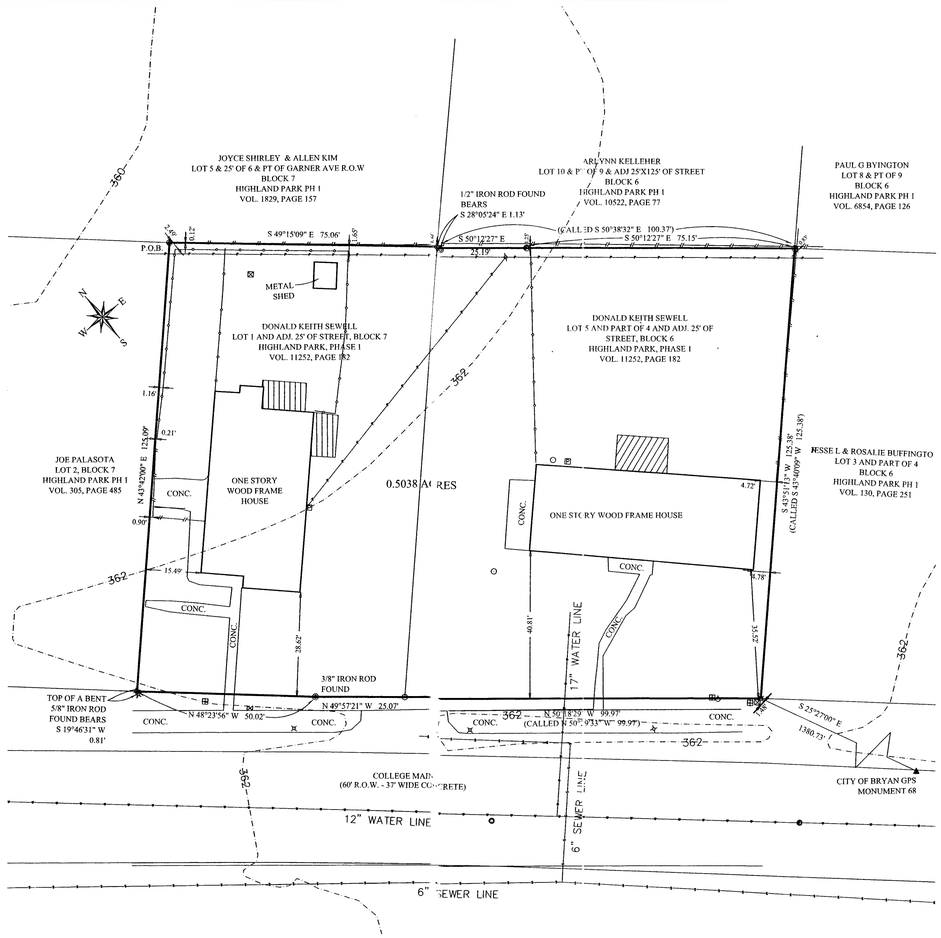
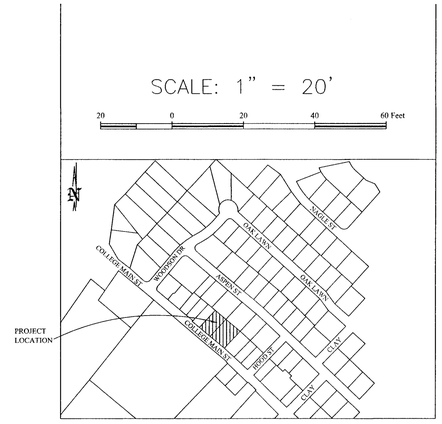


ORIGINAL PLAT



VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.5038 acres, and being all of Lot 1, Block 7, half of the R.O.W. of Jackson Street, and part of Lot 4, and all of Lot 5 of Block 6, in the Highland Park Addition to the City of Bryan, in Brazos County, as recorded in Vol. 91, Page 612 of the Brazos County Deed Records(B.C.D.R.).Also being the same 2 tracts of land as recorded in Vol. 11252, Page 182, 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(CORS96), and boundary referenced to found rods as recorded in said previous deed, as surveyed on the ground on May 2nd of 2013. This description is also referred to the plat prepared by ATM Surveying, Project No. 2013-0234, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for the north corner of this tract, also being the north corner of said Lot 1, Block 7, also being the east corner of the Joe Palasota tract, called Lot 2, Block 7, of said addition, as recorded in Vol. 305, Page 385, also being a point on the south line of the Joyce Shirley & Allen Kim tract, called Lot 5, and 25' of 6 and part of Garnett Jackson Avenue R.O.W., Block 7, of said addition, as recorded in Vol. 1829, Page 157;

THENCE South 49°15'09" East, a distance of 75.06 feet along the common line between this tract and said Kim tract to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a bend in this tract, at the centerline of said Jackson Avenue, also being the south corner of said Kim tract, also being the west corner of the Arlynn Kelleher tract, called Lot 10, and part of 9 and adjoining 25'x125' of Jackson Avenue, Block 6, of said addition, as recorded in Vol. 10522, Page 77, from which a 1/2" iron rod found for reference bears S 28°05'24" E, a distance of 1.13 feet;

THENCE South 50°12'27" East, a distance of 25.19 feet along the common line between this tract and said Kelleher tract to a 5/8" iron rod found for a bend in this tract, also being the east corner of said Jackson Avenue R.O.W., also being the north corner of said Lot 5, Block 6;

THENCE South 50°12'27" East, a distance of 75.15 feet along the common line between this tract and said Kelleher tract to a 1/2" iron rod found for the east corner of this tract, which is also the east corner of the northwest half of Lot 4, Block 6, also being the south corner of said Kelleher tract, also being the west corner of the Paul G Byington Lot 7, and part of Lot 9, Block 6 of said addition, as recorded in Vol. 6854, Page 126, also being the north corner of the Jesse L. & Rosalie Buffington tract, called Lot 3, and part of Lot 4, Block 6 of said addition, as recorded in Vol. 130, Page 251;

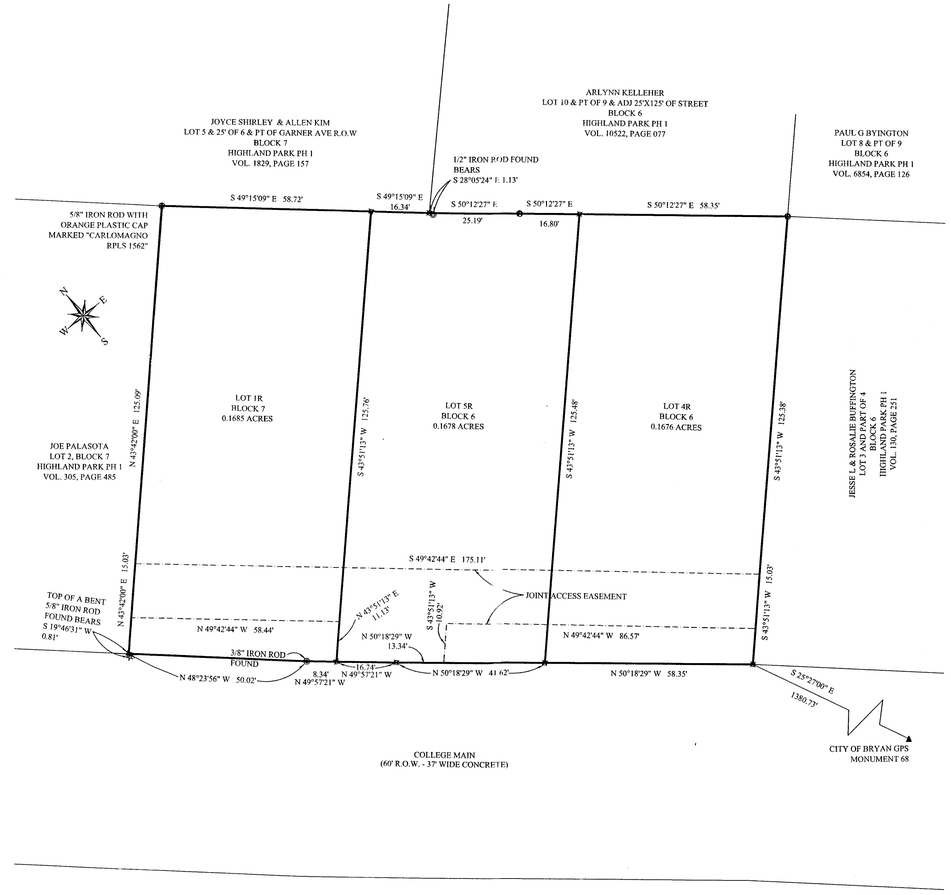
THENCE South 43°51'13" West, a distance of 125.38 feet along the common line between this tract and said Buffington tract to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the south corner of this tract, also being the south corner of said north half of Lot 4, also being the west corner of said Buffington tract, also being a point on the northeast right-of-way line of College Main(called 60' R.O.W.);

THENCE North 50°18'29" West, a distance of 99.97 feet along the common line between this tract and said College Main R.O.W. to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a bend in this tract, at the centerline of said Jackson Avenue;

THENCE North 49°57'21" West, a distance of 25.07 feet along the common line between this tract and said College Main R.O.W. to a 3/8" iron rod found for the west corner of said Jackson Avenue, also being the south corner of said Lot 1, Block 7;

THENCE North 48°23'56" West, a distance of 50.02 feet 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 west corner of said Lot 1, also being the south corner of said Palasota tract, from which the top of a bent 5/8" iron rod found reference bears S 19°46'31" W, a distance of 0.81 feet;

THENCE North 43°42'00" East, a distance of 125.09 feet along the common line between this tract and said Palasota tract to the **PLACE OF BEGINNING** containing 0.5038 acres.



REPLAT

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- ELECTRICAL LINE
- CHAIN LINK FENCE
- WOOD FENCE
- SEWER LINE
- WATER LINE
- MANHOLE
- WATER METER
- WATER VALVE
- ELECTRIC METER
- POWER POLE
- GASLINE SIGN
- LIGHT POLE
- SEWER CLEANOUT
- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" FOUND
- PROPERTY CORNER(NOT SET)

GENERAL NOTES

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(CORS96)

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. 48041C0215E EFFECTIVE DATE, 05/16/2012

3. THIS PROPERTY IS ZONED R-5 SINGLE FAMILY RESIDENTIAL, AND BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS, 25' FRONT, 7.5' SIDE AND REAR..

5. WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATED FOR CITY OF BRYAN DIGITAL MAPS.

6. EXISTING STRUCTURES WILL BE REMOVED PRIOR TO RECORDING OF REPLAT

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 _____, 2013.

_____
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 _____, 2013, and same was duly approved on the ____ day of _____, 2013.

_____
Chairman

CERTIFICATE OF SURVEYOR

COUNTY OF BRAZOS
STATE OF TEXAS

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 May 2nd, 2013 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

_____
Adam Wallace, R.P.L.S. No. 6132

STATE OF TEXAS
REGISTERED
ADAM WALLACE
6132
PROFESSIONAL LAND SURVEYOR

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 _____, 2013.

_____
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 11252, Page 182, 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 _____, 2013.

_____
Notary Public, Brazos County, 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 authentification was filed for record in my office on the _____ day of _____, 2013, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

JUN 26 2013

LOT 1R, BLOCK 7
LOT 4R AND 5R, BLOCK 6
BEING A REPLAT
OF 0.5038 ACRES
BEING LOT 1, BLOCK 7, LOT 5, AND PART OF LOT 4, BLOCK 6 AND 1/2 THE R.O.W. OF JACKSON STREET
HIGHLAND PARK ADDITION
VOL. 91, PAGE 612
(DEED IN VOLUME 11252, PAGE 182)
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
DONALD KEITH SEWELL
1113 Langford St.
College Station TX 77840
(979) 204-2087

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com

File name: 2013-0234-COLLEGE MAIN-3907 4001.DWG
Plot date: 06/5/13

MA