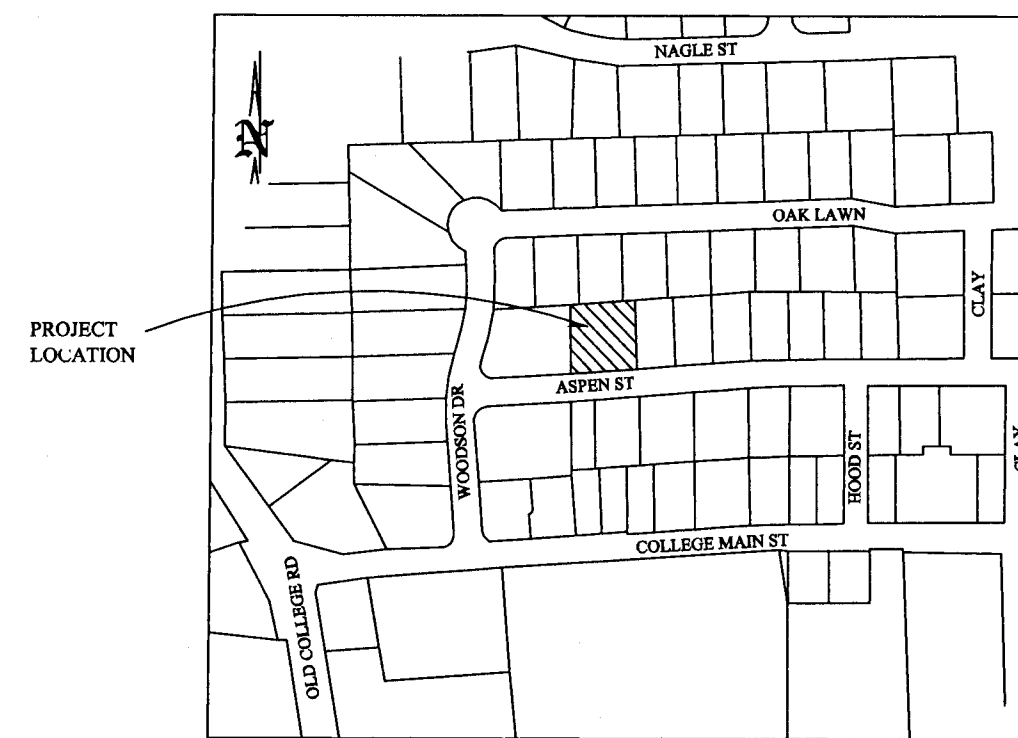
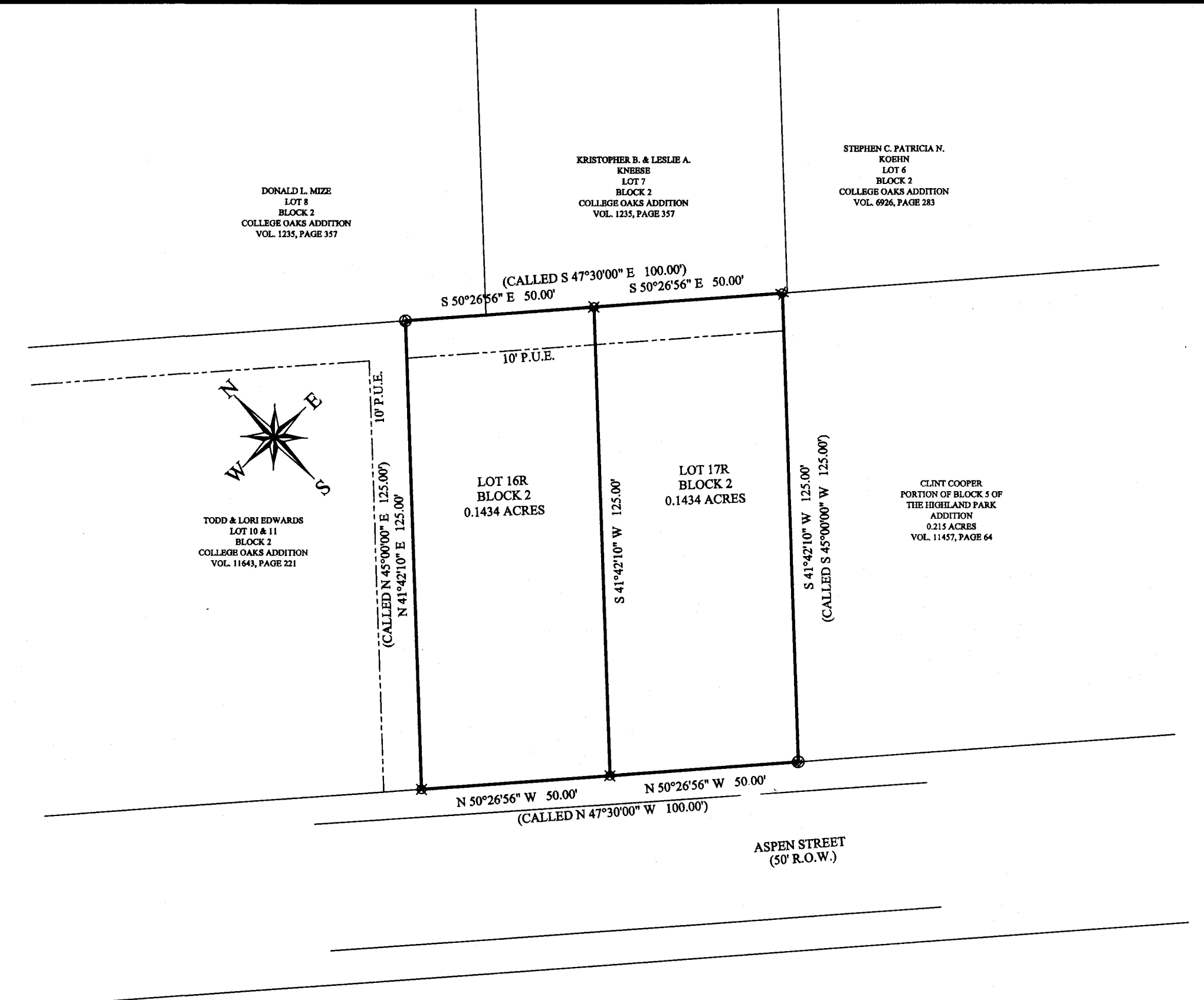


PRELIMINARY PLAN



VICINITY MAP
NOT TO SCALE



FINAL PLAT

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, of 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 referred to the True State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary based on found iron rods referred to the previous recorded deed, as surveyed on the ground on March 26 of 2014, and being more particularly described as follows:

BEGINNING at a 3.9" iron rod found for the south corner of this tract, also being the west corner of the Clint 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 point on the northeast line of Aspen Street (50' R.O.W.);

TENENCE North 50°26'56" West, a distance of 100.00 feet along the common line between this tract and said A-5 Street to a 1/2" iron rod with a maroon plastic cap marked "RFLS 6132 - ATM SURV" set for the west corner of this tract, also being the south corner of the Todd & Lori Edwards, called Lot 10 and 11, Block 2, College Oaks Addition, as recorded in Vol. 11445, Page 221, of the B.C.O.R.;

TENENCE 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 point on the southwest line of the Donald L. Meze called Lot 6, Block 2, of said College Oaks Addition, as recorded in Vol. 1235, Page 357, of the B.C.O.R.;

TENENCE South 50°26'56" East, a distance of 100.00 feet along the common line between this tract and said Lot 6, and then along the Christopher B. & Leslie A. Koenig, called Lot 7, Block 2 of said College Oaks Addition, as recorded in Vol. 1235, Page 357, of the B.C.O.R.;

TENENCE 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.

Filed for Record in:
BRAZOS COUNTY
On: Sep 18, 2014 at 01:20P
As a
Plat
Document Number: 61208520
Amount: 67.00
Receipt Number: 522284
By:
Debbie Baker

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY
as stamped hereon by me.
Sep 18, 2014
Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

SURVEY LEGEND

--- SURVEY PROPERTY LINE	⊙ SEWER MANHOLE
--- ADJOINING PROPERTY LINE	⊙ WATER METER
--- STREET WASHWATER	⊙ WATER VALVE
--- CONDUIT/BUILDING LINE	⊙ ELECTRICAL METER
--- SLOTTED BUILDING LINE	⊙ POWER POLE
--- ELECTRICAL LINE	⊙ METAL ROD
--- CHAIN-LINK FENCE	⊙ GALVANIZED IRON
--- WOOD FENCE	⊙ LIGHT 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 11th day of September, 2014.

Paul Keyser
City Engineer, City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Scott Hille*, 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 30th day of August, 2014, and same was duly approved on the 11th day of September, 2014.

Scott Hille
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 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

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. 480410215E 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
- THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

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 11th day of September, 2014.

Adam Wallace
City Planner, City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, *Grant Group LLC*, 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.

Grant Group LLC
Owner

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared *Grant Group LLC*, 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 16th day of July, 2014.

John S. Baker
Notary Public, Brazos County, Texas

CERTIFICATE OF 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 on the 18th day of September, 2014, in the Official Public Records of Brazos County, Texas, in Volume 12274.

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Karen McQueen
County Clerk
Brazos County, Texas
By *Debbie Baker*

ASPEN STREET SUBDIVISION
LOT 16R, AND 17R
BLOCK 2
BEING A FINAL PLAT
OF A 0.2868 ACRES
JOSEPH E. SCOTT SURVEY, A-50
VOLUME 11897, PAGE 199
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
GRANT GROUP LLC
KYLE GRANT
3600 HIGHWAY 6 SOUTH
College Station TX 77845
(978) 777-5553

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com
www.ATMSurveying.com - FAX: #101784-90