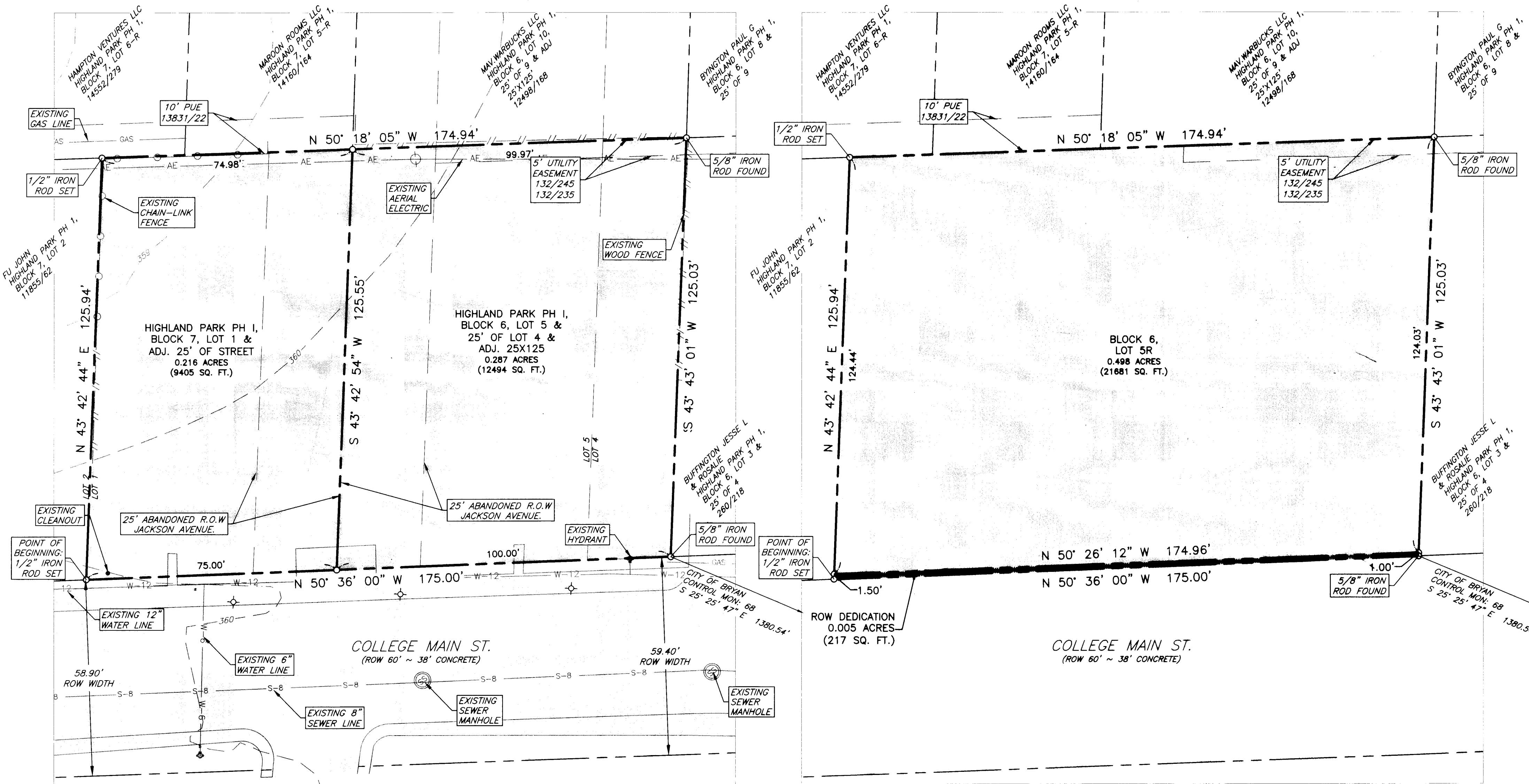


ORIGINAL PLAT

FINAL PLAT



METES AND BOUNDS DESCRIPTION OF 0.503 ACRE TRACT HIGHLAND PARK ADDITION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1, BLOCK 7, ALL OF LOT 5 AND THE ADJOINING ONE-HALF OF LOT 4, BLOCK 6, AND A PORTION OF THE ABANDONED RIGHT-OF-WAY OF THE ORIGINAL JACKSON AVENUE, HIGHLAND PARK ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 91, PAGE 612 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND DESCRIBED BY TWO DEEDS TO WHITE KNIGHT DEVELOPMENT, LLC RECORDED IN VOLUME 14904, PAGE 130 AND VOLUME 14904, PAGE 133 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 ON THE NORTHEAST LINE OF COLLEGE MAIN STREET (CALLED 60' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF LOT 2, BLOCK 7. 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-68 (N:10212354.946, X:3548790.170) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001089282 (CALCULATED USING GEOID12B);

THENCE: N 43° 42' 44" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, AT 1.99 FEET PASS A 1/4 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 125.94 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET ON THE SOUTHWEST LINE OF LOT 6R, BLOCK 7, HIGHLAND PARK ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 13831, PAGE 22 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/4 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND MARKING THE NORTH CORNER OF SAID LOT 2 BEARS: S 50° 18' 05" W FOR A DISTANCE OF 51.87 FEET;

THENCE: S 50° 18' 05" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 6R, AT 24.77 FEET PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "K MCCLURE RPLS 3650" FOUND MARKING THE COMMON CORNER OF SAID LOT 6R AND LOT 5R, BLOCK 7 (PLAT 13831/22), CONTINUE ON FOR A TOTAL DISTANCE OF 174.94 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 43° 43' 01" W THROUGH SAID LOT 4, BLOCK 6, AND ALONG THE SOUTHEAST LINE OF SAID WHITE KNIGHT TRACT (14904/133) FOR A DISTANCE OF 125.03 FEET TO A POINT ON THE NORTHEAST LINE OF COLLEGE MAIN STREET MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND BEARS: S 43° 43' 01" W FOR A DISTANCE OF 0.25 FEET;

THENCE: N 50° 36' 00" W ALONG THE NORTHEAST LINE OF COLLEGE MAIN STREET, AT 25.00 FEET PASS A 1/4 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 5 AND SAID LOT 4, BLOCK 6, CONTINUE ON FOR A TOTAL DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.503 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Ray Mundy, Managing Partner at White Knight LLC, owner of the 0.503 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 14904, Page 133, and designated herein as Highland Park Ph I, Block 6, Lot 5R, 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.

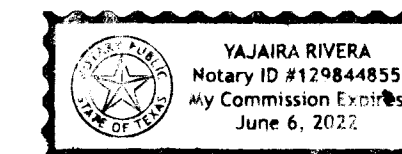
Ray Mundy
Managing Partner at White Knight LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Ray Mundy, 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 21st day of June, 2019.

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 property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

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

APPROVAL OF THE CITY PLANNER

I, Martin 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 28th day of July, 2019.

City Planner
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasper, 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 28th day of July, 2019.

City Engineer, Bryan, Texas

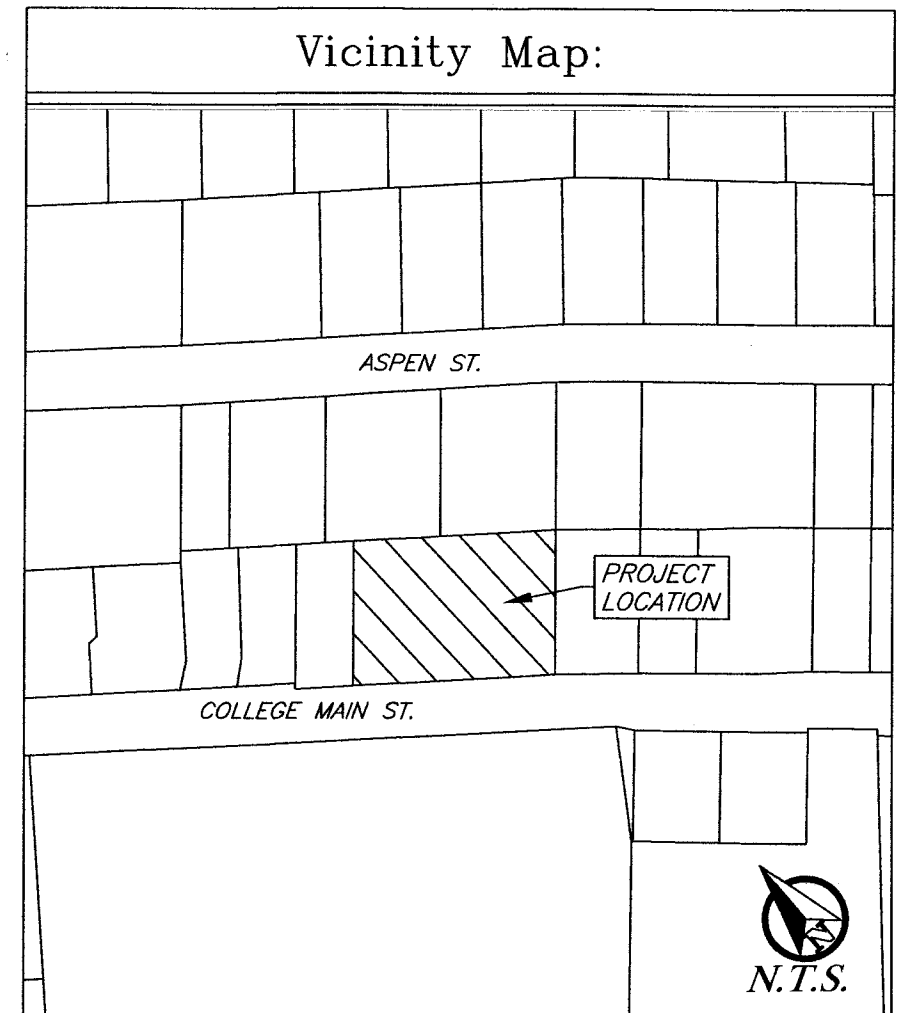
CERTIFICATE OF THE COUNTY

STATE OF TEXAS
COUNTY OF BRAZOS

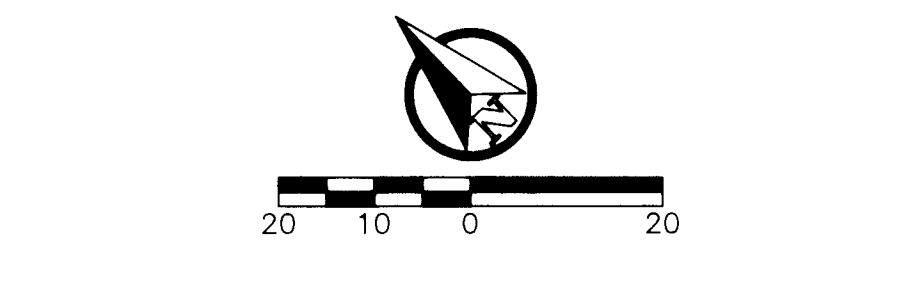
I, _____, that this plat together with office the _____ day of _____, Brazos County in Volume _____.

Karen M. Quinlan
County Clerk, Brazos County, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 9/25/2019 2:22:27 PM
In the PLAT Records
Doc Number: 2019-1373709
Volume-Page: 15598-60
Number of Pages: 1
Amount: 73.00
Order#: 20190925000082
By: PT



- 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-68 (N:10212354.946; E:3548790.170) 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 1.0001089282 (Calculated using GEOID12B).
 - The subject property was rezoned to Multiple-Family District Zoning on _____ per Ordinance _____.
 - 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. 480410216F, effective April 2, 2014.
 - Building setback lines Per City of Bryan Ordinance.
 - All utilities shown hereon are approximate locations.
 - The topography shown is from City of Bryan GIS Data.
 - Blanket Easement to City of Bryan 181/569 does apply to this tract.



FINAL PLAT
Highland Park Ph I Block 6, Lot 5R

Being a Replat of
Highland Park Ph I,
Block 7, Lot 1 & Adj. 25' of Street &
Block 6, Lot 5 & 25' of Lot 4 & Adj. 25x125.
~ 0.503 AC
Bryan, Brazos County, Texas

April 2019

Owner:
White Knight Development LLC
PO Box 1222
Fresno, TX 77545

Engineer:
JA Engineering
PO Box 5192
Bryan, TX 77805
979-739-1567
TBPE F-9951

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