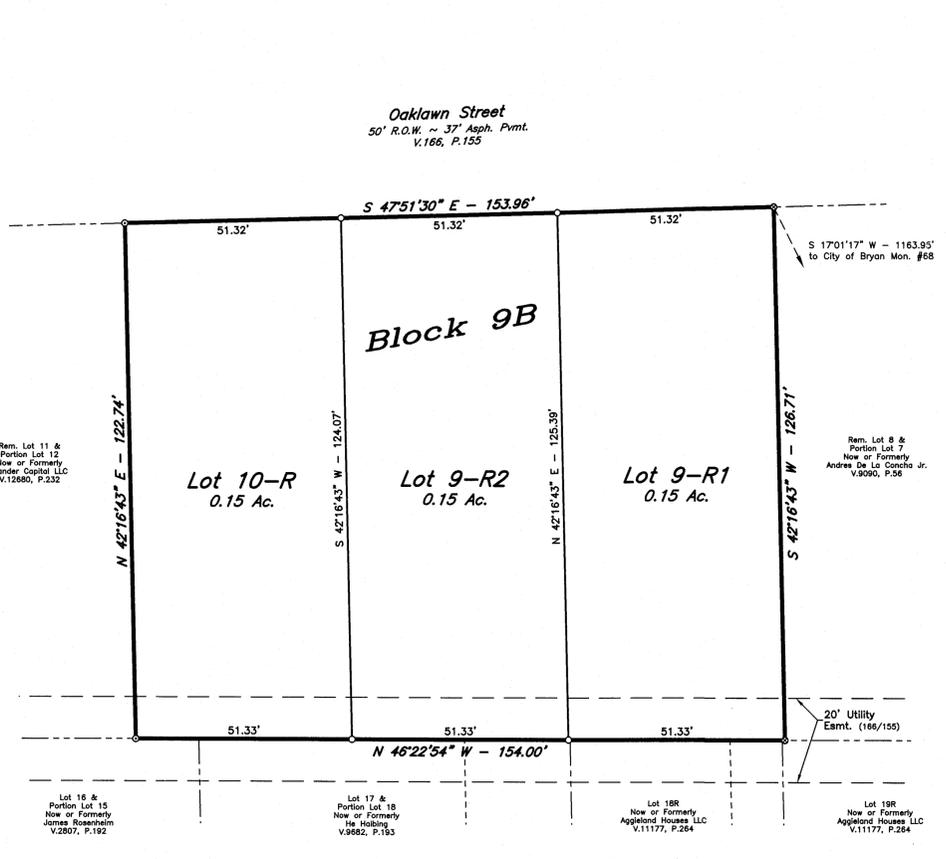
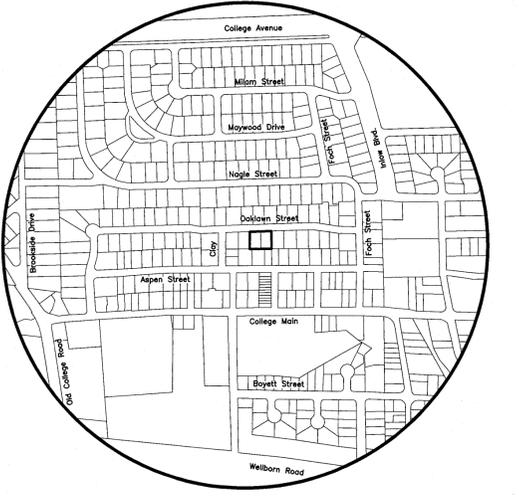


**ORIGINAL PLAT**  
 ALL OF LOT 9 & 13' OF LOT 8 AND  
 ALL OF LOT 10 & 15' OF LOT 11, BLOCK 9B  
 HIGHLAND PARK ADDITION, SECOND INSTALLMENT  
 RECORDED IN VOLUME 166, PAGE 155



**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 9 and 13 feet of Lot 8 and also all of Lot 10 and 15 feet of Lot 11, Block 9B 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 5/8-inch iron rod marking the north corner of Lot 9, Block 9B of said HIGHLAND PARK ADDITION, SECOND INSTALLMENT, the east corner of Lot 10, Block 9B of said HIGHLAND PARK ADDITION, SECOND INSTALLMENT and being in the southwest right-of-way line of Oaklawn Street (based on a 50 foot width);

**THENCE:** S 47° 51' 30" E along southwest right-of-way line of said Oaklawn Street for a distance of 75.98 feet to a found 1/2-inch iron rod marking the east corner of said Lot 9 and 13 feet of Lot 8 and the north corner of Lot 8 remainder, block 9B of said HIGHLAND PARK ADDITION, SECOND INSTALLMENT;

**THENCE:** S 42° 16' 43" W along the common line of said Lot 9 and 13 feet of Lot 8 and of said Lot 8 remainder for a distance of 126.71 feet to a 1/2-inch iron rod set;

**THENCE:** N 46° 22' 54" W along the southwest lines of said Lot 9 and 13 feet of Lot 8 and of the before-said Lot 10 and 15 feet of Lot 11 for a distance of 154.00 feet to a found 5/8-inch iron rod marking the west corner of said Lot 10 and 15 feet of Lot 11 and the south corner of Lot 11 remainder, block 9B of said HIGHLAND PARK ADDITION, SECOND INSTALLMENT;

**THENCE:** N 42° 16' 43" E along the common line of said Lot 10 and 15 feet of Lot 11 and of said Lot 11 remainder for a distance of 122.74 feet to a found 5/8-inch iron rod marking the north corner of said Lot 10 and 15 feet of Lot 11 and the east corner of the said Lot 11 remainder, said iron rod also being in the southwest right-of-way line of said Oaklawn Street;

**THENCE:** S 47° 51' 30" E along the southwest right-of-way line of said Oaklawn Street for a distance of 77.98 feet to the POINT OF BEGINNING and containing 0.441 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 & 48041C0305F, both maps revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
- 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'

- All existing structures to be demolished before the recording of this plat.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
  - ⊙ - 5/8" Iron Rod Found
  - ⊙ - 1/2" Iron Rod Found
  - - 1/2" Iron Rod Set
- Abbreviations:  
 P.O.B. - POINT OF BEGINNING

7. Owners:  
 Naigam Real Estate Holdings LTD  
 PO Box 11765  
 College Station, Texas 77842  
 979-777-5553

Clay Winder  
 PO Box 4841  
 Bryan, TX 77805  
 979-219-2616

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Clay Winder, 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 8365, Page 53 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.

Clay Winder

**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, Naigam 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 13171, Page 58 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, Karen McQuinn, 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 and 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 9-R1, 9-R2 & 10-R, BLOCK 9B  
**HIGHLAND PARK ADDITION**  
**SECOND INSTALLMENT**

BEING A REPLAT OF LOT 9 & 13' OF LOT 8  
 AND LOT 10 & 15' OF LOT 11, BLOCK 9B,  
 HIGHLAND PARK ADDITION, SECOND INSTALLMENT  
 RECORDED IN VOLUME 166, PAGE 155

**0.441 ACRES**

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

APRIL, 2016  
 SCALE: 1" = 20'

SURVEYOR: Kevin R. McClure, R.P.L.S. No. 5650  
 McClure & Brown Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

