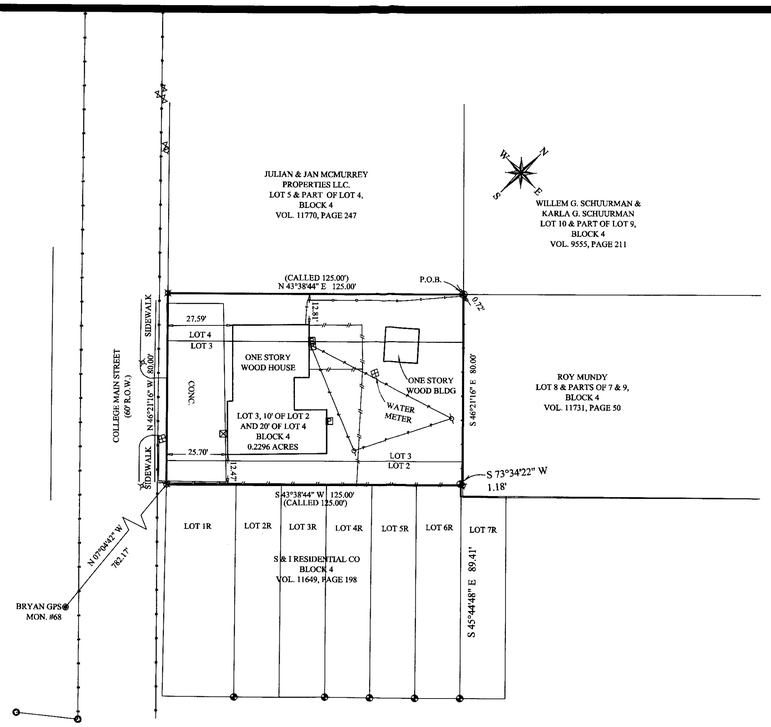
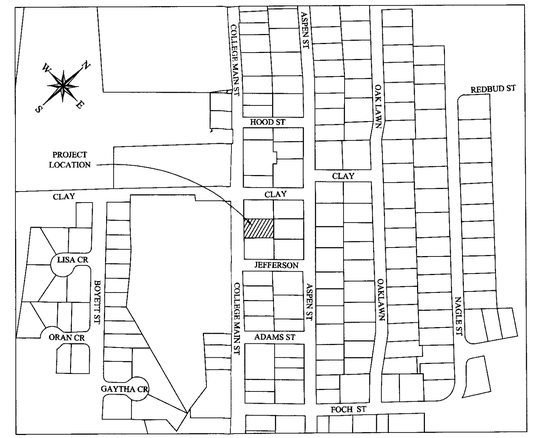


ORIGINAL PLAT



VICINITY MAP

NOT TO SCALE

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.2296 acres and being all of Lot 3, 10' of Lot 2 and 20' of Lot 4 Block 4, in the Highland Park Addition, in the City of Bryan, Brazos County, Texas, and being all of that tract as recorded in Vol. 9370, Page 159 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 5/8" iron rods with a yellow plastic cap marked "KERR 4502" referred to said deed, and as surveyed on the ground on January 6th of 2015. This description is also referred to the plat prepared by ATM Surveying, Project No. 2015-0002, and being more particularly described as follows:

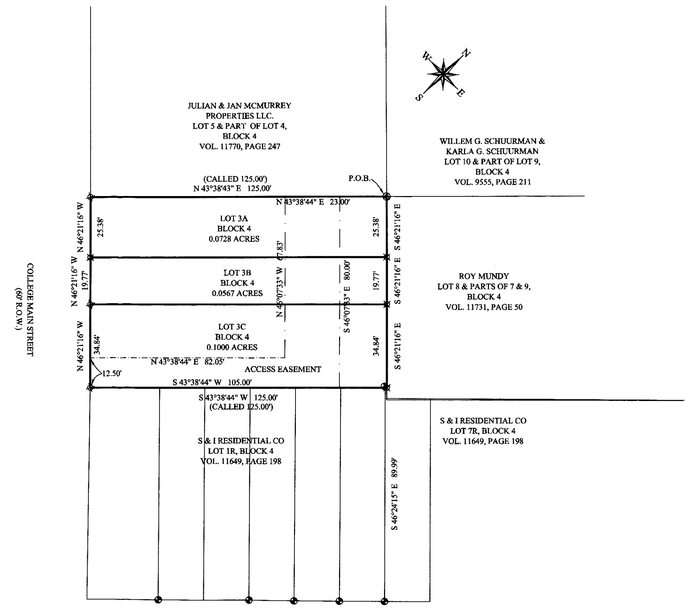
BEGINNING at a 5/8" iron rod found for the north corner of this tract, also being the east corner of the Julian & Jan Mcmurrey Properties LLC., called Lot 5 & Part of Lot 4, Block 4, as recorded in Vol. 11770, Page 247 of the B.C.O.R., being the south corner corner of Willem G. Schuurman & Karla G. Schuurman, called Lot 10 & part of Lot 9, Block 4, as recorded in Vol. 9555, Page 211 of the B.C.O.R., and also being the west corner of Roy Mundy, called Lot 8 and Part of Lots 7 and 9, as recorded in Vol. 11731, Page 50, of the B.C.O.R.;

THENCE South 46°21'16" East, a distance of 80.00 feet along the common line between this tract and said Mundy tract 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 a point on the southwest line of said Mundy Tract, also being the north corner of Lot 6R, of the S & I Residential Co., Block 4, as recorded in Vol. 11649, Page 198 of the B.C.O.R., from which a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for reference bears S 46°24'15" E, a distance of 89.99 feet, and another Carlomagno rod bears S 73°34'22" W, a distance of 1.18 feet;

THENCE South 43°38'44" West, a distance of 125.00 feet along the common line between this tract and said Lot 7R, through Lot 1R tract to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the south corner of this tract, also being the west corner of said Lot 1R, and also being a point on the northeast right-of-way line of S. College Main Street (60' R.O.W.)

THENCE North 46°21'16" West, a distance of 80.00 feet along the common line between this tract and said College Main 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 said Julian tract;

THENCE North 43°38'43" East, a distance of 125.00 feet along the common line between this tract and said N. Graham Road to the **PLACE OF BEGINNING** containing 0.2296 acres.



REPLAT

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. 48041C0305F EFFECTIVE DATE, 04/02/2014

3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.

4. EXISTING STRUCTURES AT WILL BE REMOVED PRIOR TO RECORDING OF REPLAT

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- PLATTED BUILDING LINE
- ELECTRICAL LINE
- CHAIN LINK FENCE
- WOOD FENCE
- WATER LINE
- SEWER LINE
- SEWER MANHOLE
- WATER METER
- HYDRANT
- WATER VALVE
- ELECTRIC METER
- POWER POLE
- GAS METER
- LIGHT POLE
- TELEPHONE BOX
- SEWER CLEANOUT
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" FOUND
- 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR - RPLS 4502" FOUND

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 January 6th, 2015 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

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

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 9370, Page 159, 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

HIGHLAND PARK ADDITION

LOTS 3A, 3B & 3C
BLOCK 4

BEING A REPLAT

OF 0.2293 ACRES
LOT 3, 10' OF LOT 2, AND 20' OF LOT 4
BLOCK 4
HIGHLAND PARK ADDITION
VOLUME 91, PAGE 612
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
HIFAZA LLC
2028 OAKWOOD TRAIL
COLLEGE STATION TX 77845

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: 15-0002-COLLEGE MAIN-4205-REPLAT.DWG
Plot date: 01/6/15