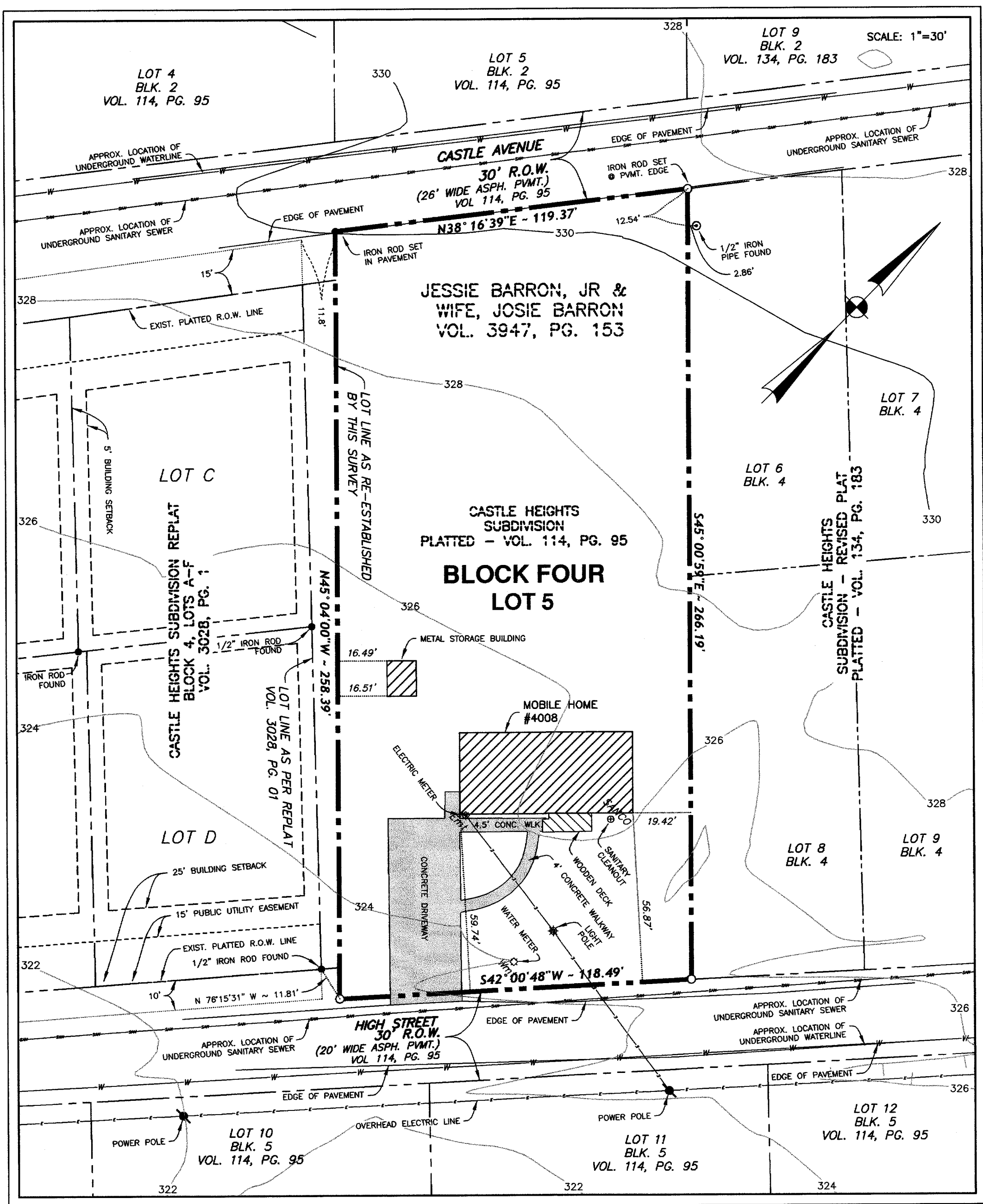
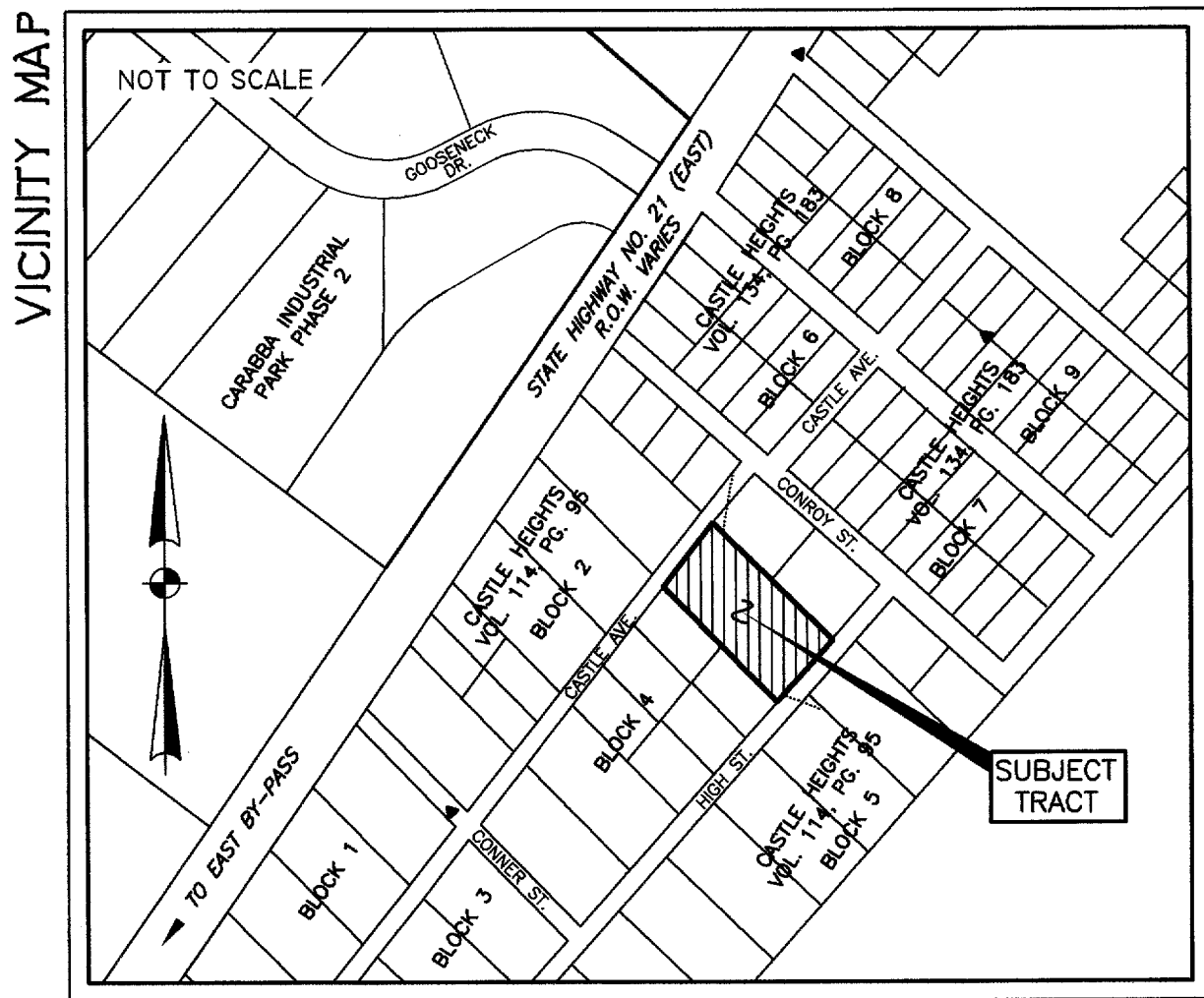


on purchase use strip

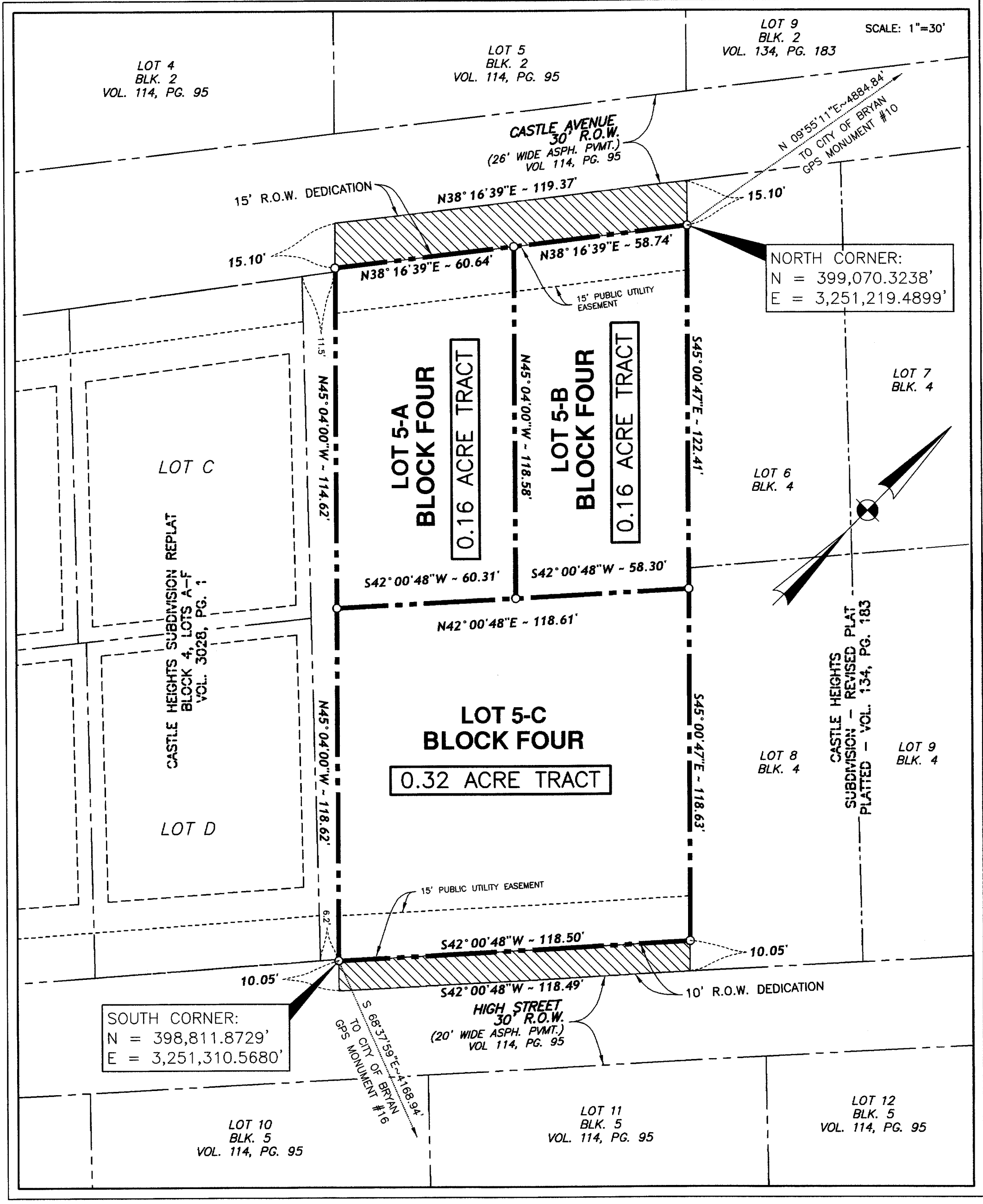


EXISTING CONDITIONS
VOL. 114, PG. 95
SCALE: 1"=30'



LEGEND
1/2" IRON ROD FOUND (dot)
1/2" IRON ROD SET (circle)

- NOTES:
- BEARINGS BASED ON BEARING OF N 34°19'09" E RELATED TO THE SOUTHEAST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 21 WHICH DEFINES THE NORTH-WESTERLY BORDER OF CASTLE HEIGHTS SUBDIVISION.
 - CURRENT TITLE APPEARS TO BE VESTED IN JESSIE BARRON, JR. AND JOSIE BARRON BY VIRTUE OF DEED RECORDED IN VOL. 3947, PG. 153 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0131C, MAP NO. 48041C0131C. EFFECTIVE DATE: JULY 2, 1992.
 - 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
 - FRONT, SIDE & REAR BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN DIVISION 2, SECTION 20-77 OF THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 819, EFFECTIVE MAY 22, 2001.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO ADDITIONAL RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS.
 - ALL UNDERGROUND UTILITIES ARE TAKEN FROM CITY OF BRYAN UTILITY MAPS; EXACT LOCATION MUST BE FIELD VERIFIED.
 - ALL CONTOURS ARE TAKEN FROM CITY OF BRYAN TOPOGRAPHIC MAPS;
 - THE SUBJECT TRACT IS TIED TO CITY OF BRYAN NAD-27 STATE PLANE COORDINATES, TEXAS CENTRAL ZONE BASED ON 2 CITY OF BRYAN G.P.S. MONUMENTS, GPS-10 AND GPS-16 WHICH WERE BOTH SET IN 1997 BY STRONG SURVEYING. STATE PLANE COORDINATES FOR THE NORTH AND SOUTHEAST CORNERS OF THE SUBJECT TRACT ARE AS FOLLOWS:
NORTH CORNER: N = 399,070.3238'
E = 3,251,219.4899'
SOUTH CORNER: N = 398,811.8729'
E = 3,251,310.5680'



REPLAT
SCALE: 1"=30'

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, Jessie Barron, Jr. and Josie Barron, Owners and Developers of Lot 5, Block 4 - Castle Heights shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 3947, Page 153, 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 purpose identified.
Jessie Barron Jr.
Jessie Barron, Jr.
Josie Barron
Josie Barron
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Jessie Barron, Jr. & Josie Barron, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein stated.
Given under my hand and seal this 30th day of September, 2002.
Kevin J. Pfuntner
Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, Ron Flores, 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 29 day of January, 2002 and same was duly approved on the 15th day of August, 2002 by said Commission.
Ron Flores
Chairman, Planning & Zoning Commission
City of Bryan, 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 31st day of January, 2003, in the Official Records of Brazos County, Texas, in Volume 5085, Page 261.
Karen McQueen
Karen McQueen, County Clerk, Brazos County, 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 29 day of January, 2003.
Al Huff
City Engineer, Bryan, Texas

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT
I, _____, County Judge of Brazos County, Texas, do hereby certify that this plat was duly approved by the Brazos County, Commissioners' Court on the _____ day of _____, 2002.

County Judge, Brazos County
APPROVAL OF THE PLANNING ADMINISTRATOR
I, the undersigned, Planning Administrator 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 30th day of JANUARY, 2002.
Jim [Signature]
Planning Administrator, City of Bryan, Texas.
CERTIFICATION OF THE SURVEYOR
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property 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.
S.M. Kling
S. M. Kling, R.P.L.S. No. 2003

Doc 00802208 Bk OR 5085 Vol 261 Pg
Filed for Record in:
BRAZOS COUNTY
On: Jan 31, 2003 at 12:06P
As a
Plat
Document Number: 00802208
Amount: 55.00
Receipt Number - 210733
By:
Susie Cohen
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 named records of:
BRAZOS COUNTY
as stamped hereon by me.
Jan 31, 2003
HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

REPLAT
OF
LOT 5
BLOCK FOUR
CASTLE HEIGHTS
SUBDIVISION
VOL. 114, PG. 95
S. F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS
OWNED AND DEVELOPED BY:
JESSIE BARRON, JR. & JOSIE BARRON
4008 HIGH STREET
BRYAN TX, 77808-5417
(979) 778-8758
SCALE: 1"=30' SEPTEMBER, 2002
PAGE 1 OF 1
PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH: 979/846-6212
LAND DEVELOPMENT PROJECT NAME
041\AUSTIN SF A-63\CASTLE HEIGHTS SURV\LOT-5_BLOCK-4
XREF DRAWING NUMBER LAYOUT TAB DRAWING NUMBER
SURVEY.DWG LOT 5 BLK 4 REPLAT.DWG

