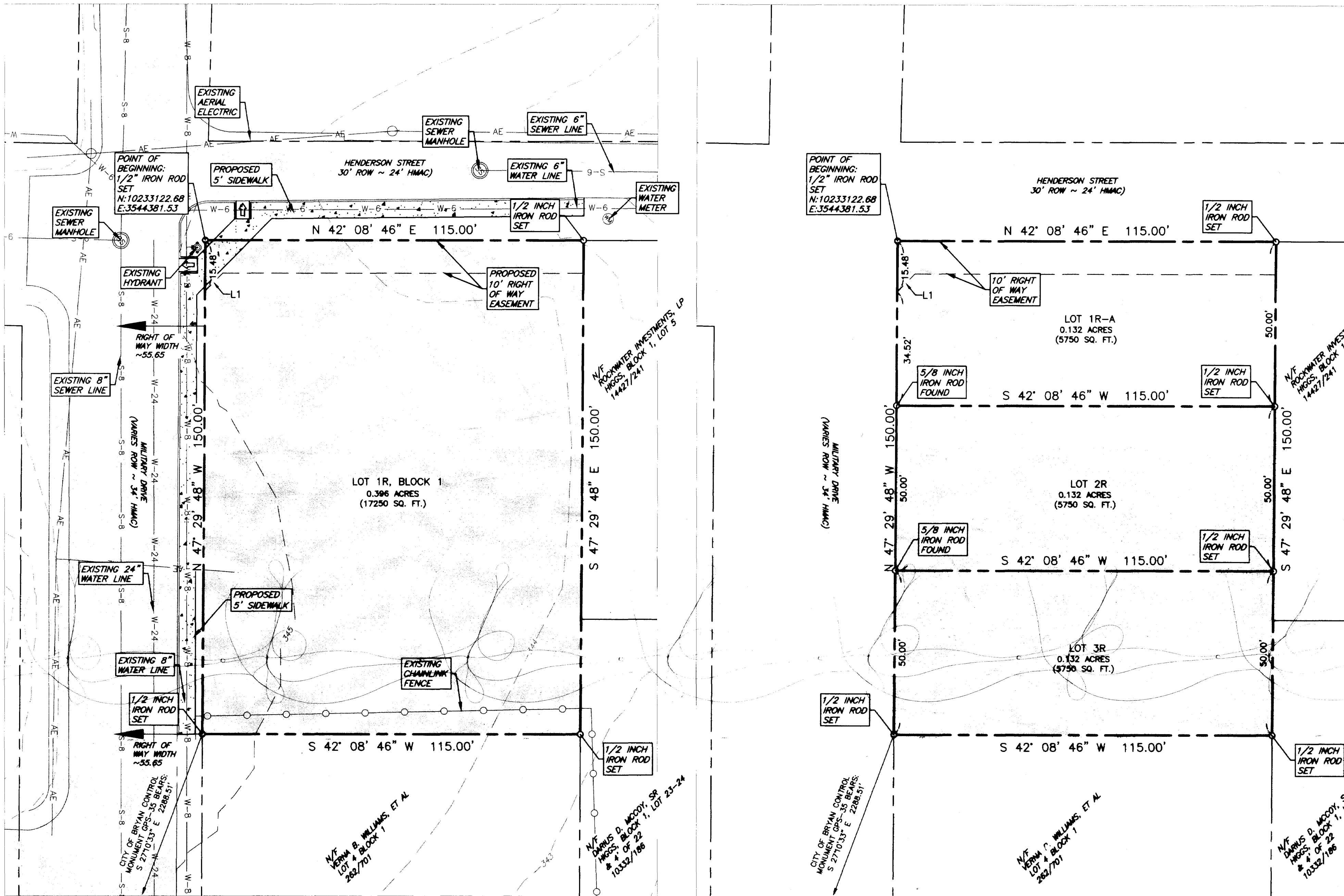


ORIGINAL PLAT

FINAL PLAT



METES AND BOUNDS DESCRIPTION OF A 0.396 ACRE TRACT HIGGS ADDITION S.F. AUSTIN LEAGUE NO. 9, A-82 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS SAID TRACT BEING ALL OF LOT 1R, BLOCK 1, HIGGS ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 8461, PAGE 281 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID LOT 1R BEING THE SAME TRACT OF LAND AS DESCRIBED AS TRACT ONE BY A DEED TO ROCKWATER INVESTMENTS, LP RECORDED IN VOLUME 14427, PAGE 241 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET (N:10233122.68, E:3544381.53) ON THE SOUTHEAST LINE OF HENDERSON STREET (30' R.O.W.) AND THE NORTHWEST LINE OF MILITARY STREET (R.O.W. WIDTH VARIES) MARKING THE WEST CORNER OF SAID LOT 1R. FOR REFERENCE, A POINT ON THE NORTHWEST LINE OF HENDERSON STREET BEARS: N 46° 17' 34" W FOR A DISTANCE OF 30.01 FEET, FROM WHICH, AN 'X' FOUND IN CONCRETE ON THE NORTHWEST LINE OF MILITARY STREET BEARS: N 46° 27' 37" W FOR A DISTANCE OF 274.00 FEET AND A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF HENDERSON STREET BEARS: N 42° 08' 46" E FOR A DISTANCE OF 411.18 FEET. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36 (N:10231375.303, E:3541898.795) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000098753 (CALCULATED USING GEOID12B).

THENCE: N 42° 08' 46" E ALONG THE NORTHWEST LINE OF SAID LOT 1R AND THE SOUTHWEST LINE OF HENDERSON STREET FOR A DISTANCE OF 115.00 FEET (PLAT CALL: N 45° 00' 00" E - 115.00 FEET, 8461/281) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE NORTH CORNER OF SAID LOT 1R AND THE WEST CORNER OF LOT 5, BLOCK 1, HIGGS ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 555 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND IN CONCRETE BEARS: N 06° 00' 36" W FOR A DISTANCE OF 1.50 FEET AND A POINT MARKING THE NORTH CORNER OF SAID LOT 5 BEARS: N 42° 08' 46" E FOR A DISTANCE OF 50.00 FEET, FROM WHICH, A 5/8 INCH IRON ROD WITH CAP MARKED 'CARLOMAGNO RPLS 1562' FOUND BEARS: N 47° 29' 48" W FOR A DISTANCE OF 4.37 FEET AND A 5/8 INCH IRON ROD WITH CAP MARKED 'CARLOMAGNO RPLS 1562' FOUND BEARS: S 47° 29' 48" E FOR A DISTANCE OF 110.57 FEET.

THENCE: S 47° 29' 48" E ALONG THE NORTHEAST LINE OF SAID LOT 1R, AT 50.00 FEET PASS A POINT FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS: N 11° 55' 52" W FOR A DISTANCE OF 6.58 FEET, AT 100.00 FEET PASS A POINT FROM WHICH A 5/8 INCH IRON ROD WITH CAP MARKED 'RPLS 2972' FOUND BEARS: N 18° 48' 42" W FOR A DISTANCE OF 6.14 FEET, CONTINUE ON FOR A TOTAL DISTANCE OF 150.00 FEET (PLAT CALL: S 45° 00' 00" E - 150.00 FEET, 8461/281) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE EAST CORNER OF SAID LOT 1R AND THE NORTH CORNER OF LOT 4 OF SAID BLOCK 1 (38/555).

THENCE: S 42° 08' 46" W ALONG THE COMMON LINE OF SAID LOT 1R AND SAID LOT 4 FOR A DISTANCE OF 115.00 FEET (PLAT CALL: S 45° 00' 00" W - 115.00 FEET, 8461/281) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE NORTHEAST LINE OF MILITARY STREET MARKING THE SOUTH CORNER OF SAID LOT 1R AND THE WEST CORNER OF SAID LOT 4.

THENCE: N 47° 29' 48" W ALONG THE SOUTHWEST LINE OF SAID LOT 1R AND THE NORTHEAST LINE OF MILITARY STREET FOR A DISTANCE OF 150.00 FEET (PLAT CALL: N 45° 00' 00" W - 150.00 FEET, 8461/281) TO THE POINT OF BEGINNING CONTAINING AN ACRE OF LAND (17,250 SQUARE FEET) AS SURVEYED ON THE GROUND FEBRUARY 2018. SEE PLAT PREPARED FEBRUARY 2018, FOR MORE DESCRIPTIVE INFORMATION.

| LINE # | LENGTH | DIRECTION |
|--------|--------|----------------|
| L1 | 7.69' | N 3° 20' 16" W |

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, ~~Keith B. Roberts~~ Managing Partner of Rockwater Investments LP, owner of the 0.396 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 8461, Page 281, and designated herein as Lots 1R-A, 2R, 3R, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Karen M. Green
Rockwater Investments LP,
Managing Partner.

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared, **Keith B. Roberts** 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 on this 1st day of December, 2018.

Michelle Oliver
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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 the original markers and monuments were placed under my supervision on the ground, and that the plat and bound describing said subdivision will describe a closed geometric form.

Brad Kerr
Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY PLANNER
I, *Michelle Oliver*, 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 1st day of December, 2018.

Michelle Oliver
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER
I, *Michelle Oliver*, 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 1st day of December, 2018.

Michelle Oliver
City Engineer, Bryan, Texas

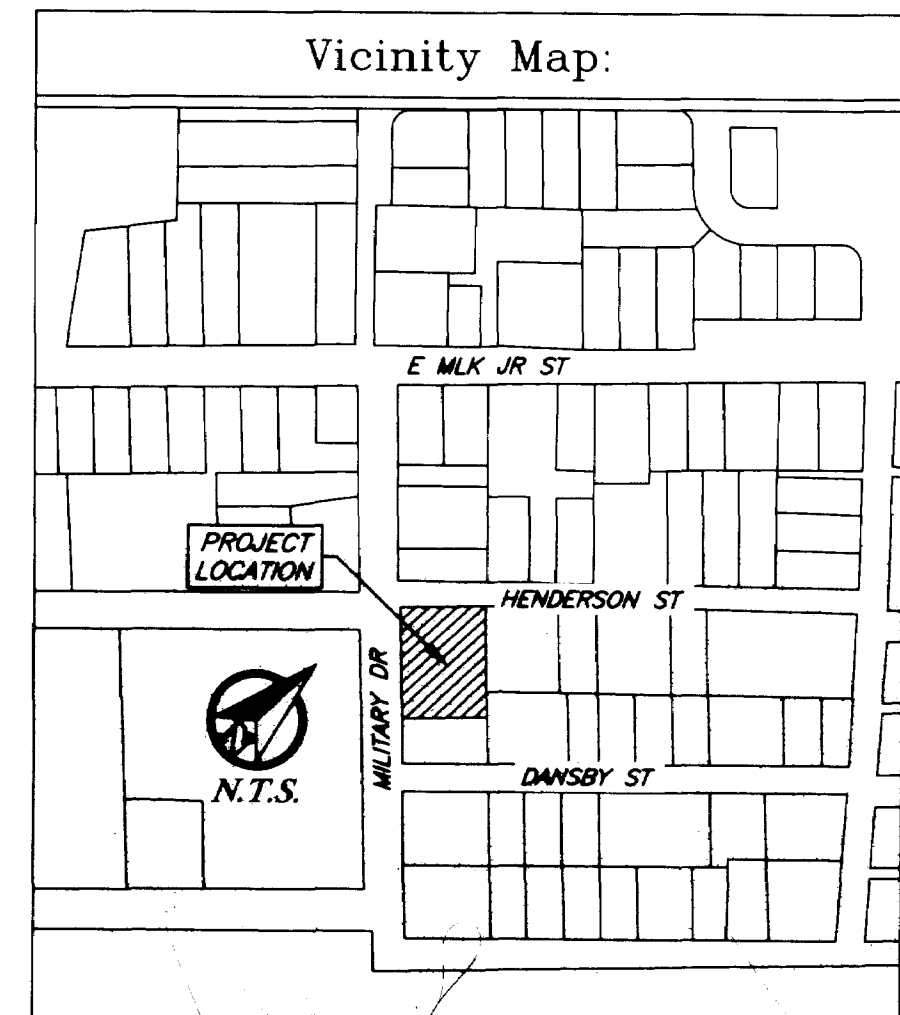
APPROVAL OF PLANNING AND ZONING COMMISSION
I, *Bobby Gutierrez*, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 1st day of December, 2018, and same was duly approved on the 1st day of December, 2018, by said Commission.

Bobby Gutierrez
Chair, Planning & Zoning Commission, Bryan, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/13/2019 2:27:13 PM
In the PLAT Records

Doc Number: 2019-1362504
Volume - Page: 15145-279
Number of Pages: 1
Amount: 73.00
Order#: 20190213000071
By: MO

County Clerk, Brazos County, Texas
Karen M. Green
By: *Michelle Oliver*
Deputy Clerk



- General Notes:
- Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone Grid North) based on the published coordinates of the City of Bryan Control Monument GPS-36 (N:10231375.303; E:3541898.795) and as established by GPS observation.
 - Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.000098753 (Calculated using GEOID12b).
 - This Property is Zoned (RD-5), Residential District-5000
 - Iron rods will be set at all angle points and lot corners, unless stated otherwise.
 - This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas. Map No. 48041C0215F, effective April 2, 2014.
 - All minimum Building setback lines shall be in accordance with the City of Bryan Code of Ordinance.
 - Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan.

FINAL PLAT
Higgs Addition
Block 1,
Lots 1R-A, 2R & 3R

Being a Replat of
Block 1, Lot 1R
~0.396 Acres
Bryan, Brazos County, Texas

Oct 2018

Owner:
Rockwater Investments LP
3800 State Highway 6 S
College Station, TX 77845-5840

Engineer:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195