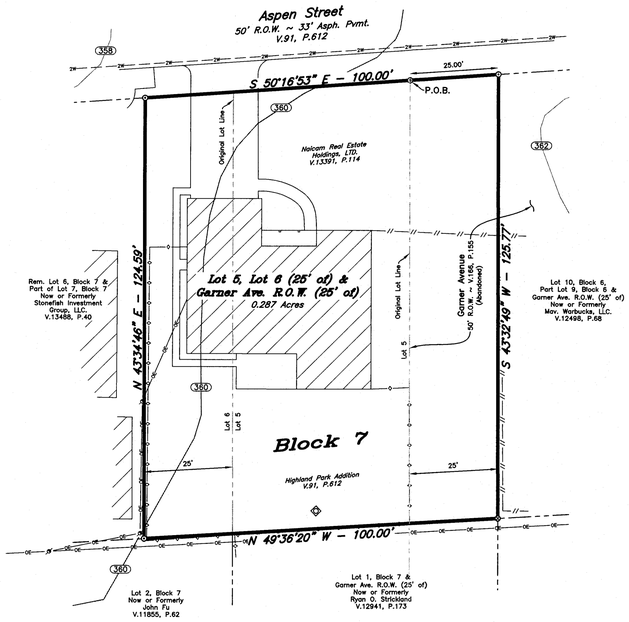
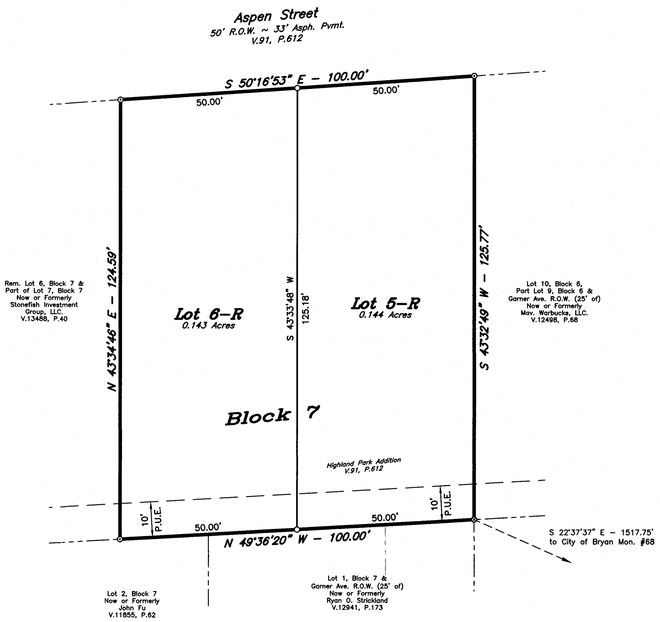


ORIGINAL PLAT

LOT 5, BLOCK 7, LOT 6 (25' OF), BLOCK 7
AND GARNER AVENUE R.O.W. (25' OF)
HIGHLAND PARK ADDITION, FIRST INSTALLMENT
RECORDED IN VOLUME 91, PAGE 612

Scale:
1"=20'



REPLAT

Vicinity Map

SCALE: N.T.S.

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.E. SCOTT SURVEY, Abstract No. 50, in the City of Bryan, Brazos County, Texas and being all of Lot 5, part of Lot 6 (the adjoining 25 feet of), Block 7 and part of the abandoned Garner Avenue right-of-way, based on a 50 foot width (the adjoining 25 feet of), according to the final plat of HIGHLAND PARK ADDITION, FIRST INSTALLMENT recorded in Volume 91, Page 612, of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 3/4–inch iron pipe marking the east corner of said Lot 5, said iron rod also marking the point of intersection of the northwest right–of–way line of said abandoned Garner Avenue and the southwest right–of–way line of Aspen Street (based on a 50 foot width);

THENCE: S 50° 16' 53" E along the southwest right–of–way line of said Aspen Street for a distance of 25.00 feet to a found 1/2–inch iron rod marking the east corner of this tract;

THENCE: S 43° 32' 49" W departing the southwest right–of–way line of said Aspen Street and into the interior of the before–said abandoned Garner Avenue right–of–way for a distance of 125.77 feet to a found 5/8–inch iron rod marking the south corner of this tract;

THENCE: N 49° 36' 20" W continuing through the interior of said abandoned Garner Avenue right–of–way at a distance of 25.00 feet, pass a point for corner marking the south corner of the before–said Lot 5, said point also being in the northwest right–of way line of said abandoned Garner Avenue, continue along the southwest line of said Lot 5 and the before–said Lot 6 for a total distance of 100.00 feet to a found 1/2–inch iron rod marking the west corner of this tract;

THENCE: N 43° 34' 46" E into the interior of said Lot 6 for a distance of 124.59 feet to a found 1/2–inch iron rod marking the north corner of this tract, said iron rod also being in the southwest right–of–way line of the before–said Aspen Street;

THENCE: S 50° 16' 53" E along the southwest right–of–way line of said Aspen Street for a distance of 75.00 feet to the POINT OF BEGINNING and containing 0.287 acres of land, more or less.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, State of Texas, do herby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on September, 2016.

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: Grid North as established from GPS observation.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F & 48041C0305F, both maps revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. This property is currently zoned Residential District–5000 (RD–5). Building setback lines shall comply with the City of Bryan Code of Ordinances.
4. This property is subject to the Restrictive Covenants recorded in Volume 92, Page 43 and Volume 131, Page 577 of the Deed Records of Brazos County, Texas.
5. All existing improvements shall be removed prior to further development.
6. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊙ – 1/2" Iron Rod Found
⊕ – 5/8" Iron Rod Found
⊕ – 3/4" Iron Pipe Found
○ – 1/2" Iron Rod Set

5. Abbreviations:

P.O.B. – POINT OF BEGINNING

Development Services
SEP 28 2016
RECEIVED

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Naicam Real Estate Holdings, Ltd. owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 13391, Page 114 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.

_____
Donald Keith Sewell

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, 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, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, 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 Oficial Records of Brazos County, Texas in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

APPROVAL OF THE 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 _____, 20____.

_____
City Planner, Bryan, Texas

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 _____, 20____.

_____
City Engineer, Bryan, Texas

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 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.

_____
Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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 April 15, 2016 and that property markers and monuments were placed under my supervision on the ground.

_____
Kevin R. McClure, R.P.L.S. No. 5650

FINAL PLAT

LOTS 5–R AND 6–R, BLOCK 7

HIGHLAND PARK ADDITION FIRST INSTALLMENT

BEING A REPLAT OF LOT 5 AND LOT 6 (25' OF), BLOCK 7
AND THE ABANDONED GARNER AVENUE R.O.W. (25' OF)
HIGHLAND PARK ADDITION, FIRST INSTALLMENT
RECORDED IN VOLUME 91, PAGE 612

0.287 ACRES

J.E. SCOTT SURVEY, A–50
BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER, 2016
SCALE: 1" = 20'

Owner:
Naicam Real Estate Holdings, Ltd.
PO Box 11765
College Station, Texas 77842
(979) 777–5553

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

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