



**ORIGINAL DEED**

**REPLAT**

**METES AND BOUNDS DESCRIPTION**

Being a tract of land containing 0.2868 acres, and being part of a 5 acre block in the Highland Park Addition to the City of Bryan in Vol. 91, Page 612, the Brazos County Deed Record (B.C.D.R.) and being the same tract of land, as recorded in Vol. 11897, Page 199, of the Brazos County Official Records (C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary based on fixed iron rods referred to the previous recorded deed, as surveyed on the ground on March 5th, 2014, and being more particularly described as follows:

**BEGINNING** as a 3/8" iron rod found for the south corner of this tract, also being the west corner of the Clair Cooper portion of said 5 acre block, called 0.215 acres, as recorded in Vol. 11457, Page 64, of the B.C.O.R., also being a pole on the northeast line of Aspen Street (50' R.O.W.);

**THENCE** North 50°26'56" West, a distance of 100.00 feet along the common line between this tract and said Aspen Street 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 south corner of the Todd & Lori Edwards, called Lot 16 and 17, Block 2, College Oaks Addition, as recorded in Vol. 11643, Page 211, of the B.C.O.R.;

**THENCE** North 41°42'10" East, a distance of 125.00 feet along the common line between this tract and said Edwards tract to a 1/2" iron rod with yellow plastic cap marked "KERR 4502" found for the north corner of this tract, also being the east corner of said Edwards tract, also being a pole on the southwest line of the Donald L. Mize called Lot 8, Block 2, of said College Oaks Addition, as recorded in Vol. 1235, Page 357, of the B.C.O.R.;

**THENCE** South 50°26'56" East, a distance of 100.00 feet along the common line between this tract and said Lot 8, and then along the Kristopher B. & Leslie A. Keesee, called Lot 7, Block 2 of said College Oaks Addition, as recorded in Vol. 7550, Page 71, of the B.C.O.R. to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract, also being the north corner of said Cooper tract;

**THENCE** South 41°42'10" West, a distance of 125.00 feet along the common line between this tract and said Cooper tract to the **PLACE OF BEGINNING** containing 0.2868 acres.

**SURVEY LEGEND**

--- SUBJECT PROPERTY LINE	○ SEWER MANHOLE
--- ADJOINING PROPERTY LINE	□ WATER METER
--- UTILITY EASEMENT	□ WATER VALVE
--- ORDINANCE BUILDING LINE	□ PLASTIC METER
--- PLATTED BUILDING LINE	○ POWER POLE
--- ELECTRICAL LINE	○ METAL SIGN
--- CHAIN-LINK FENCE	○ GALVANIZED
--- WOOD FENCE	○ LAMBY POLE

RESTRICTIONS RECORDED IN VOL. 132, PAGE 551, AND VOL. 131, PAGE 577, OF THE BRAZOS COUNTY DEED RECORDS

BLANKET EASEMENT RECORDED IN VOL. 178, PAGE 480

SCALE: 1" = 30'

**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 \_\_\_\_\_, 2014.

\_\_\_\_\_  
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 \_\_\_\_\_, 2014, and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Chairman

**CERTIFICATE OF SURVEYOR**  
STATE OF TEXAS  
COUNTY OF BRAZOS

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 March 5th, 2014 and that property markers or 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

- GENERAL NOTES**
- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010
  - 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. 4804100215E EFFECTIVE DATE, 05/16/2012
  - BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
  - WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATED PER CITY OF BRYAN DIGITAL MAPS.
  - EXISTING STRUCTURES WILL BE REMOVED PRIOR TO RECORDING OF REPLAT

**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 \_\_\_\_\_, 2012.

\_\_\_\_\_  
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 11897, Page 199, 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 \_\_\_\_\_, 2014.

\_\_\_\_\_  
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 authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, 2014, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_

Page \_\_\_\_\_

\_\_\_\_\_  
County Clerk  
Brazos County, Texas

LOT 16R, AND 17R  
BLOCK 2  
**BEING A REPLAT**  
OF A 0.2868 ACRES  
OUT OF A 5 ACRE BLOCK  
HIGHLAND PARK ADDITION  
VOLUME 11897, PAGE 199  
BRYAN, BRAZOS COUNTY, TEXAS

Development  
MAY 19 2014

<b>OWNER/DEVELOPER:</b> GRANT GROUP LLC SCYLE GRANT 3600 HIGHWAY 6 SOUTH College Station TX 77845 (979) 777-5553	<b>ATM Surveying</b> P.O. Box 10313, College Station, TX 77840 PHONE: (979) 209-9291 email: Adam@ATMSurveying.com www.ATMSurveying.com - FIRM #101784-00
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