.C.O.R., and from which a 1/2" iron rod found for reference bears N 4608'58" W, a distance of 117.92 feet for the west corner of said Gonzalez tract, and also being the south corner of said Maldonado tract;

THENCE South 43°00'47" West, a distance of 118.00 feet along the common line between this tract and said High Street to a property corner not set for the south corner of this tract, also being the east corner of Debra Wilson, called Lot 1, Block 4, as recorded in Vol. 6376, Page 42 of the B.C.O.R., and also being a point on the northwest right-of-way line of High Street, from which a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for reference bears N 4608'03" W, a distance of 10.00 feet;

THENCE North 46°08'03" West, a distance of 233.93 feet along the common line between this tract and said Wilson tract to a property corner not set for the west corner of this tract, also being the north corner of said Wilson tract, and also being a point on the southeast right-of-way line of Castle Avenue, from which a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for reference bears S 4608'03" E, a distance of 15.00 feet;

THENCE North 39°32'11" East, a distance of 118.26 feet along the common line between this tract and said Castle Avenue to the **POINT OF BEGINNING** containing 0.6432 acres.

SURVEY LEGEND

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

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 _____, 2015.

_____
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 _____, 2015, and same was duly approved on the _____ day of _____, 2015.

_____
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 October 28th, 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. 48041C0205F EFFECTIVE DATE, 04/02/2014

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. THE ZONING OF THIS TRACT IS MIXED-USE RESIDENTIAL DISTRICT (MU-1)

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 _____, 2015.

_____
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 12293, Page 275, 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 _____, 2015.

_____
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 _____, 2015, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

CASTLE HEIGHTS SUBDIVISION

LOTS 2R-1, 2R-2, 2R-3, 2R-4
BLOCK 4

BEING A REPLAT

OF LOT 2
BLOCK 4

RP15-01

CASTLE HEIGHTS SUBDIVISION
VOLUME 114, PAGE 95
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
ALFREDO SIFUENTES & ROCIO SIFUENTES
3703 IVERSON DRIVE
BRYAN, TX 77803
979-329-0081

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com - FIRM #10184-00

File name: 14-0700-CASTLE AVE-4003.DWG
Plot date: 01/06/15