

- NOTES:**
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 - MEASURED CALLS MATCH RECORDED CALLS.
 - TOTAL AREA = 1.6891 ACR.
 - BEARING SOURCE IS REPLAT IN 5085/281.
 - BASE LINE IS NOTED WITH * *.
 - BLA ESTABLISHED BY CITY ZONING ORDINANCES.
 - COMMITMENT USED: UNIVERSITY TITLE CO. GF#80434.
 - CONTOURS WERE OBTAINED FROM CITY OF BRYAN RECORDS.
 - PRIMARY BENCH MARK IS C.O.B. GPS 16, ELEV: 302.54 (NAVD 83)
 - THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN PER FEMA PANEL 48041C0131C, DATED JULY 2, 1992.
 - ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS.

SUBDIVISION DEDICATION

BEING A 1.6891-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT 63, BRAZOS COUNTY, TEXAS, AND BEING ALL OF LOTS 4, 5, AND 6, BLOCK 5, CASTLE HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 114, PAGE 95, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 1.6891-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET ON THE SOUTHEAST RIGHT OF WAY LINE OF HIGH STREET, A 30'-WIDE CITY OF BRYAN PUBLIC RIGHT-OF-WAY, SAID ROD ALSO MARKING THE WESTERNMOST CORNER OF LOT 7, BLOCK 5, CASTLE HEIGHTS SUBDIVISION;

THENCE S 44°56'39" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 7, FOR A DISTANCE OF 215.00', TO A 1/2" IRON ROD SET MARKING THE NORTHWESTERN CORNER OF SAID LOT 7, SAID ROD ALSO BEING LOCATED ON THE NORTHWESTERN BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO DAVID E. PATE BY DEED RECORDED IN VOLUME 3275, PAGE 4, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS;

THENCE S 42°00'48" W, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID PATE TRACT, FOR A DISTANCE OF 342.70', TO A 1/2" IRON ROD SET MARKING THE EASTERNMOST CORNER OF LOT 3, BLOCK 5, CASTLE HEIGHTS SUBDIVISION;

THENCE N 44°56'39" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 3, FOR A DISTANCE OF 10.01', TO A 1/2" IRON ROD SET ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID HIGH STREET, SAID ROD ALSO MARKING THE NORTHERNMOST CORNER OF SAID LOT 3;

THENCE N 42°00'48" E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID HIGH STREET, FOR A DISTANCE OF 342.70', TO THE POINT OF BEGINNING, CONTAINING 1.6891 ACRES OF LAND, MORE OR LESS.

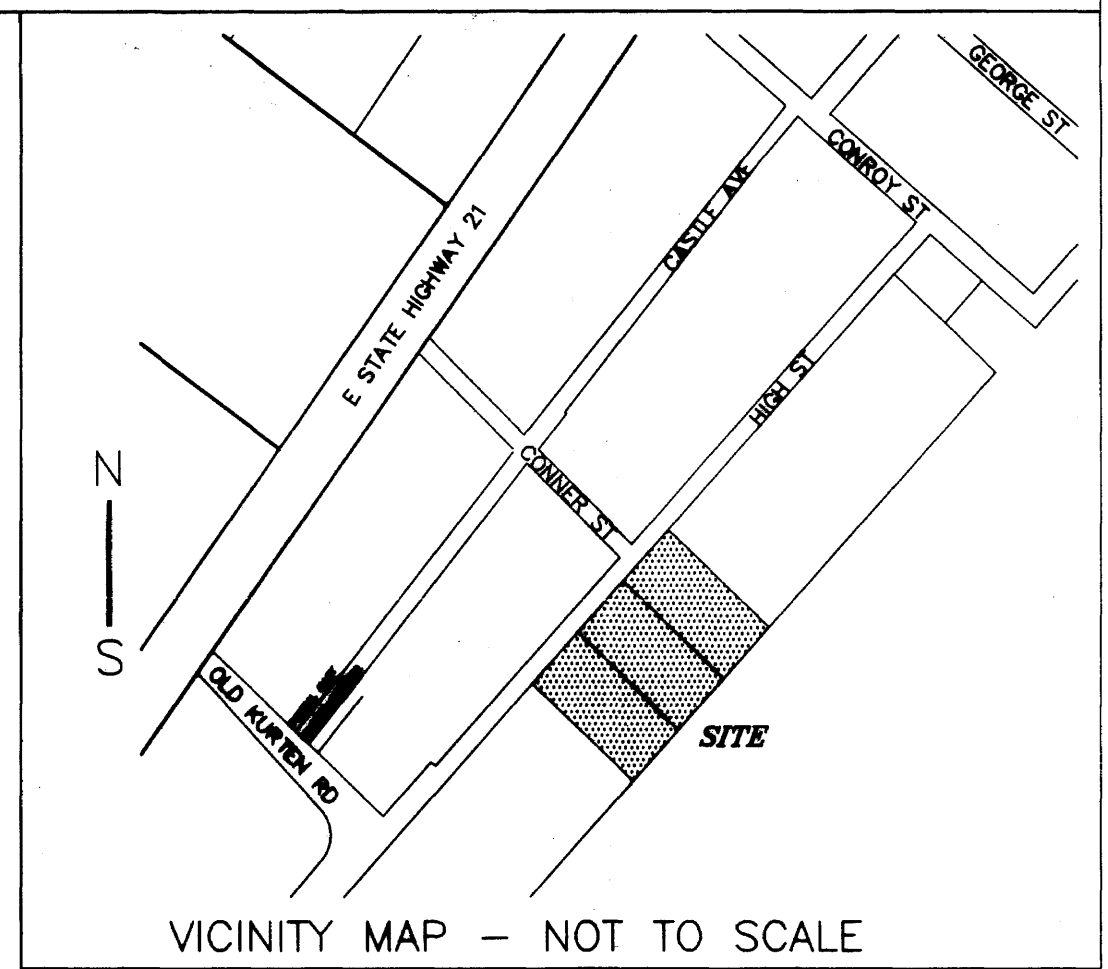
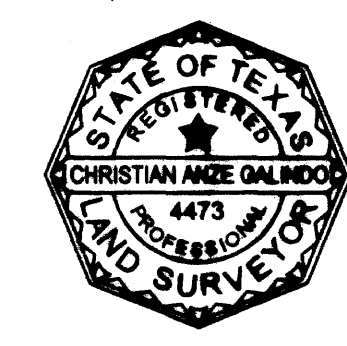
LAND UTILIZATION		
	SQ. FT.	ACRES
6 LOTS	70,151	1.6104
ADDITIONAL ROW	3,427	0.0787
TOTAL	73,578	1.6891

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

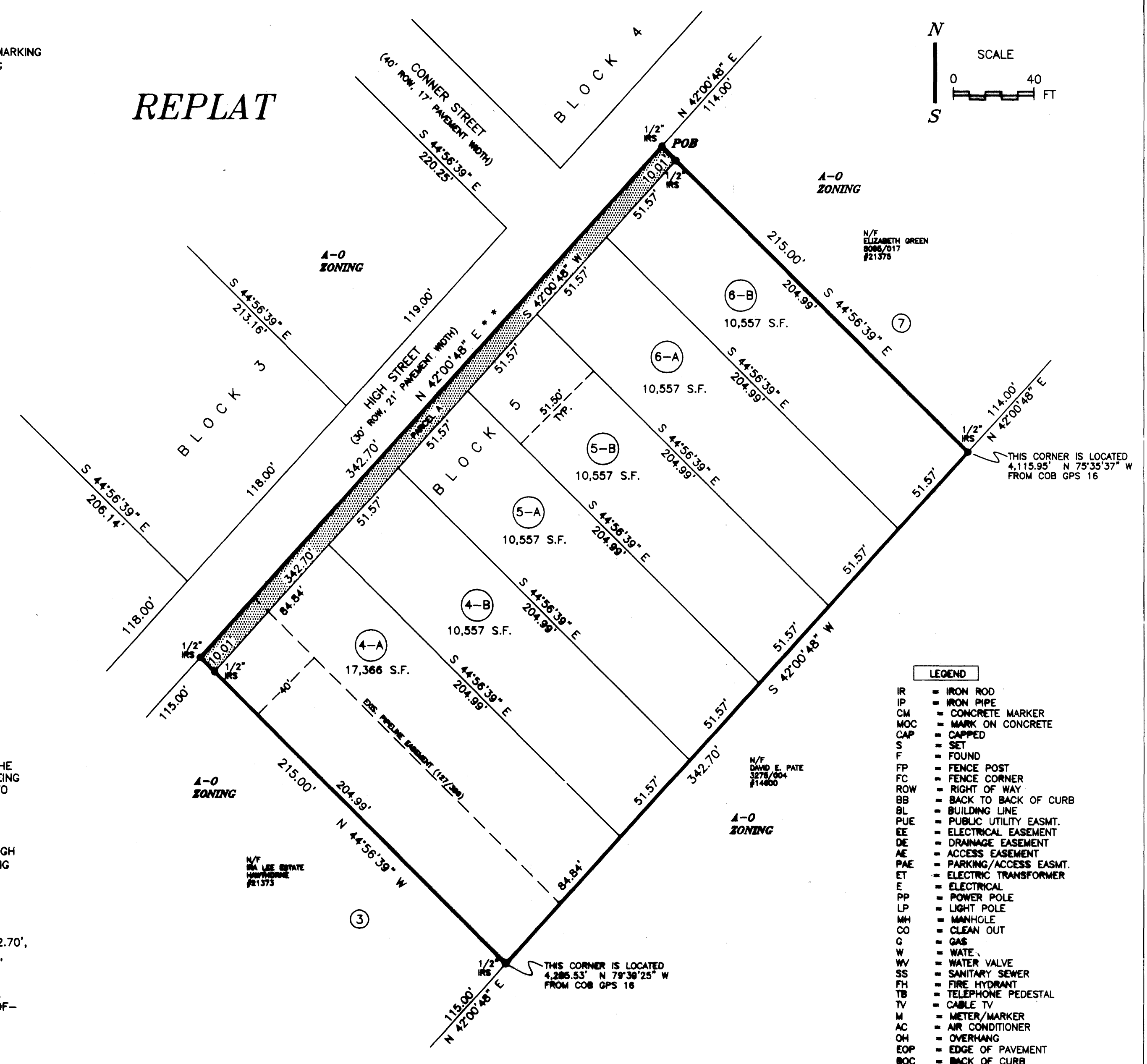
STATE OF TEXAS
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian Galindo
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: DECEMBER 15, 2009



REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JASON S. LAFOLLETTE, OWNER OF THE LAND SHOWN HEREON AND HEREIN DESIGNATED AS REPLAT OF LOTS 4, 5, AND 6, BLOCK 5, CASTLE HEIGHTS SUBDIVISION, BRYAN, TEXAS, 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 AND CONSIDERATION HEREIN EXPRESSED.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, *Orinval Bertrán*, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 15 DAY OF December, 2009 AND SAME WAS DULY APPROVED ON THE 15 DAY OF December, 2010.

CERTIFICATE OF THE COUNTY CLERK

I, THE UNDERSIGNED, 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 16 DAY OF January, 2010 IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 9477, PAGE 76.

Karen McQueen By: Ashlie Peters
COUNTY CLERK, BRAZOS COUNTY, TEXAS

STREET R.O.W. DEDICATION

PARCEL A

BEING A 0.0787-ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT 63, BRAZOS COUNTY, TEXAS, AND BEING PART OF LOTS 4, 5, AND 6, BLOCK 5, CASTLE HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 114, PAGE 95, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND SAID 0.0787-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET ON THE SOUTHEAST RIGHT OF WAY LINE OF HIGH STREET, A 30'-WIDE CITY OF BRYAN PUBLIC RIGHT-OF-WAY, SAID ROD ALSO MARKING THE WESTERNMOST CORNER OF LOT 7, BLOCK 5, CASTLE HEIGHTS SUBDIVISION;

THENCE S 44°56'39" E, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 7, FOR A DISTANCE OF 10.01', TO A 1/2" IRON ROD SET;

THENCE S 42°00'48" W, THROUGH SAID LOTS 4, 5, AND 6, FOR A DISTANCE OF 342.70', TO A 1/2" IRON ROD SET ON THE NORTHEAST BOUNDARY LINE OF LOT 3, BLOCK 5, CASTLE HEIGHTS SUBDIVISION;

THENCE N 44°56'39" W, ALONG THE NORTHEASTERN BOUNDARY LINE OF SAID LOT 3, FOR A DISTANCE OF 10.01', TO A 1/2" IRON ROD SET ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID HIGH STREET, SAID ROD ALSO MARKING THE NORTHERNMOST CORNER OF SAID LOT 3;

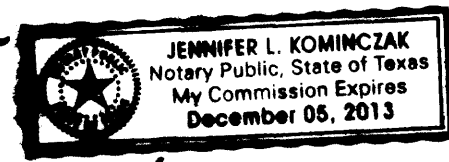
THENCE N 42°00'48" E, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID HIGH STREET, FOR A DISTANCE OF 342.70', TO THE POINT OF BEGINNING, CONTAINING 0.0787 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jason S. Lafollette KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND I ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 14th DAY OF January, 2010.

Blanca J. Romo
NOTARY PUBLIC, BRAZOS COUNTY, STATE OF 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 26th DAY OF JANUARY, 2010.

W. Paul Kasper
CITY ENGINEER, BRYAN, 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 15th DAY OF January, 2010.

Karen McQueen
CITY CLERK, BRYAN, TEXAS

Filed for Record in: STATE OF TEXAS COUNTY OF BRAZOS
BRAZOS COUNTY
On: Jan 26, 2010 at 11:12A
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.
Document Number: 01051433
Amount: 63.00
Jan 26, 2010
Receipt Number: 382617
By: Ashlie Peters
HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

**FINAL PLAT OF
LOTS 4-A, 4-B, 5-A,
5-B, 6-A, & 6-B, BLOCK 5**

OWNER/DEVELOPER: JASON S. LAFOLLETTE 1723 BALL CIRCLE COLLEGE STATION, TX, 77840 TEL: (979)690-7531 FAX: (979)690-0062	REPLAT OF LOTS 4, 5, & 6, BLOCK 5 CASTLE HEIGHTS SUBDIVISION 1.6891 ACRES 3907 HIGH STREET BRYAN, BRAZOS COUNTY, TEXAS	DATE: DECEMBER 7, 2009 DESIGNED BY: NCY APPROVED BY: CAG REVISIONS: DECEMBER 15, 2009	PROJECT 17-09 SHEET 1 of 1
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