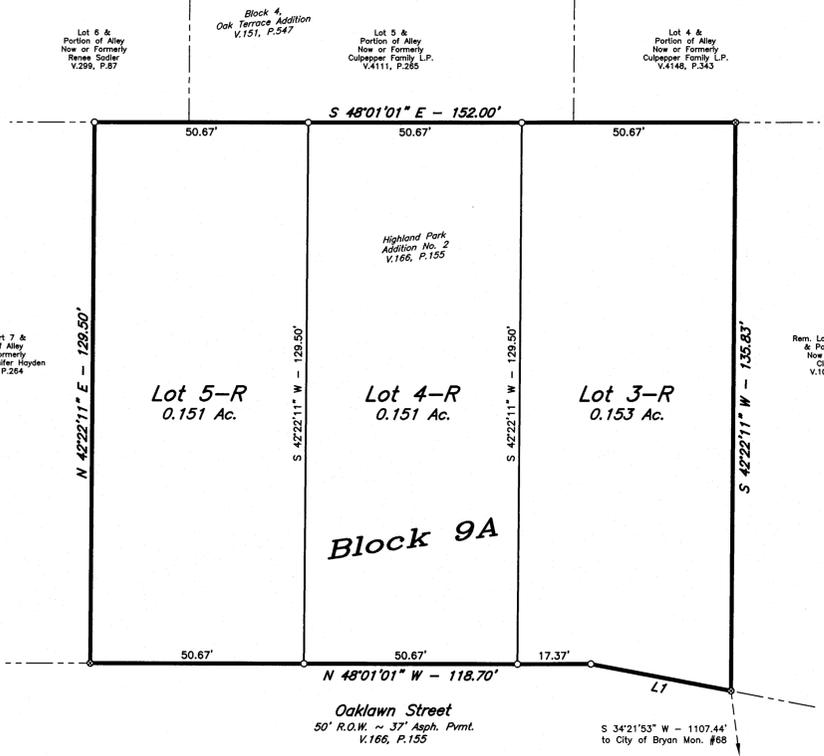


ORIGINAL PLAT

LOT 3 (36' OF), LOT 4, LOT 5 AND PORTION OF ALLEY (12.5' OF), BLOCK 9A, HIGHLAND PARK ADDITION, SECOND INSTALLMENT RECORDED IN VOLUME 166, PAGE 155

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 37°15'02" W	33.85'



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 a portion of Lot 3, all of Lots 4 and 5, and 1/2 of the adjoining 25-foot wide Alley in Block 9A according to the final plat of HIGHLAND PARK ADDITION, SECOND INSTALLMENT recorded in Volume 166, Page 155, 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 1/2-inch iron rod marking the west corner of said Lot 5, the south corner of Lot 5, Block 9A of said HIGHLAND PARK ADDITION, SECOND INSTALLMENT (166/155), said iron rod also being in the northeast right-of-way line of Oaklawn Street (based on a 50' foot width);

THENCE: N 42° 22' 11" E along the common line of said Lots 5 and 6 and into the before-said 25-foot wide Alley for a distance of 129.50 feet to a 1/2-inch iron rod set in the centerline of said alley marking the north corner of this tract;

THENCE: S 48° 01' 01" E along the centerline of said 25-foot wide Alley for a distance of 152.00 feet to a found 1/2-inch iron rod marking the east corner of this tract;

THENCE: S 42° 22' 11" W through said alley and into the interior of said Lot 3 for a distance of 135.83 feet to a found 1/2-inch iron rod marking the south corner of this tract, said iron rod also being in the northeast right-of-way of before-said Oaklawn Street;

THENCE: N 37° 15' 02" W along northeast right-of-way of said Oaklawn Street for a distance of 33.85 feet to a 1/2-inch iron rod set for an angle point;

THENCE: N 48° 01' 01" W continuing along the northeast right-of-way of said Oaklawn Street for a distance of 118.70 feet to the POINT OF BEGINNING and containing 0.454 acres of land, more or less.

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: Grid North as established from GPS observation.
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F & 48014100305F, both maps revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
- All existing structures to be demolished before the recording of this plat. This property is currently zoned RD-5 District. Building setback lines are to be as shown below:

Front	- 25'
Rear	- 7.5'
Side	- 7.5'
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊙	- 1/2" Iron Rod Found
○	- 1/2" Iron Rod Set
- Abbreviations:

P.O.B.	- POINT OF BEGINNING
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- Owners:

Red Dog Investments LLC PO Box 11765 College Station, Texas 77842 (979) 777-5553	C.W. & Elizabeth Henry 10587 FM 244 Anderson, Texas 77830 (979) 255-9991
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MAY 10 2016
RECEIVED

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, C.W. & Elizabeth Henry 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 5854, Page 115 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.

C.W. Henry Elizabeth Henry

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Red Dog Investments LLC 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 12185, Page 94 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.

Kyle Grant

CERTIFICATE OF OWNERSHIP AND DEDICATION

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, Karan 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 Official 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 11, 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 3-R, 4-R & 5-R, BLOCK 9A
**HIGHLAND PARK ADDITION
SECOND INSTALLMENT**

BEING A REPLAT OF LOT 3 (36' OF), LOT 4,
LOT 5 AND PART OF ALLEY (12.5' OF), BLOCK 9A,
HIGHLAND PARK ADDITION, SECOND INSTALLMENT
RECORDED IN VOLUME 166, PAGE 155

0.454 ACRES

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

MAY 2016
SCALE: 1" = 20'

SURVEYOR
Kevin R. McClure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 105
College Station, Texas 77842
(979) 693-3838

MB