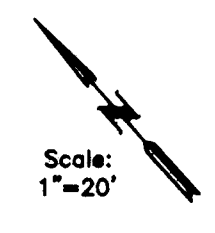
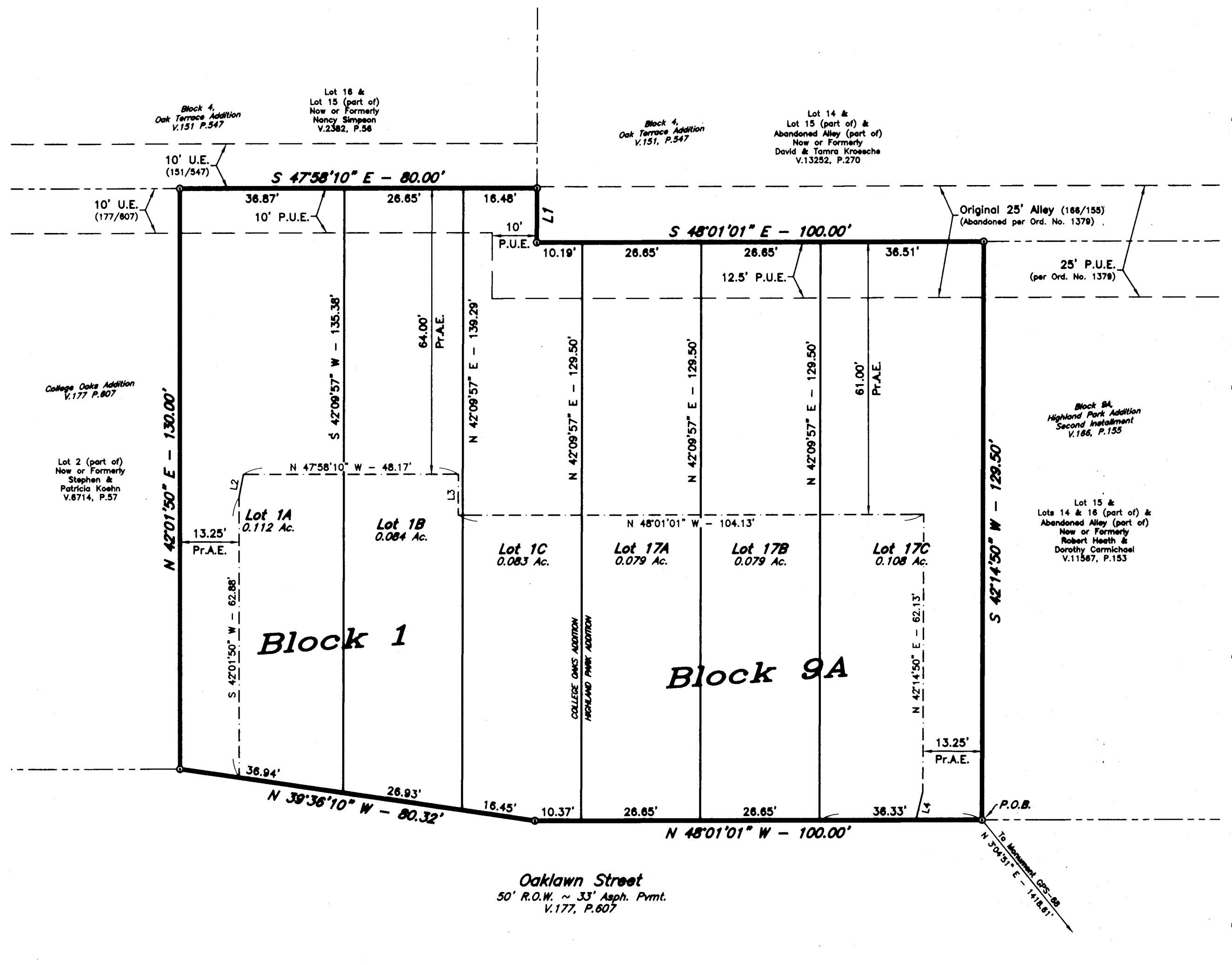


VICINITY MAP



LINE	BEARING	DISTANCE
L1	S 42°14'50" W	12.19'
L2	S 52°38'04" W	5.15'
L3	N 42°09'57" E	9.20'
L4	N 55°41'34" E	6.56'



REPLAT

ORIGINAL PLAT

LOT 17 (ALL OF) AND LOT 16 (PART OF), BLOCK 9A
 HIGHLAND PARK ADDITION, SECOND INSTALLMENT
 RECORDED IN VOLUME 166, PAGE 155, AND
 LOT 1, BLOCK 1, COLLEGE OAKS ADDITION,
 RECORDED IN VOLUME 177, PAGE 607

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Grant Group 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 14540, Page 200 and Volume 14803, Page 88 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.

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 21 day of December 2018.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, Madia Z... 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 18 day of December 2018.

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 18 day of December 2018.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby C... 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 18 day of December 2018 and same was duly approved on the 18 day of December 2018 by said Commission.

FIELD NOTES
 0.546 ACRES

Being all that certain tract or parcel of land lying and being situated in the J.E. SCOTT SURVEY, Abstract No. 50 in Bryan, Brazos County, Texas and being all of Lot 1, Block 1, COLLEGE OAKS ADDITION, as recorded in Volume 177, Page 607 of the Brazos County Deed Records (B.C.D.R.) and all of Lot 17 and part of Lot 16, Block 9A, HIGHLAND PARK ADDITION, SECOND INSTALLMENT, as recorded in Volume 166, Page 155 (B.C.D.R.) being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the south corner of this herein described tract and in the southwest line of said Lot 16, said iron rod also being in the northeast right-of-way line of Oaklawn Street (based on a 50-foot width);

THENCE: along the northeast right-of-way line of said Oaklawn Street for the following two (2) calls:

- 1) N 48° 01' 01" W for a distance of 100.00 feet to a found 1/2-inch iron rod marking the common south corner of said Lots 1 and 17, and
- 2) N 39° 36' 10" W for a distance of 80.32 feet to a found 1/2-inch iron rod marking the west corner and the common south corner of said Lot 1 and Lot 2, Block 1, COLLEGE OAKS ADDITION;

THENCE: N 42° 01' 50" E along the common line of said Lots 1 and 2, Block 1, COLLEGE OAKS ADDITION for a distance of 130.00 feet to a found 1/2-inch iron rod marking north corner of this herein described tract and the common north corner of said Lot 1 and 2, Block 1, said iron rod also being in the northeast line of said Block 1, COLLEGE OAKS ADDITION;

THENCE: S 47° 58' 10" E along the northeast line of said Lot 1, Block 1, COLLEGE OAKS ADDITION for a distance of 80.00 feet to a found 1/2-inch iron rod for corner;

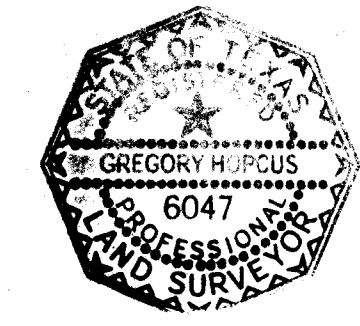
THENCE: S 42° 14' 50" W along the southeast line of said COLLEGE OAKS ADDITION for a distance of 12.19 feet to a found 1/2-inch iron rod marking the north corner of said Lot 17, Block 9A, HIGHLAND PARK ADDITION;

THENCE: S 48° 01' 01" E along the northeast line of said Lots 16 and 17, Block 9A, HIGHLAND PARK ADDITION for a distance of 100.00 feet to a found 1/2-inch iron marking this east corner;

THENCE: S 42° 14' 50" W through the interior of said Lot 16 for a distance of 129.50 feet to the POINT OF BEGINNING and containing 0.546 acres of land, more or less.

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, 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 25, 2018 and that property markers and monuments were placed under my supervision on the ground.



- 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 subject property is zoned Planned Development Housing district (PD-H), as approved by the Bryan City Council on November 13, 2018 and further described in Ordinance No. 2307. Building setback lines shall be in accordance with the City of Bryan Code of Ordinances.
 4. This property is subject to the Restrictive Covenants recorded in Volume 91, Page 608 of the Deed Records of Brazos County, Texas.
 5. All existing improvements and structures shall be removed prior to further filing the plat.
 6. Each lot owner is responsible for maintenance of Private Access Easement on their lot.
 7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 @ - 1/2" Iron Rod Found
 8. Abbreviations:
 B.S.L. - Building Setback Line
 L.E.A. - License to Encroach Agreement
 P.A.E. - Private Access Easement
 P.O.B. - Point of Beginning
 R.O.W. - Right of Way
 U.E. - Utility Easement

REPLAT

FINAL PLAT OF
 LOT 17A, 17B, AND LOT 17C IN BLOCK 9A
 HIGHLAND PARK ADDITION, SECOND INSTALLMENT and
 LOT 1A, LOT 1B, AND LOT 1C IN BLOCK 1
 COLLEGE OAKS ADDITION
 BEING A REPLAT OF
 LOT 17 (all of) AND LOT 16 (part of)
 AND PART OF THE ALLEY IN BLOCK 9A
 HIGHLAND PARK ADDITION, SECOND INSTALLMENT
 RECORDED IN VOLUME 166, PAGE 155 and
 LOT 1, BLOCK 1, COLLEGE OAKS ADDITION
 RECORDED IN VOLUME 177, PAGE 607.
 0.546 ACRES
 J.E. SCOTT SURVEY, A-50
 BRYAN, BRAZOS COUNTY, TEXAS
 JULY, 2018
 SCALE: 1" = 20'

Grant Group LLC
 P.O. Box 11785
 College Station, TX 77842
 (979)-777-5553

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 (979) 683-3638