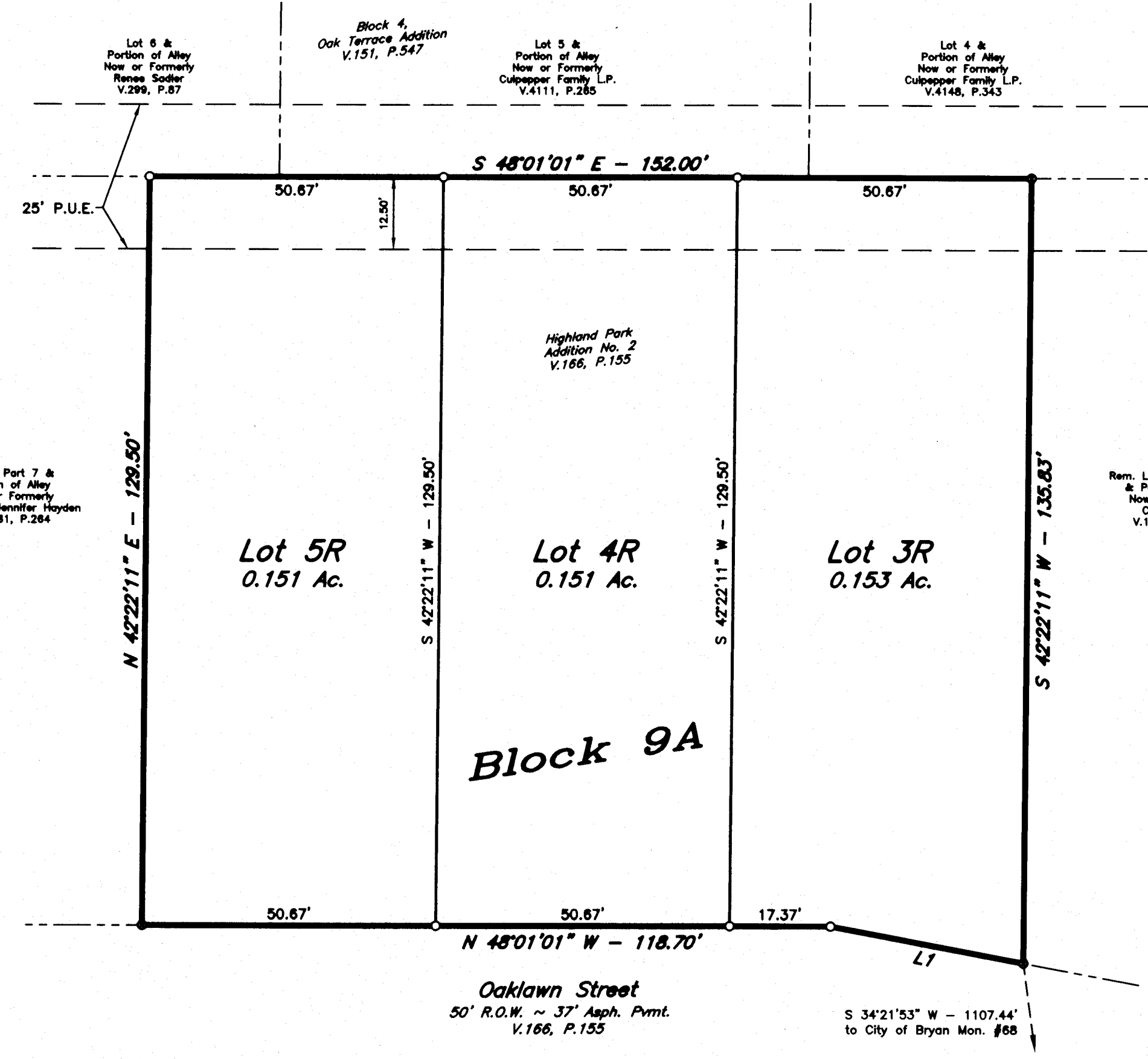


**ORIGINAL PLAT**  
 LOT 3 (36' OF), LOT 4, LOT 5 AND  
 PORTION OF ALLEY (12.5' OF), BLOCK 9A,  
 HIGHLAND PARK ADDITION, SECOND INSTALLMENT  
 RECORDED IN VOLUME 166, PAGE 155

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 37°15'02\"	33.85'



**REPLAT**

Doc: 01271352  
 Filed for Record in: BRAZOS COUNTY  
 On: Jul 28, 2016 at 09:43A  
 As a Plat  
 Document Number: 01271352  
 Amount: 73.00  
 Receipt Number - 580569  
 By: Lauren Reistino

STATE OF TEXAS COUNTY OF BRAZOS  
 I, Karen McQueen, County Clerk, in and for said County, do 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.  
 Jul 28, 2016  
 Karen McQueen, Brazos County Clerk  
 BRAZOS COUNTY

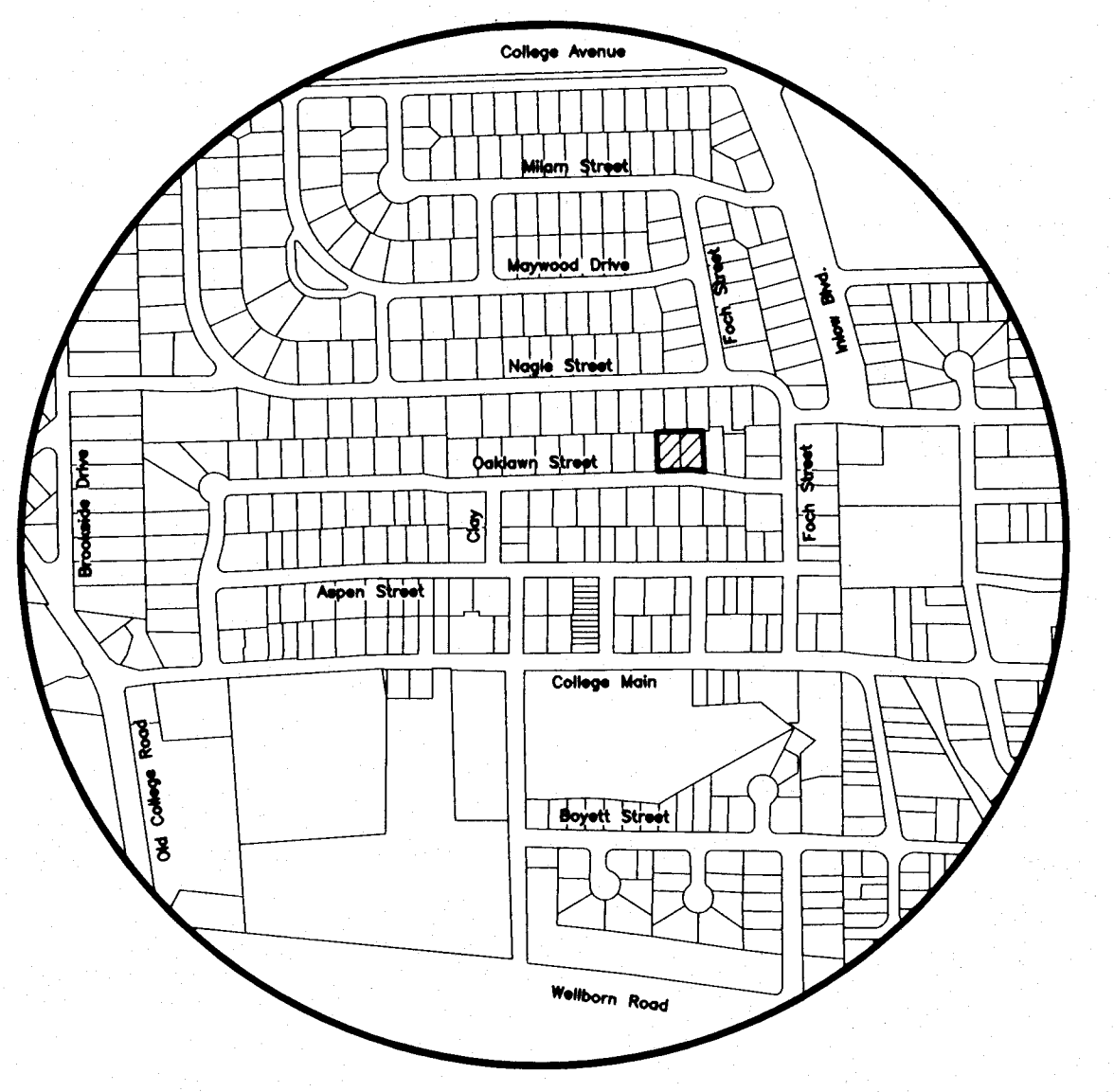
CERTIFICATION BY THE COUNTY CLERK  
 (STATE OF TEXAS)  
 (COUNTY OF BRAZOS)  
 I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:  
 BRAZOS COUNTY  
 as stamped hereon by me.  
 Jul 28, 2016  
 Karen McQueen, Brazos County Clerk  
 BRAZOS COUNTY

APPROVAL OF THE CITY PLANNER  
 I, Maria Zimmerman, 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 23<sup>rd</sup> day of July, 2016.  
Maria Zimmerman  
 City Planner, Bryan, 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 23<sup>rd</sup> day of July, 2016.  
Kevin R. McClure  
 City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION  
 I, Robb Gutierrez, 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 and Zoning Commission of the City of Bryan on the 10<sup>th</sup> day of July, 2016, and same was duly approved on the 16<sup>th</sup> day of July, 2016, by said Commission.  
Robb Gutierrez  
 Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on April 11, 2016 and that property markers and monuments were placed under my supervision on the ground.  
Kevin R. McClure  
 Kevin R. McClure, R.P.L.S. No. 5650  
 6/20/16



**Vicinity Map**  
 SCALE: N.T.S.

FIELD NOTES  
 Being all that certain tract or parcel of land lying and being situated in the J.E. SCOTT SURVEY, Abstract No. 50, in the City of Bryan, Brazos County, Texas and being a portion of Lot 3, all of Lots 4 and 5, and 1/2 of the adjoining 25-foot wide Alley in Block 9A according to the final plat of HIGHLAND PARK ADDITION, SECOND INSTALLMENT recorded in Volume 166, Page 155, of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:  
 BEGINNING: at a found 1/2-inch iron rod marking the west corner of said Lot 5, the south corner of Lot 6, Block 9A of said HIGHLAND PARK ADDITION, SECOND INSTALLMENT (166/155), said iron rod also being in the northeast right-of-way line of Oaklawn Street (based on a 50 foot width);  
 THENCE: N 42° 22' 11" E along the common line of said Lots 5 and 6 and into the before-said 25-foot wide Alley for a distance of 129.50 feet to a 1/2-inch iron rod set in the centerline of said alley marking the north corner of this tract;  
 THENCE: S 48° 01' 01" E along the centerline of said 25-foot wide Alley for a distance of 152.00 feet to a found 1/2-inch iron rod marking the east corner of this tract;  
 THENCE: S 42° 22' 11" W through said alley and into the interior of said Lot 3 for a distance of 135.83 feet to a found 1/2-inch iron rod marking the south corner of this tract, said iron rod also being in the northeast right-of-way of before-said Oaklawn Street;  
 THENCE: N 37° 15' 02" W along northeast right-of-way of said Oaklawn Street for a distance of 33.85 feet to a 1/2-inch iron rod set for an angle point;  
 THENCE: N 48° 01' 01" W continuing along the northeast right-of-way of said Oaklawn Street for a distance of 118.70 feet to the POINT OF BEGINNING and containing 0.454 acres of land, more or less.

- GENERAL NOTES:  
 1. ORIGIN OF BEARING SYSTEM: Grid North as established from GPS observation.  
 2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and incorporated Areas, Map Numbers 48041C0215F & 480141C0305F, both maps revised April 2, 2014, this property is not located in a Special Flood Hazard Area.  
 3. This property is currently zoned RD-5 District. Building Setback Lines shall comply with the City of Bryan code of ordinances and regulations.  
 4. All existing structures to be removed before the recording of this plat, unless noted otherwise on plat.  
 5. This property is subject to the Restrictive Covenants recorded in Volume 91, Page 608; Volume 91, Page 555 and Volume 166, Page 157, Deed Records, Brazos County, Texas.  
 6. Original 25' Alley shown on "Original Plat" was abandoned with Ordinance No. 1379, dated November 26, 2002, and a Quit Claim deed for this abandonment was filed for record in Volume 5145, Page 198 for Lot 3 and part Lot 4 and Volume 5145, Page 202 for Lot 5 and part Lot 4, Official Records of Brazos County, Texas. The 25' Public Utility Easement shown on "Replat" was retained after alley abandonment.  
 7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.  
 ● - 1/2" Iron Rod Found  
 ○ - 1/2" Iron Rod Set  
 5. Abbreviations:  
 P.O.B. - POINT OF BEGINNING  
 P.U.E. - PUBLIC UTILITY EASEMENT  
 6. Owners:  
 Red Dog Investments LLC  
 PO Box 11785  
 College Station, Texas 77842  
 (979) 777-5553  
 C.W. & Elizabeth Henry  
 10987 FM 244  
 Anderson, Texas 77830  
 (979) 255-9991

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 We, C.W. & Elizabeth Henry, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 5854, Page 115 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.  
C.W. Henry  
Elizabeth Henry

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared C.W. and Elizabeth Henry, 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 purposes stated.  
 Given under my hand and seal on this 16<sup>th</sup> day of June, 2016.  
Melinda Pearlman Ruda  
 Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 We, Red Dog Investments LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 12186, Page 94 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.  
Kyle Grant

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Kyle Grant, 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 purposes stated.  
 Given under my hand and seal on this 16<sup>th</sup> day of June, 2016.  
Melinda Pearlman Ruda  
 Notary Public, Brazos County, Texas

**FINAL PLAT**  
 LOTS 3R, 4R & 5R, BLOCK 9A  
**HIGHLAND PARK ADDITION**  
**SECOND INSTALLMENT**  
 BEING A REPLAT OF LOT 3 (36' OF), LOT 4,  
 LOT 5 AND PART OF ALLEY (12.5' OF), BLOCK 9A,  
 HIGHLAND PARK ADDITION, SECOND INSTALLMENT  
 RECORDED IN VOLUME 166, PAGE 155  
 0.454 ACRES  
 J.E. SCOTT SURVEY, A-50  
 BRYAN, BRAZOS COUNTY, TEXAS  
 MAY, 2016  
 SCALE: 1" = 20'

Surveyor: Kevin R. McClure, R.P.L.S. No. 5650  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838