

METES AND BOUNDS DESCRIPTION OF A 0.76 ACRE TRACT HIGHLAND PARK ADDITION, SECOND INSTALLMENT BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. E. SCOTT LEAGUE, ABSTRACT NO. 50, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 4, 5 AND 6 AND A PORTION OF LOTS 3 AND 7, BLOCK 9B, HIGHLAND PARK ADDITION, SECOND INSTALLMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 166, PAGE 155 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF OAKLAWN STREET (50' R.O.W.) MARKING THE NORTH CORNER OF A CALLED TRACT OF LAND DESCRIBED AS BEING A PORTION OF SAID LOT 3 AND A PORTION OF LOT 2, BLOCK 9B, BY A DEED TO GEORGE AND MARY JEWELL RECORDED IN VOLUME 1953, PAGE 340 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 43° 36' 58" W THROUGH SAID LOT 3 AND ALONG THE NORTHWEST LINE OF SAID JEWELL TRACT FOR A DISTANCE OF 128.05 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF LOT 24, BLOCK 9B, MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 48° 21' 20" W ALONG THE SOUTHWEST LINE OF SAID LOTS 3, 4, 5, 6 AND 7, SAME BEING THE NORTHEAST LINE OF LOTS 20, 21, 22, 23 AND 24, BLOCK 9B, FOR A DISTANCE OF 248.86 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID LOT 7 MARKING THE SOUTH CORNER OF A CALLED TRACT OF LAND DESCRIBED AS BEING A PORTION OF SAID LOT 7 AND A PORTION OF LOT 8, BLOCK 9B, BY A DEED TO ANDRES DE LA CONCHA AND SONIA MAGNUS RECORDED IN VOLUME 9090, PAGE 56 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 08' 51" E THROUGH SAID LOT 7 AND ALONG THE SOUTHWEST LINE OF SAID DE LA CONCHA AND MAGNUS TRACT FOR A DISTANCE OF 128.97 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF OAKLAWN STREET MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 47° 49' 39" E ALONG THE SOUTHWEST LINE OF OAKLAWN STREET FOR A DISTANCE OF 212.44 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 37° 31' 21" E CONTINUING ALONG THE SOUTHWEST LINE OF OAKLAWN STREET FOR A DISTANCE OF 41.29 FEET TO THE POINT OF BEGINNING CONTAINING 0.76 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JANUARY 2016. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS COMMUNITY PANEL NO. 48041CD0305F DATED APRIL 2, 2014.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
4. SUBJECT PROPERTY IS CURRENTLY ZONED RD-5.
5. CONTOURS SHOWN HEREON ARE OVERLAY FROM CITY OF BRYAN GIS MAPS.
6. WATER AND SEWER LINES PER CITY OF BRYAN MAPS AND ABOVE GROUND INDICATIONS.
7. ALL EXISTING IMPROVEMENTS ARE TO BE REMOVED FOR REDEVELOPMENT.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, STONEFISH INVESTMENT GROUP LLC SERIES ONEY HERVEY owners and developers of the land shown on this plat, being the tracts of land as conveyed to us in the Official Records of Brazos County, in Volumes 13147 & 13180, Pages 223 & 3, 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(s)

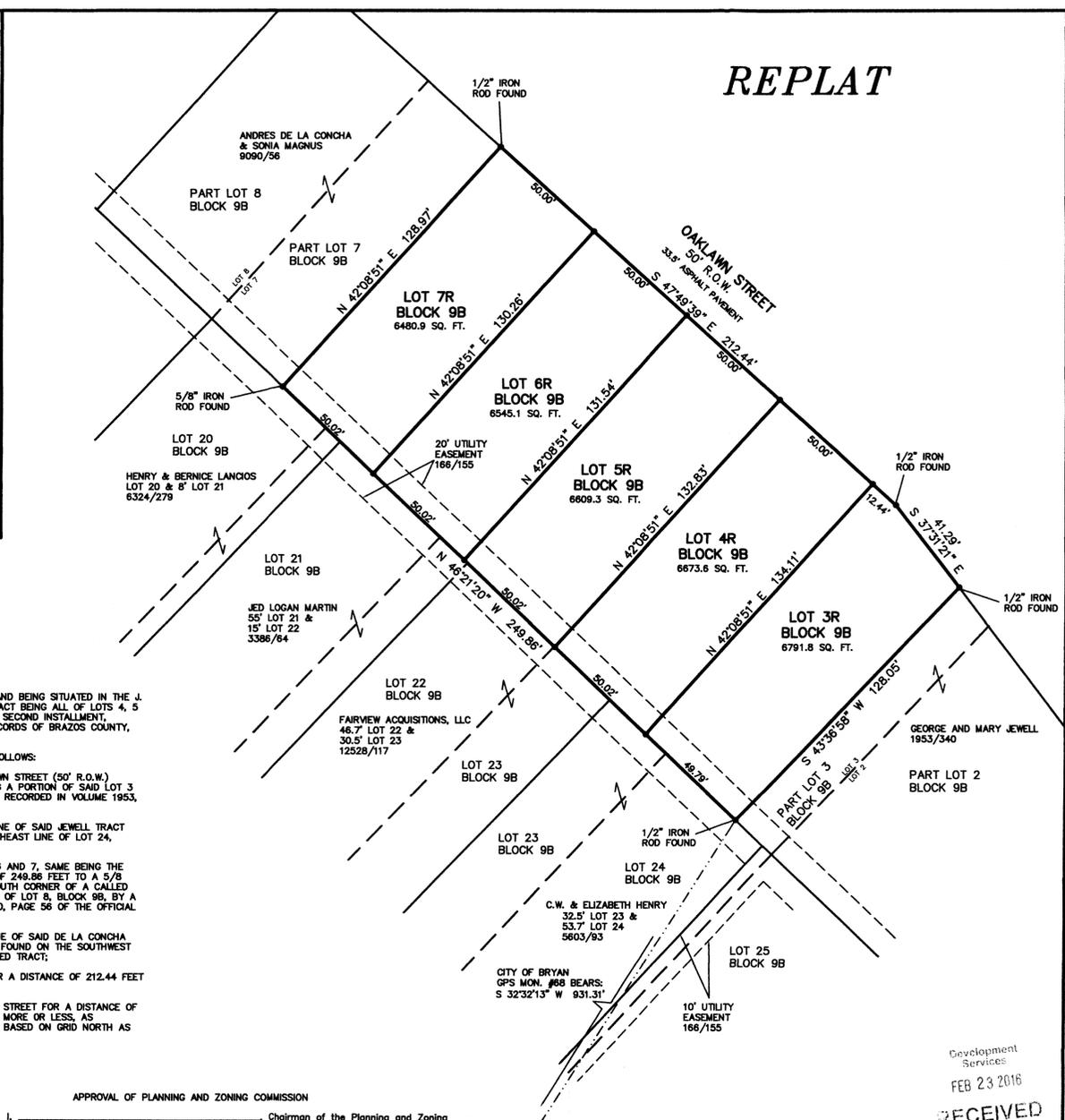
**CERTIFICATE OF SURVEYOR**

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 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.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public, Brazos County, 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 & Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman

**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 \_\_\_\_\_, 20\_\_\_\_.

City Planner, City of Bryan

**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, City of Bryan

**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 on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk  
Brazos County, Texas

Development Services  
FEB 23 2016  
RECEIVED

**FINAL PLAT**  
OF  
LOTS 3R-7R, BLOCK 9B  
**HIGHLAND PARK ADDITION**  
**SECOND INSTALLMENT**  
BEING A  
**REPLAT**  
OF  
LOTS 4, 5, 6 & PART OF LOTS 3 & 7  
BLOCK 9B, HIGHLAND PARK ADDITION  
SECOND INSTALLMENT  
VOLUME 166, PAGE 155  
0.76 ACRES, J. E. SCOTT LEAGUE, A-50  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET  
SURVEY DATE: 12-18-15  
PLAT DATE: 02-12-16  
REVISED: 02-23-16  
JOB NUMBER: 15-1102  
CAD NAME: 15-1102  
CR5 FILE: HIGHLD2 (cont): 15-1102 (job)

PREPARED BY: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195

OWNER: STONEFISH INVESTMENT GROUP  
P.O. BOX 1306  
GEORGETOWN, TEXAS 75627  
PHONE (512) 948-5306