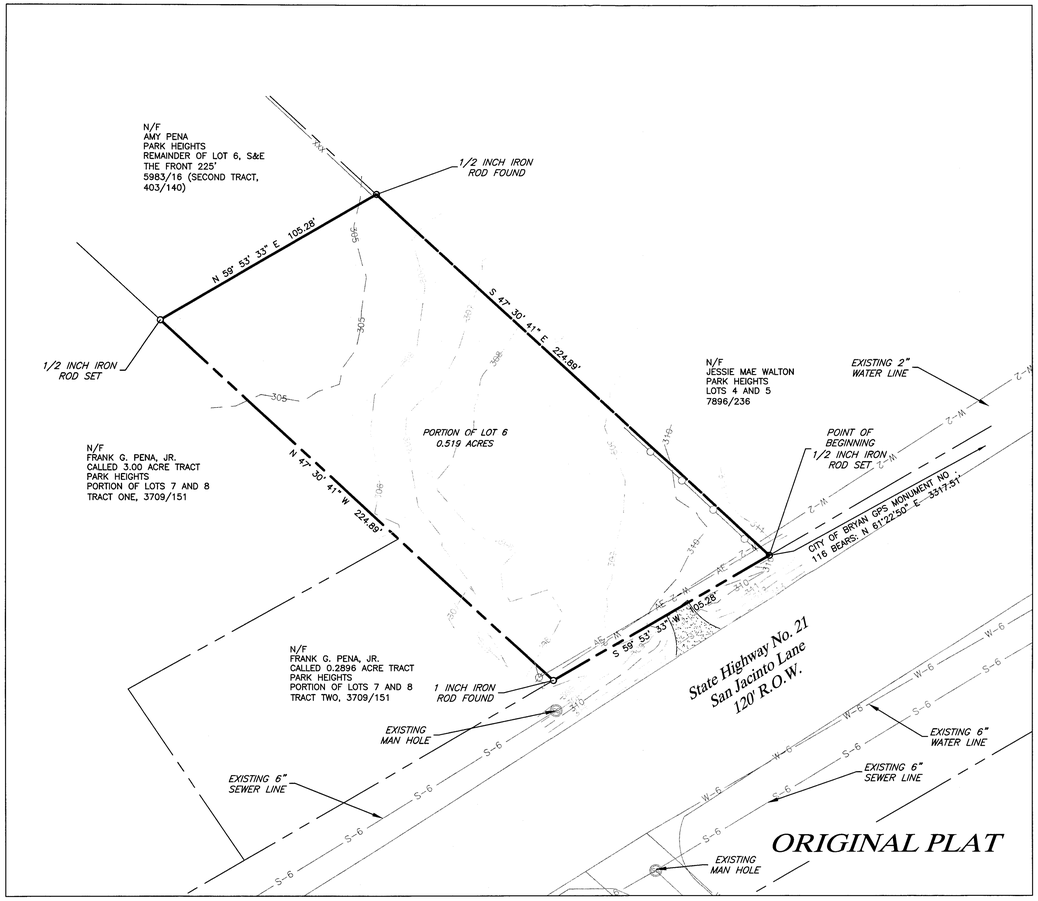

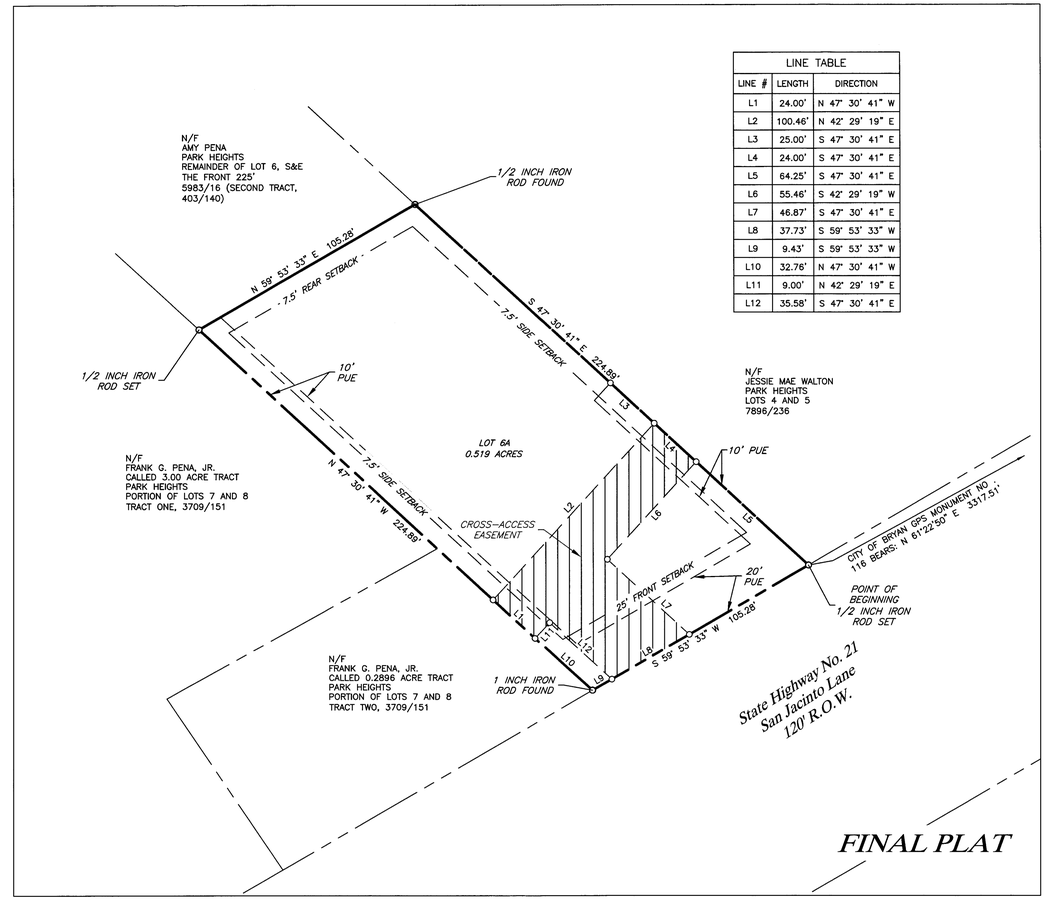

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	24.00'	N 47° 30' 41" W
L2	100.46'	N 42° 29' 19" E
L3	25.00'	S 47° 30' 41" E
L4	24.00'	S 47° 30' 41" E
L5	64.25'	S 47° 30' 41" E
L6	55.46'	S 42° 29' 19" W
L7	46.87'	S 47° 30' 41" E
L8	37.73'	S 59° 53' 33" W
L9	9.43'	S 59° 53' 33" W
L10	32.76'	N 47° 30' 41" W
L11	9.00'	N 42° 29' 19" E
L12	35.58'	S 47° 30' 41" E

METES AND BOUNDS DESCRIPTION
OF A
0.519 ACRE TRACT
PARK HEIGHTS
STEPHEN F. AUSTIN NO. 9 LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN NO. 9 LEAGUE, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF LOT 6, PARK HEIGHTS ACCORDING TO THE PLAT RECORDED IN VOLUME 90, PAGE 456 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO MIGUEL TAVAREZ NIETO RECORDED IN VOLUME 11209, PAGES 180 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD SET ON THE NORTHWEST LINE OF STATE HIGHWAY NO. 21 MARKING THE EAST CORNER OF SAID LOT 6 AND THE SOUTH CORNER OF LOT 5 OF SAID PARK HEIGHTS. REFERENCE, CITY OF BRYAN GPS MONUMENT NO. 116 BEARS: N 61° 22' 50" E FOR A DISTANCE OF 3317.51 FEET;

THENCE: S 59° 53' 33" W ALONG THE SOUTHEAST LINE OF SAID LOT 6 FOR A DISTANCE OF 105.28 FEET (PLAT CALL DISTANCE: 104.30 FEET, 90/456) TO A 1 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 6 AND THE EAST CORNER OF LOT 7 OF SAID PARK HEIGHTS. SAID IRON ROD FOUND MARKING THE EAST CORNER OF A CALLED 0.2896 ACRE TRACT OF LAND AS DESCRIBED AS TRACT TWO BY A DEED TO FRANK G. PENA, JR. RECORDED IN VOLUME 3709, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 59° 53' 33" W FOR A DISTANCE OF 293.04 FEET AND A 1 INCH IRON PIPE FOUND BEARS: S 59° 53' 33" W FOR A DISTANCE OF 444.05 FEET;

THENCE: N 47° 30' 41" W ALONG THE COMMON LINE OF SAID LOTS 6 AND 7 FOR A DISTANCE OF 224.89 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF A TRACT OF LAND AS DESCRIBED AS LOT 6 SAVE AND EXCEPT THE FRONT 225.00 FEET BY A DEED TO AMY PENA RECORDED IN VOLUME 5983, PAGE 16 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID PENA TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED IN VOLUME 403, PAGE 140 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 47° 29' 56" W FOR A DISTANCE OF 903.25 FEET (DEED CALL DISTANCE: 915.00 FEET, 403/140);

THENCE: N 59° 53' 33" E THROUGH SAID LOT 6 AND ALONG THE SOUTHEAST LINE OF SAID PENA TRACT FOR A DISTANCE OF 105.28 FEET (PLAT CALL DISTANCE: 104.30 FEET, 90/456) TO A 1/2 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID LOTS 5 AND 6 MARKING THE EAST CORNER OF SAID PENA TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 6 BEARS: N 47° 30' 41" W FOR A DISTANCE OF 934.25 FEET (DEED CALL DISTANCE: 925.00 FEET, 403/140);

THENCE: S 47° 30' 41" E ALONG THE COMMON LINE OF SAID LOTS 5 AND 6 FOR A DISTANCE OF 224.89 FEET (DEED CALL DISTANCE, 225.00 FEET, 403/140) TO THE POINT OF BEGINNING CONTAINING 0.519 OF AN ACRE OF LAND (22,592 SQ. FT.), AS SURVEYED ON THE GROUND OCTOBER, 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. THIS PROPERTY IS CURRENTLY ZONED C3–COMMERCIAL.
3. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
4. APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.
5. EXISTING CONTOURS SHOWN HERE ARE FROM FIELD DATA.
6. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
7. NO PORTION OF THIS TRACT OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0195E, EFFECTIVE JULY 7, 2014.

30 15 0 30

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Miguel Tavarez Nieto, owner and developer of the land shown on this plat and designated herein as Park Heights, Lot 6A, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
Miguel Tavarez Nieto

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Miguel Tavarez Nieto, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20___.

_____

Notary Public, _____ , _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

_____
Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY PLANNER

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

CERTIFICATE OF 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 _____, 20____.

_____
City Engineer, Bryan, 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 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

Vicinity Map

MINOR PLAT

PARK HEIGHTS
LOT 6A

Being a Replat of a Portion of Lot 6,
Park Heights
Volume 90, Page456
Stephen F. Austin No. 9 League, A-62
Bryan, Brazos County, Texas

March 2015

Owner:
Miguel Tavarez Nieto
2203 Highway 21 W.
Bryan, TX 77803

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951