

VICINITY MAP
NOT TO SCALE

0755705
 Filed for Record in:
BRAZOS COUNTY,
 On: Sep 21, 2001 at 04:51PM
 As a
Plat
 Document Number: **0755705**
 Amount: **55.00**
 Receipt Number - 180370
 By:
 Sylvia Polansky

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was
 filed on the date and time stamped herein by me
 and was duly recorded in the volume and page
 of the named records of:
 BRAZOS COUNTY,
 as stamped herein by me.
 Sep 21, 2001

HONORABLE WAREN MCKEEN, COUNTY CLERK
 BRAZOS COUNTY,

BASIS OF BEARING
 BEARINGS BASED ON THE NORTH RIGHT-OF-WAY
 HIGH STREET ON THE PLAT OF CASTLE HEIGHTS
 RECORDED IN VOLUME 134, PAGE 183 OF THE
 BRAZOS COUNTY DEED RECORDS.
 BEARING BEING S 45°00'00" E

- NOTE:
- 1) ALL CORNERS ARE 5/8" IRON RODS SET UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON PREVIOUS DEED RECORDED IN 1817/250.
 - 2) THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0131 C MAP NO. 48041C0131 C, EFFECTIVE DATE: JULY 2, 1992.
 - 3) ALL BUILDING LINES/SETBACKS ARE IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCES.
 - 4) THIS PROPERTY IS ZONED MU-1.
 - 5) THE BENCHMARK FOR THIS PROPERTY IS GPS MON. # 10, LOCATED 15.5' FROM MARINO ROAD, ON THE NORTHEAST SIDE, .29 MILES FROM HIGHWAY NO. 21. ELEVATION = 342.15'

ORIGINAL

REPLAT

**REPLAT
 OF
 CASTLE HEIGHTS SUBDIVISION
 LOT 1, BLOCK 3**

**TO
 LOTS 1R & 2R, BLOCK 3
 0.5618 ACRES**

**S.F. AUSTIN LEAGUE No 9, A-62
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 30' JUNE 2001**

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Leo D. Austin, the owner(s) and developer(s)
 of the land shown on this plat, being (part of) the tract of land as
 conveyed to me (us, it) in the Deed Records of Brazos County in
 Volume _____ Page _____ 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.
Leo D. Austin
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Jessie M. Walton, the owner(s) and developer(s)
 of the land shown on this plat, being (part of) the tract of land as
 conveyed to me (us, it) in the Deed Records of Brazos County in
 Volume _____ Page _____ 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.
Jessie M. Walton
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Warren M. McKeen, the County Clerk in and for said County,
 do hereby certify that this plat together with its certification of authentication
 was filed for record in my office the 21 day of September, 2001,
 in the Official Records of Brazos County in Volume 4533, Page 819.

Karen M. Queen
 By: Daphne Palombx

I, Kim Casey, the Chairman of the Planning & Zoning Commission of the
 City of Bryan, State of Texas, hereby certify that this plat is in compliance with the appropriate
 codes and ordinances of the City of Bryan and was approved on the 21 day of September, 2001.
Kim Casey
 Chairman, Planning & Zoning Commission,
 Bryan, Texas

I, the undersigned, Planning Administrator 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 21 day of September, 2001.

Kim Casey
 Planning Administrator, Bryan, Texas

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 21 day of September, 2001.

W. Paul King
 City Engineer, Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared
Leo D. Austin, known to me to be the person(s) whose
 name(s) is/are subscribed to the foregoing instrument, and acknowledged to me
 that he executed the same for the purpose stated.
 Given under my hand and seal of office this 21 day of September, 2001.

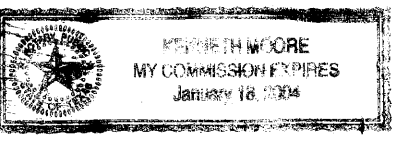
STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared
Jessie M. Walton, known to me to be the person(s) whose
 name(s) is/are subscribed to the foregoing instrument, and acknowledged to me
 that he executed the same for the purpose stated.
 Given under my hand and seal of office this 21 day of September, 2001.

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Dante Cartoragno, Texas Registered Professional Land Surveyor
 No. 1562, do hereby certify that the above survey is a true and
 accurate representation of an actual on the ground survey made
 under my supervision and that there are no encroachments or
 overlaps unless otherwise shown, and that the metes and bounds
 describing said subdivision will describe a closed geometric form.
 I further certify that the above property is not under the
 100 years flood plain, as noted in panel 48041C0131 C of
 F.I.R.M.

Kevin Moore
 Notary Public, Brazos County, Texas



Kevin Moore
 Notary Public, Brazos County, Texas



Dante Cartoragno
 Texas Registered Professional
 Land Surveyor, Number 1562

PROPERTY ADDRESS
3800 HIGH STREET

JOHN AUSTON 3800 HIGH STREET BRYAN, TEXAS 77803 779-8726	
CARTORAGNO Surveying Inc 2714 Finleather Road, Bryan, Texas 77801 Phone 979-775-2873 Fax 979-775-4787 e-mail: jma@cartoragno.com	
DRAWN BY: D. VANN JOB #: 01065R	DRAWING NO. 7 SHEET 1 OF 1