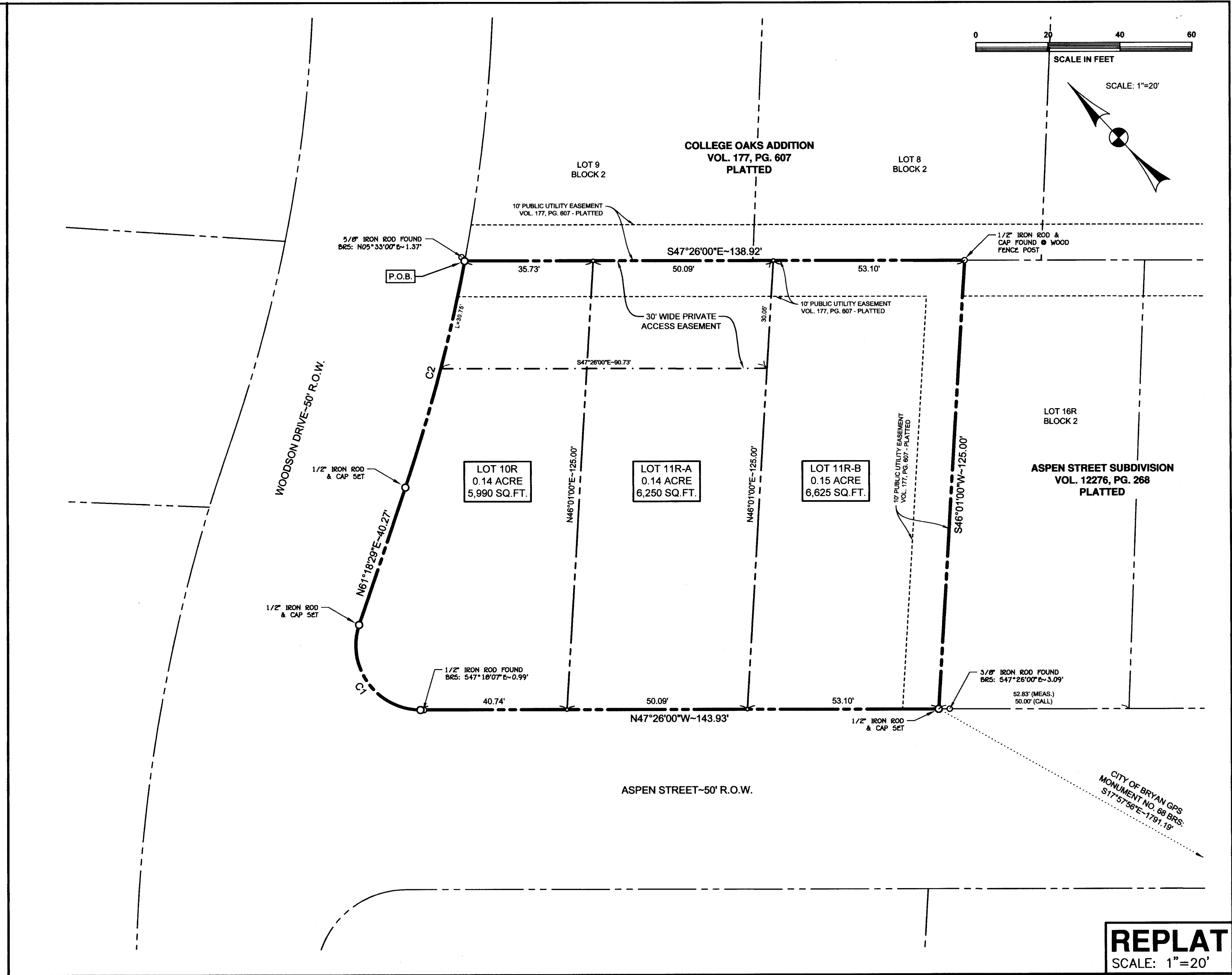


ORIGINAL PLAT
VOL. 177, PG. 607



REPLAT
SCALE: 1"=20'

College Oaks Addition
Lots 10 & 11, Block 2
J. E. Scott Survey, A-50
Bryan, Brazos County, Texas

Field notes of a 0.43 acre tract or parcel of land, lying and being situated in the J. E. Scott Survey, Abstract No. 50, Bryan, Brazos County, Texas, and being all of Lots 10 and 11, Block 2, College Oaks Addition, according to the plat recorded in Volume 177, Page 607, of the Deed Records of Brazos County, Texas, and further being described in the deed from Todd Edwards, to Stonefish Investment Group, LLC - Series 17th Street, recorded in Volume 14231, Page 46, of the Official Records of Brazos County, Texas, and said 0.43 acre tract being more particularly described as follows:

Curve	Length	Radius	Delta	Chord Bearing
C1	34.01	17.82	106°44'29"	N06°56'14"E-29.13
C2	86.19	465.69	008°01'00"	N67°17'59"E-65.10

BEGINNING at the common corner between Lots 9 and 10, Block 2, College Oaks Addition, said corner also lying in the southeast right-of-way line of Woodson Drive - 50' wide right-of-way, from which a 5/8" iron rod found bears N 05° 33' E - 1.4 feet;

THENCE S 47° 26' 00" E along the northeast line of the aforementioned Lot 10 and Lot 11, Block 2, for a distance of 138.92 feet to a 1/2" iron rod and cap found at a wooden fence post marking the common corner between the said Lot 11, Block 2 and Lot 16R, Block 2, Aspen Street Subdivision according to the plat recorded in Volume 12276, Page 238, of the Official Records of Brazos County, Texas;

THENCE S 46° 01' 00" W along the common line between the aforementioned Lot 11, Block 2 and the aforementioned Lot 16R, Block 2, for a distance of 125.00 feet to a 1/2" iron rod and cap set in the northeast right-of-way line of Aspen Street - 50' wide right-of-way, and at the south corner of Lot 11, Block 2;

THENCE N 47° 26' 00" W along the northeast right-of-way line of the aforementioned Aspen Street, for a distance of 143.93 feet to the beginning of a transition curve from Aspen Street to Woodson Drive, having a radius of 17.92 feet, from which a 1/2" iron rod found bears S 47° 18' E - 1.0 feet;

THENCE Northerly along said transition curve, for an arc distance of 34.01 feet to a 1/2" iron rod and cap set at the end of this curve, and in the southeast right-of-way line of Woodson Drive, the chord bears N 06° 56' 14" E - 29.13 feet;

THENCE along the southeast right-of-way line of the aforementioned Woodson Drive, as follows:

N 61° 18' 29" E for a distance of 40.27 feet to a 1/2" iron rod and cap set at the beginning of a curve, concave to the northwest, having a radius of 465.65 feet, Northeasterly along said curve, for an arc distance of 65.15 feet to the PLACE OF BEGINNING, the chord bears N 57° 17' 59" E - 65.10 feet, containing 0.43 acre of land, more or less.

- NOTES
1. BASIS OF BEARINGS IS THE RECONSTRUCTED SOUTHEAST LINE OF LOT 11, BLOCK 2, COLLEGE OAKS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOL. 177, PG. 607 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. PLAT BEARING: S 46° 01' 00" W.
 2. CURRENT TITLE APPEARS VESTED IN STONEFISH INVESTMENTS GROUP, LLC SERIES 17TH STREET BY VIRTUE OF DEED RECORDED IN VOL. 14231, PG. 46 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 3. THE SUBJECT TRACT 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. 480062, PANEL NO. 215F, MAP NO. 48041C0215F. EFFECTIVE DATE: APRIL 2, 2014.
 4. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.
 5. CURRENT ZONING: RD-5 (RESIDENTIAL DISTRICT-5000). SETBACKS ARE AS FOLLOWS:
 - FRONT: 25', SIDE: 7.5', SIDE ADJACENT TO ARTERIAL STREET: 25', SIDE ADJACENT TO COLLECTOR OR LOCAL STREET: 15', REAR: 7.5'
 6. CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC INFORMATION.
 7. ALL EXISTING STRUCTURES SHALL BE REMOVED PRIOR TO THE RECORDING OF THE PLAT.
 8. ON-SITE PARKING WILL BE PROVIDED IN THE REAR AND UTILIZED THROUGH PROVIDED ACCESS EASEMENT.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
We, STONEFISH INVESTMENTS GROUP, LLC SERIES 17TH STREET, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 14231, Page 46 and whose names are 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.

PEYTON LEWIS
PEYTON LEWIS
MANAGING MEMBER

TYLER WOLF
TYLER WOLF
MANAGING MEMBER

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared PEYTON LEWIS, known to me to be the 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 of office this 30th day of NOVEMBER, 2017.

KEVIN J. PFUNTNER
KEVIN J. PFUNTNER
MY COMMISSION EXPIRES
FEBRUARY 13, 2018
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared TYLER WOLF, known to me to be the 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 of office this 30th day of NOVEMBER, 2017.

KEVIN J. PFUNTNER
KEVIN J. PFUNTNER
MY COMMISSION EXPIRES
FEBRUARY 13, 2018
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER
I, *Mark Zimmerman*, the undersigned, City Planner 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 24th day of December, 2017.

Mark Zimmerman
City Planner, City of Bryan, Texas, OK

APPROVAL OF THE CITY ENGINEER
I, *W. Paul Kuyper*, 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 24th day of December, 2017.

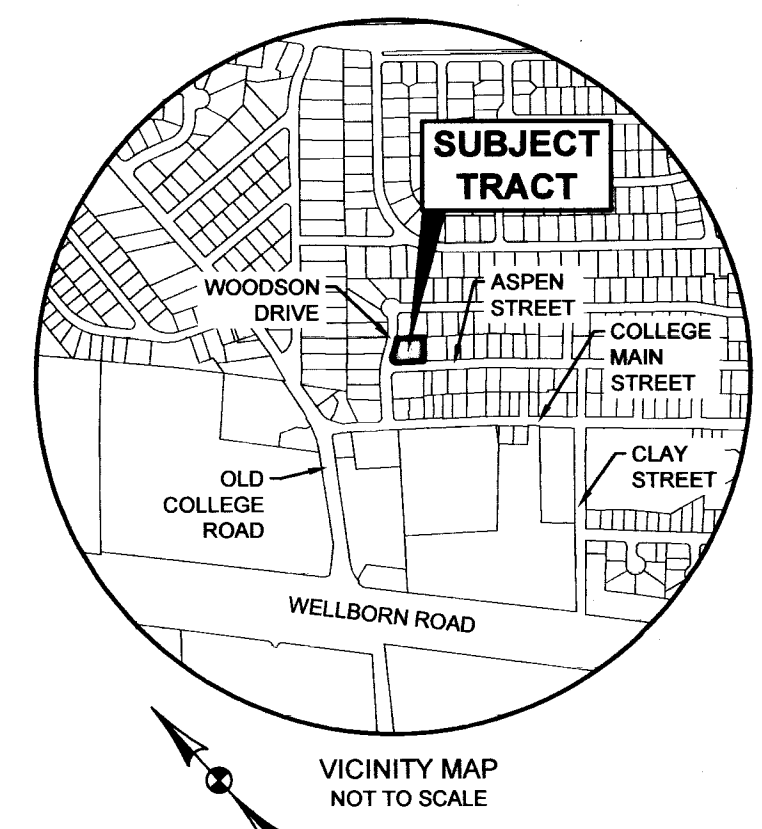
W. Paul Kuyper
City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK
Filed for Record
in the Official Records Of:
Brazos County Clerk
On: 1/5/2018 10:04:38 AM
Amount: 73.00
Order#: 20181010500008
By: MD

14437/172

APPROVAL OF THE PLANNING AND ZONING COMMISSION
I, *Bobby Galiano*, Chair 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 24th day of August, 2017 and same was duly approved on the 14th day of October, 2017 by said Commission.

Bobby Galiano
Chair, Planning & Zoning Commission
City of Bryan, Texas



FINAL PLAT
OF
COLLEGE OAKS ADDITION
BLOCK 2
LOTS 10R, 11R-A, & 11R-B
A TOTAL OF 0.43 ACRE

BEING A REPLAT OF
COLLEGE OAKS ADDITION
BLOCK 2
LOTS 10 & 11
J. E. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
STONEFISH INVESTMENTS GROUP, LLC
SERIES 17TH STREET
P. O. BOX 1306
GEORGETOWN, TEXAS 78627
(512) 966-0117

SCALE: 1"=20' SEPTEMBER, 2017
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE. A
BRYAN, TX 77802 (979) 846-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100410-00

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

S.M. Kling
STATE OF TEXAS
REGISTERED
PROFESSIONAL
LAND SURVEYOR
2003