

# ORIGINAL PLAT

### GENERAL NOTES

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010
- SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 48041C03057 EFFECTIVE DATE, 04/02/2014
- BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE GUIDELINES ESTABLISHED IN THE PLANNED DEVELOPMENT - HOUSING (PD-H) DISTRICT, ORDINANCE NO. ADOPTED BY THE CITY COUNCIL ON \_\_\_\_\_
- EXISTING STRUCTURES AT WILL BE REMOVED PRIOR TO RECORDING OF REPLAT
- CONTOURS SHOWN ARE FROM CITY OF BRYAN DIGITAL DATA, NOT FROM A FIELD SURVEY OF THE EXISTING GROUND.

### 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 31st day of January, 2017.

*W. Paul Kaplan*  
City Engineer, City of Bryan

### APPROVAL OF PLANNING AND ZONING COMMISSION

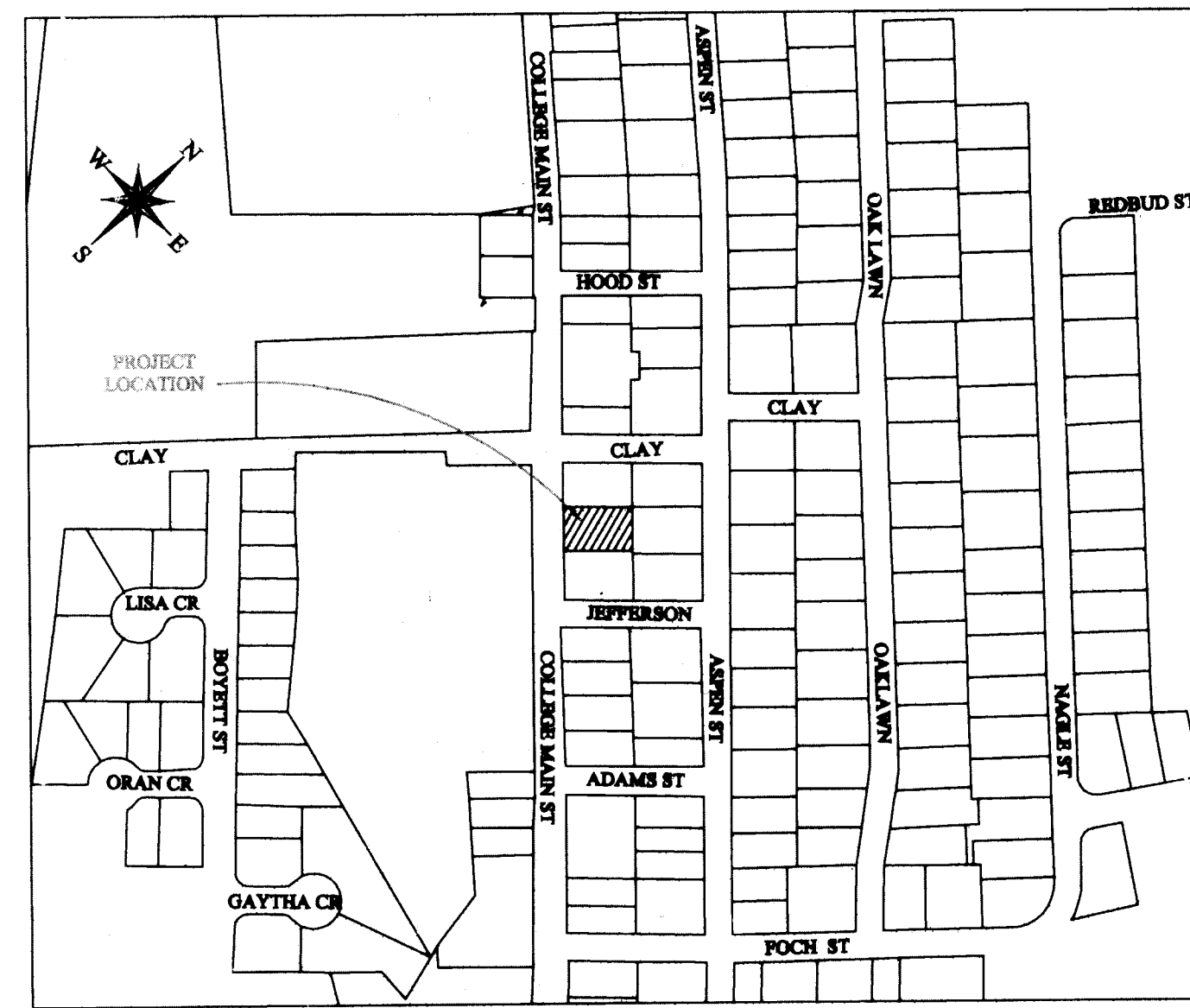
I, Debbi Gutierrez, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 13th day of January, 2017, and same was duly approved on the 14th day of April, 2017.

*Debbi Gutierrez*  
Chairman

### CERTIFICATE OF SURVEYOR

I, Adam Wallace, Registered Public Surveyor No. 6132, 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 January 2nd, 2017 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.

*Adam Wallace*  
Adam Wallace, R.P.L.S. No. 6132



VICINITY MAP  
NOT TO SCALE

### METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.2296 acres and being all of Lot 3, 10' of Lot 2 and 20' of Lot 4 Block 4, in the Highland Park Addition, in the City of Bryan, Brazos County, Texas, and being all of that tract as recorded in Vol. 9370, Page 159 of the Brazos County Official Records (B.C.O.R.) All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary based on found 5/8" iron rods with a yellow plastic cap marked "KERR 4502" referred to said deed, and as surveyed on the ground on January 0th of 2015. This description is also referred to the plat prepared by ATM Surveying, Project No. 2015-0002, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found for the north corner of this tract, also being the east corner of the Julian & Jan McMurrey Properties LLC, called Lot 5 & Part of Lot 4, Block 4, as recorded in Vol. 11770, Page 247 of the B.C.O.R., being the south corner corner of Willem G. Schuurman & Karla G. Schuurman, called Lot 10 & Part of Lot 9, Block 4, as recorded in Vol. 9555, Page 211 of the B.C.O.R., and also being the west corner of Roy Mundy, called Lot 8 & Part of Lots 7 and 9, as recorded in Vol. 11731, Page 50, of the B.C.O.R.;

**THENCE** South 46°21'16" East, a distance of 80.00 feet along the common line between this tract and said Mundy tract to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the east corner of this tract, also being a point on the southwest line of said Mundy Tract, also being the north corner of Lot 6R, of the S & I Residential Co., Block 4, as recorded in Vol. 11649, Page 198 of the B.C.O.R., from which a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for reference bears S 46°24'15" E, a distance of 89.99 feet, and another Carlognago rod bears S 73°54'22" W, a distance of 1.18 feet;

**THENCE** South 43°38'44" West, a distance of 80.00 feet along the common line between this tract and said Lot 7R, through Lot 1R tract to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the south corner of this tract, also being the west corner of said Lot 1R, and also being a point on the northeast right-of-way line of S. College Main Street (60' R.O.W.);

**THENCE** North 46°21'16" West, a distance of 80.00 feet along the common line between this tract and said College Main to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract, also being the south corner of said Julian tract;

**THENCE** North 43°38'43" East, a distance of 125.00 feet along the common line between this tract and said N. Graham Road to the PLACE OF BEGINNING containing 0.2296 acres.

Filed for Record  
in the Official Records of:  
Brazos County Clerk  
On: 1/10/2018 2:32:57 PM  
In the PLAT Records

Doc Number: 2018-1318294  
Number of Pages: 1  
Amount: 73.00  
Order#: 20180110000101  
By: MO

*Karen McQueen*  
County Clerk  
Brazos County, Texas

### CERTIFICATION OF 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 5th day of January, 2017.

*City Planner, City of Bryan*

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, AMINA ALIKHAN, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 9370, Page 159, 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.

*Amina Alikhan*  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

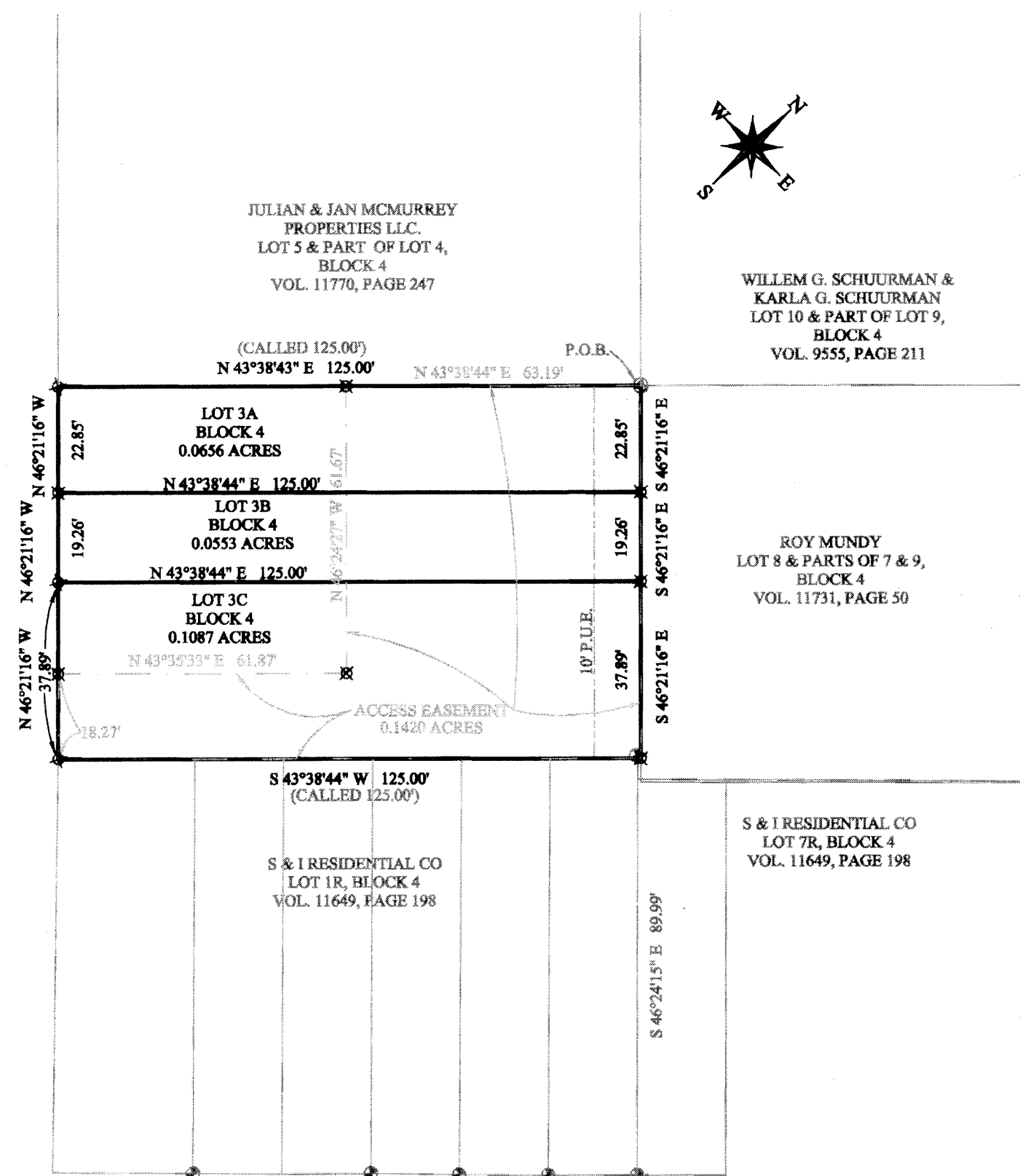
Before me, the undersigned authority, on this day personally appeared

Amina Alikhan known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose stated.

Given under my hand and seal on this 5th day of January, 2017.

*Delores M. Soto*  
Notary Public, Brazos County, Texas

*Delores M. Soto*  
Notary Public, Brazos County, Texas

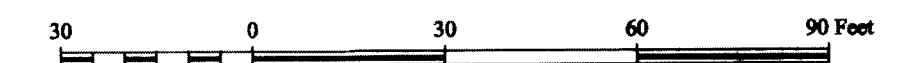


# REPLAT

### SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- PLATTED RIGHT-OF-WAY LINE
- ELECTRICAL LINE
- CHAIN-LINE FENCE
- WOOD FENCE
- WATER LINE
- SEWER MAINLINE
- WATER METER
- SEWER METER
- WATER VALVE
- ELECTRICAL METER
- POWER POLE
- CHURN METER
- LIGHT POLE
- TELEPHONE POLE
- SEWER CLEANOUT

SCALE: 1" = 30'



## HIGHLAND PARK ADDITION

LOTS 3A, 3B & 3C  
BLOCK 4

BEING A REPLAT

OF 0.2293 ACRES

LOT 3, 10' OF LOT 2, AND 20' OF LOT 4  
BLOCK 4

HIGHLAND PARK ADDITION

VOLUME 91, PAGE 612

BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:  
HIFAZA LLC  
3028 OAKWOOD TRAIL  
COLLEGE STATION TX 77845

ATM Surveying  
P.O. Box 10313, College Station, TX 77840  
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com  
www.ATMSurveying.com - FDL# 0101784-00