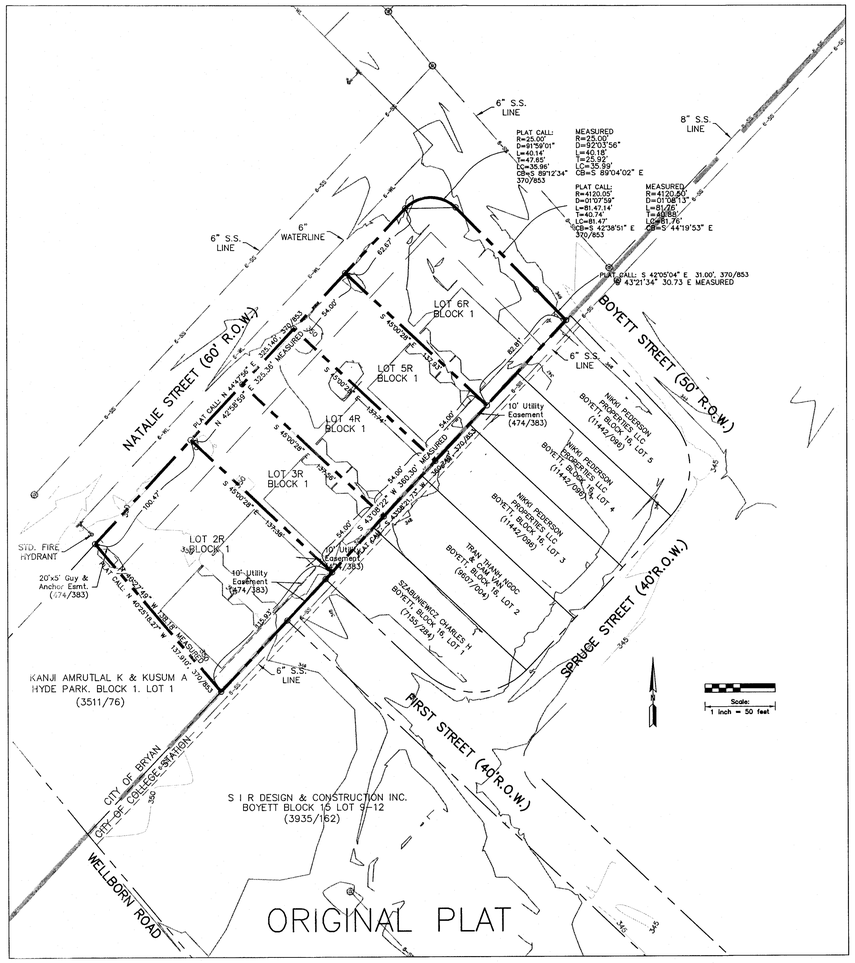
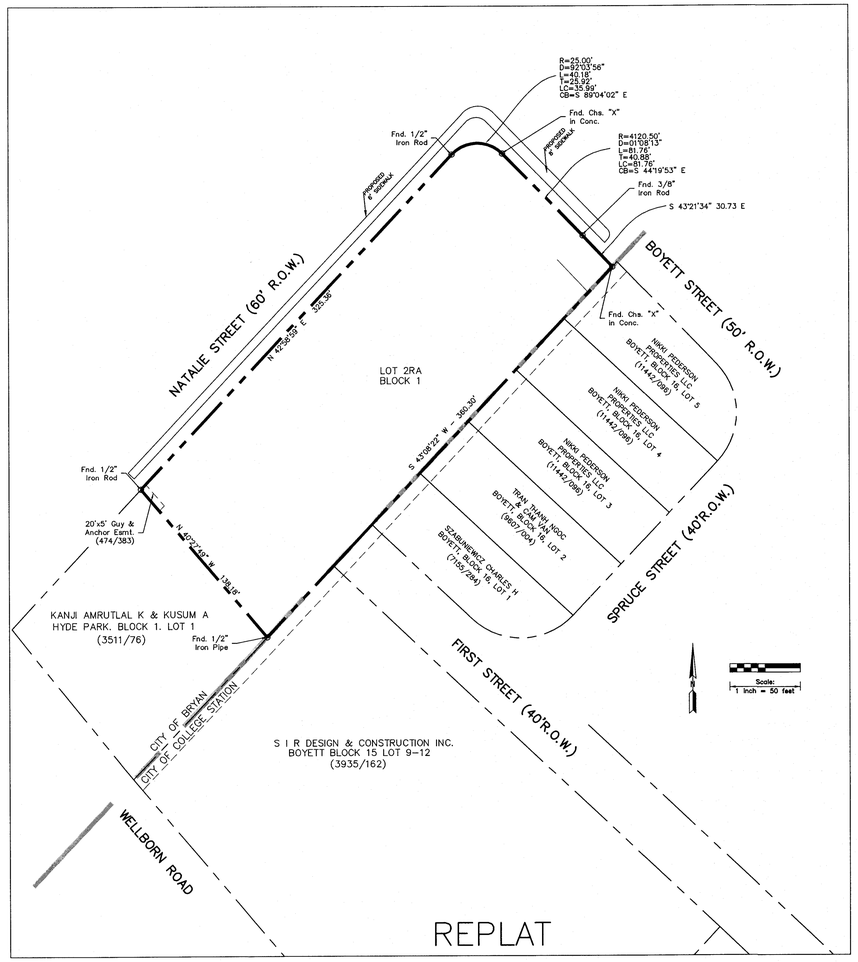
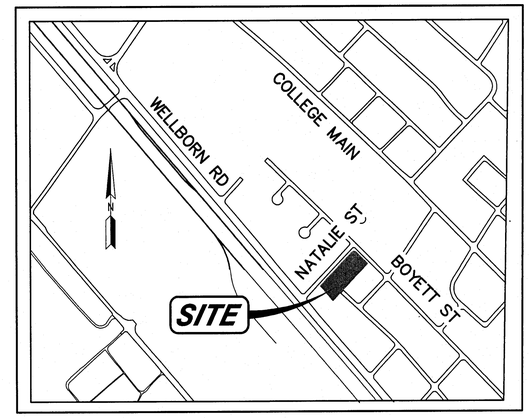


ORIGINAL PLAT



REPLAT



VICINITY MAP

(NTS)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume _____, Page _____ and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains easements and public places hereon shown for the purposes identified.

_____
Natalie Studios, LLC

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 and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2015.

_____
Notary Public, Brazos County, Texas

APPROVAL OF CITY ENGINEER

I, _____, The undersigned, City Engineer of the City of Bryan, Texas, 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 CITY PLANNER

I, _____, The undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, Texas, 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

AUG 05 2015

GENERAL NOTES:

1. North Orientation is based on rotating the northwest line to grid north NAD83(CORS201) epoch.2010.00 by utilizing GPS methods.
2. A 1/2" Ion Rod with Cap set at all corners unless otherwise noted.
3. This property is not located within a 100 YR floodplain according to the FEMA Flood Insurance Rate Map for Brazos County, Texas and incorporated areas, community No. 480082, Panel No. 0305F, Map No. 48041C0305F, effective date: April 2, 2014.

FIELD NOTES
1.123 ACRES
BEING THE
RE-SUBDIVISION OF
LOTS 2 & 3, BLOCK ONE OF THE
VACATING & RE-SUBDIVISION PLAT OF
THE HYDE PARK ADDITION
VOLUME 474, PAGE 383
J. E. SCOTT LEAGUE, A – 50
BRYAN, BRAZOS COUNTY, TEXAS

All that certain lot, tract or parcel of land being 1.123 acres situated in the J. E. SCOTT LEAGUE, Abstract No. 50, Brazos County, Texas and being all of that certain Re-Subdivision of Lots 2 and 3, Block One of the Vacating and Re-Subdivision Plat of the Hyde Park Addition as described in Plat as recorded in Volume 474, Page 383, Deed Records of Brazos County, Texas, said 1.123 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod found in the southeast right-of-way line of Natalie Street for the most westerly corner, said corner being the most westerly corner of Block One of said Re-Subdivision of The Hyde Park Addition, said corner also being the most northerly corner of the Arrautial & Kusum A Kanji Called 0.4374 of one acre tract as described in Volume 3511, Page 76;

THENCE N 42 ° 58 ' 59 " E, along the northwest line of Block One of said Re-Subdivision of The Hyde Park Addition a distance of 325.36 feet to a 1/2" Iron Rod found for the point of curvature at the intersection of the southeast right-of-way line of said Natalie Street and the southwest right-of-way line of Boyett Street;

THENCE around a curve in a clockwise direction having a delta angle of 92 ° 03 ' 56 "; an arc distance of 40.18 feet, a radius of 25.00 feet, and a chord of N 89 ° 04 ' 02 " E, a distance of 35.99 feet to an "X" in concrete found for the point of tangency of said intersection and the beginning of a curve along the southwest right-of-way line of said Boyett Street;

THENCE along the northeast line of said Block One and the southwest right-of-way line of said Boyett Street around a curve in a clockwise direction having a delta angle of 01 ° 08 ' 13 ", an arc distance of 81.76 feet, a radius of 4120.50 feet, and a chord of S 44 ° 19 ' 53 " E, a distance of 81.76 feet to a 3/8" Iron Rod found for the point of tangency of said curve;

THENCE S 43 ° 21 ' 34 " E, continuing along the northeast line of said Block One a distance of 30.73 feet to an "X" in concrete found for the most easterly corner, said corner being the most easterly corner of said Block One and also being located in the northwest line of Block 16 of the W. C. Boyett Estate Partition Map as described in Volume 100, page 440;

THENCE S 43 ° 08 ' 22 " W, along the southeast line of said Block One and the northwest line of said Block 16 a distance of 360.30 feet to a 1/2" Iron Pipe found for the most southerly corner, said corner being the most easterly corner of said Called 0.4374 acre tract;

THENCE N 40 ° 27 ' 49 " W, along the southwest line of said Block One and the northeast line of said Called 0.4374 acre tract a distance of 138.18 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 1.123 ACRES OF LAND MORE OR LESS, according to a survey performed on May 29, 2015 under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. North Orientation is based on rotating the northwest line of said Block One to Grid North NAD83 (CORS2011) epoch2010.00 by using GPS Methods.

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

_____
County Clerk
Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, H. Curtis Strong, Registered Professional Land Surveyor No. 4961 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 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.

_____
H. Curtis Strong, R.P.L.S. No. 4961

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair 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 and Zoning Commission of the City of Bryan on the _____ day of _____, 20_____ and same was duly approved on the _____ day of _____, 20_____ by said Commission.

_____
Chair, Planning and Zoning Commission Bryan, Texas

FINAL PLAT OF HYDE PARK ADDITON

LOT 2RA, BLOCK 1 (1.123 Acres)

FINAL PLAT PREPARED AND SUBMITTED JULY 2015

SCALE: 1" = 50'

BEING A VACATING & RESUBDIVISION PLAT OF LOTS 2R, 3R, 4R, 5R, AND 6R, BLOCK 1 OF THE HYDE PARK ADDITION 1.123 Acres (VOL. 474, PAGE 383) J.E. SCOTT LEAGUE A–50

Bryan
Brazos County, Texas

SURVEYOR:
STRONG SURVEYING, LLC
H. CURTIS STRONG
1722 BROADMOOR
SUITE 105
BRYAN, TEXAS 77802
(979)–776–9836

OWNER:
NATALIE STUDIOS, LLC
3801 5TH STREET
BRYAN, TEXAS 77801

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845
PHONE (979) 260–6963