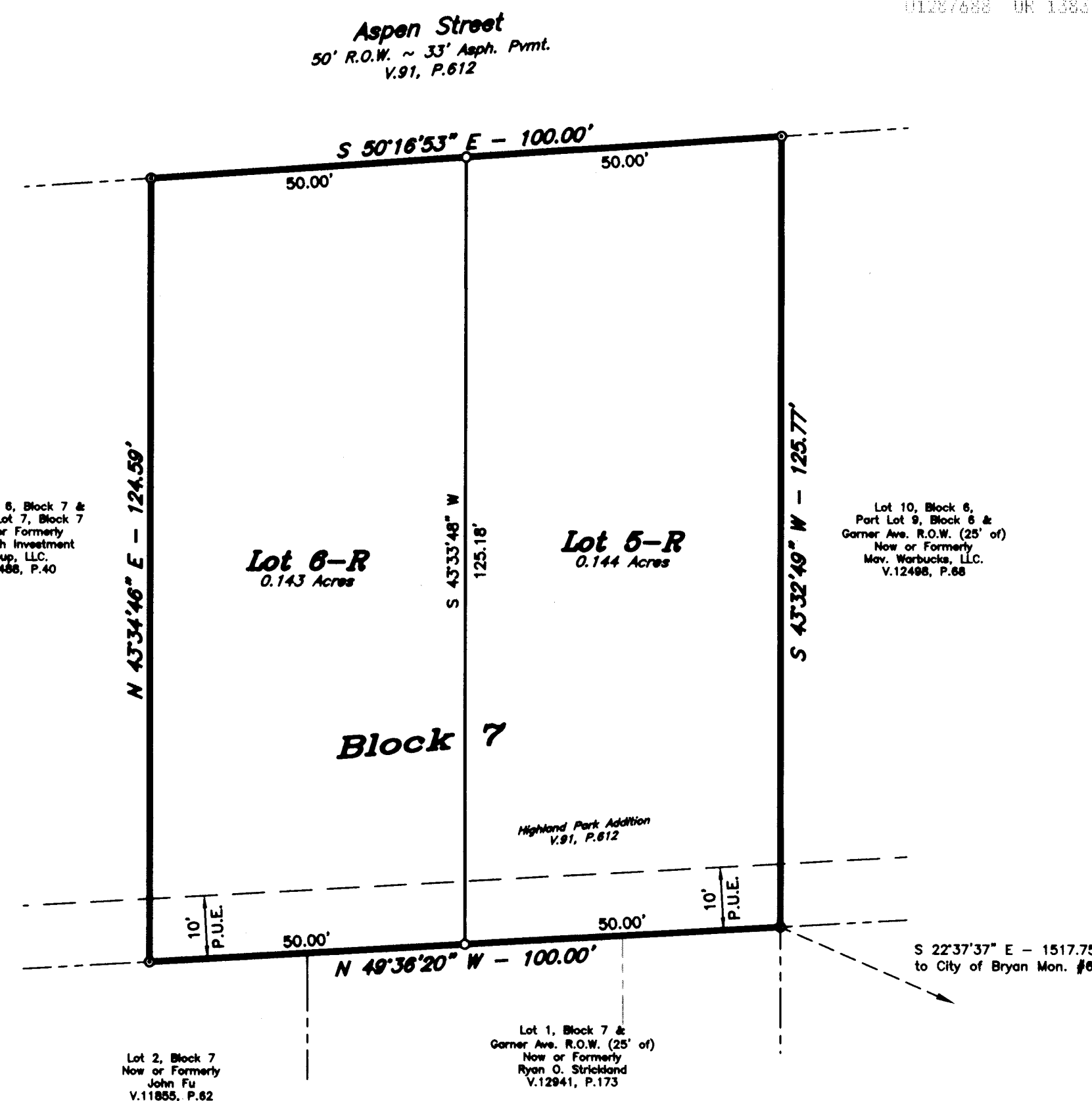


Scale: 1"=20'



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 all of Lot 5, part of Lot 6 (the adjoining 25 feet of), Block 7 and part of the abandoned Garner Avenue right-of-way, based on a 50 foot width (the adjoining 25 feet of), according to the final plat of HIGHLAND PARK ADDITION, FIRST INSTALLMENT recorded in Volume 91, Page 612, 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 3/4-inch iron pipe marking the east corner of said Lot 5, said iron rod also marking the point of intersection of the northwest right-of-way line of said abandoned Garner Avenue and the southwest right-of-way line of Aspen Street (based on a 50 foot width);

THENCE: S 50° 16' 53" E along the southwest right-of-way line of said Aspen Street for a distance of 25.00 feet to a found 1/2-inch iron rod marking the east corner of this tract;

THENCE: S 43° 32' 49" W departing the southwest right-of-way line of said Aspen Street and into the interior of the before-said abandoned Garner Avenue right-of-way for a distance of 125.77 feet to a found 5/8-inch iron rod marking the south corner of this tract;

THENCE: N 49° 38' 20" W continuing through the interior of said abandoned Garner Avenue right-of-way at a distance of 25.00 feet, pass a point for corner marking the south corner of the before-said Lot 5, said point also being in the northwest right-of-way line of said abandoned Garner Avenue, continue along the southwest line of said Lot 5 and the before-said Lot 6 for a total distance of 100.00 feet to a found 1/2-inch iron rod marking the west corner of this tract;

THENCE: N 43° 34' 48" E into the interior of said Lot 6 for a distance of 124.59 feet to a found 1/2-inch iron rod marking the north corner of this tract, said iron rod also being in the southwest right-of-way line of the before-said Aspen Street;

THENCE: S 50° 16' 53" E along the southwest right-of-way line of said Aspen Street for a distance of 75.00 feet to the POINT OF BEGINNING and containing 0.287 acres of land, more or less.

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on September, 2016.

ORIGINAL PLAT

LOT 5, BLOCK 7, LOT 6 (25' OF), BLOCK 7 AND GARNER AVENUE R.O.W. (25' OF) HIGHLAND PARK ADDITION, FIRST INSTALLMENT RECORDED IN VOLUME 91, PAGE 612

REPLAT

Filed for Record in: BRAZOS COUNTY  
On: Jan 30, 2017 at 02:54  
As a Plat  
Document Number: 01287688  
Amount: 73.00  
Receipt Number: 594270  
By: Karen McQueen

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public Records as:

BRAZOS COUNTY  
ON STAMPED HEREON BY ME:  
Jan 30, 2017  
Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: Grid North as established from GPS observation.
  - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F & 48041C0305F, both maps revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
  - This property is currently zoned Residential District-500C (RD-5). Building setback lines shall comply with the City of Bryan Code of Ordinances.
  - This property is subject to the Restrictive Covenants recorded in Volume 92, Page 43 and Volume 131, Page 577 of the Deed Records of Brazos County, Texas.
  - All existing improvements shall be removed prior to further development.
  - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
- - 1/2" Iron Rod Found
  - - 5/8" Iron Rod Found
  - - 3/4" Iron Pipe Found
  - - 1/2" Iron Rod Set
- Abbreviations:  
P.O.B. - POINT OF BEGINNING

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS  
COUNTY OF BRAZOS

We, Nalcam Real Estate Holdings, Ltd, 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 13391, Page 114 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.

Donald Keith Sewell

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Donald Keith Sewell 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 20th day of December 2016.

Notary Public, Brazos County, Texas

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 plat together with its certificate of authentication was filed for record in my office the 30th day of January 2017, in the Official Records of Brazos County, Texas in Volume 13821, Page 22.

Karen McQueen  
County Clerk, Brazos County, Texas  
by Cathy Dancelon

APPROVAL OF THE CITY PLANNER

I, Mark 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 20th day of January 2017.

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 20th day of January 2017.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

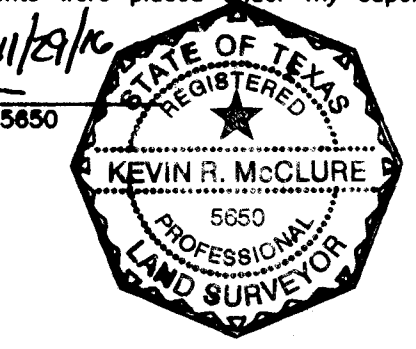
I, Bobby Gutierrez, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 21st day of September 2016 and same was duly approved on the 10th day of November 2016 by said Commission.

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 15, 2016 and that property markers and monuments were placed under my supervision on the ground.

Kevin R. McClure/R.P.L.S. No. 5650



**FINAL PLAT**

LOTS 5-R AND 6-R, BLOCK 7  
**HIGHLAND PARK ADDITION  
FIRST INSTALLMENT**

BEING A REPLAT OF LOT 5 AND LOT 6 (25' OF), BLOCK 7 AND THE ABANDONED GARNER AVENUE R.O.W. (25' OF) HIGHLAND PARK ADDITION, FIRST INSTALLMENT RECORDED IN VOLUME 91, PAGE 612

0.287 ACRES  
J.E. SCOTT SURVEY, A-50  
BRYAN, BRAZOS COUNTY, TEXAS  
SEPTEMBER, 2016  
SCALE: 1" = 20'

OWNER: Nalcam Real Estate Holdings, Ltd.  
1008 Woodcrest Dr., Suite 103  
College Station, Texas 77842  
(979) 777-5553

SURVEYOR: Kevin R. McClure & Brown Engineering/Surveying, Inc.  
1008 Woodcrest Dr., Suite 103  
College Station, Texas 77842  
(979) 693-3838

Texas Firm Registration No. 10103300