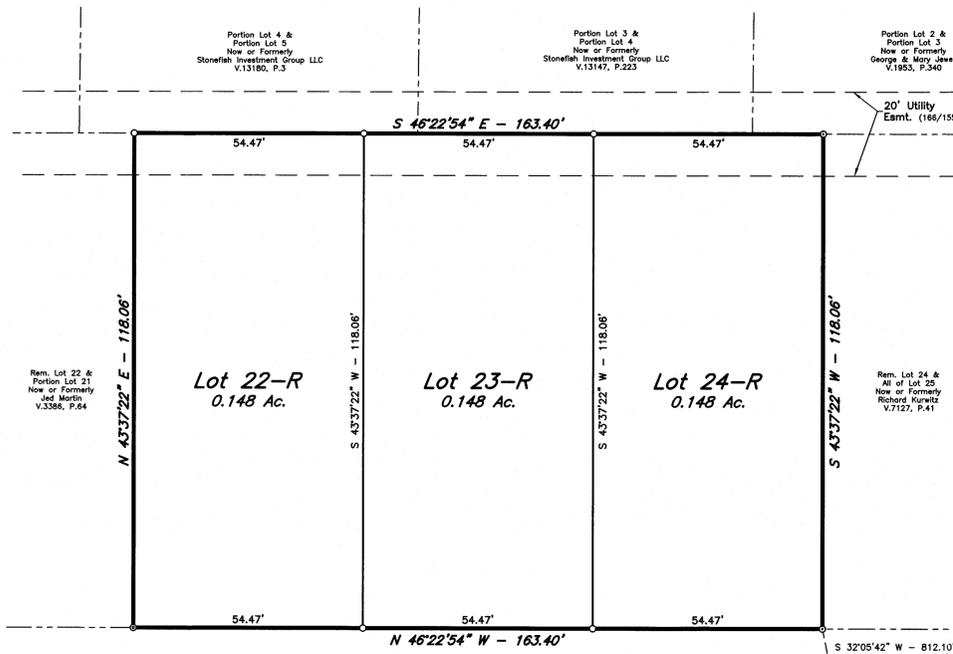


**ORIGINAL PLAT**

LOT 22 (46.7' OF) AND LOT 23 (30.5' OF) AND LOT 23 (32.5' OF) AND LOT 24 (53.7' OF), 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 46.7 feet of Lot 22, all of Lot 23, and 53.7 feet of Lot 24, 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 point for corner marking the south corner of said Lot 22 and the west corner of said Lot 23, said point also being in the northeast right-of-way line of Aspen Street (based on a 50 foot width);

THENCE: N 46° 22' 54" W along the northeast right-of-way line of said Aspen Street for a distance of 46.7 feet to a found 3/4-inch iron pipe marking the west corner of this tract;

THENCE: N 43° 37' 22" E through the interior of said Lot 22 for a distance of 118.06 feet to a 1/2-inch iron rod set for the north corner of this tract, said iron rod also being in the southwest line of Lot 5, Block 9B of said HIGHLAND PARK ADDITION, SECOND INSTALLMENT (166/155);

THENCE: S 46° 22' 54" E for a distance of 163.40 feet to a found 1/2-inch iron rod marking the east corner of this tract;

THENCE: S 43° 37' 22" W through the interior of said Lot 24 for a distance of 118.06 feet to a found 5/8-inch iron rod marking the south corner of this tract, said iron rod also being in the northeast right-of-way line of the before-said Aspen Street;

THENCE: N 46° 22' 54" W along the northeast right-of-way line of said Aspen Street for a distance of 116.70 feet to the POINT OF BEGINNING and containing 0.443 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 shall comply with the City of Bryan code of ordinances.
- This property is subject to the Restrictive Covenants recorded in Volume 91, Page 608 of the Deed Records of Brazos County, Texas.
- 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
- ⊙ - 3/4" Iron Pipe Found
- - 1/2" Iron Rod Set

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 5603, Page 93 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

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared 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 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 15, 2016 and that property markers and monuments were placed under my supervision on the ground.

Kevin R. McClure, R.P.L.S. No. 5650

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, Fairview Acquisitions, 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 12528, Page 117 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

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared 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

**FINAL PLAT**

LOTS 22-R, 23-R & 24-R, BLOCK 9B  
**HIGHLAND PARK ADDITION  
SECOND INSTALLMENT**

BEING A REPLAT OF LOTS 22 (46.7' OF) AND 23 (30.5' OF) AND LOTS 23 (32.5' OF) AND 24 (53.7' OF), BLOCK 9B HIGHLAND PARK ADDITION, SECOND INSTALLMENT RECORDED IN VOLUME 166, PAGE 155

**0.443 ACRES**

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

APRIL 2016  
SCALE: 1" = 20'

**SURVEYOR:** Kevin R. McClure, Registered Professional Land Surveyor No. 5650  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838



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