

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF BRAZOS

I, Roy Mundy, President of White Knight Development, LLC, owner of the 0.24 acre tract shown on this plat, being the same tract of land as in the Deeds Records of Brazos County in Volume 11731, Page 50, and designated as Lot 8 & 15' of Lot 7 & 20' of Lot 9, 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.

Roy Mundy, President White Knight Development, LLC

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Let Mknown 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 21 day of 2019.

Notary Public, Brazes County, TX

CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

YAJARA RIVERA
Notary ID #129844855
My Commission Expires
June 6, 2022

ground.

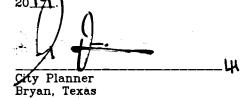
I, Kevin McClure, Registered Public Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the

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 day of \_\_\_\_\_\_\_\_, 20\_9\_\_.



APPROVAL OF THE CITY PLANNER

I, Martin Zimmernen, 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 day of \_\_\_\_\_\_\_,



APPROVAL OF CITY ENGINEER

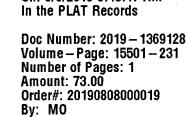


APPROVAL OF PLANNING AND ZONING COMMISSION

hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_\_, 20!1\_\_\_ and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_\_, 20!1\_\_\_ by said Commission.



Official Public Records Of: Brazos County Clerk On: 8/8/2019 9:45:47 AM In the PLAT Records



5/8 INCH IRON\_

ROD FOUND

PROPOSED CROSS ACCESS EASEMENT

HIGHLAND PARK PH1

5/8 INCH IRON

ROD FOUND

Zoning Commission of the City of Bryan, State of Texas,

METES AND BOUNDS DESCRIPTION OF A 0.243 ACRE TRACT HIGHLAND PARK SUBDIVISION

POINT OF BEGINNING.

5/8 INCH IRON ROD FOUND

FINAL PLAT

N 43' 43' 40" E 124.77'

S 43' 50' 30" W 125.02'

5/8 INCH IRON

LOT 27R BLOCK 4 0.07 AC TRACT

(2949 SF)

(2415 SF)

LOT 25R BLOCK 4 0.06 AC TRACT (2415 SF)

LOT 24R

BLOCK 4 0.06 AC

(2806 SF)

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 8, part of Lot 7 (the adjoining 15 feet of) and part of Lot 9 (the adjoining 20 feet of), Block 4, 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:

BRYAN, BRAZOS COUNTY, TEXAS

BEGINNING: at a found 5/8-inch iron rod marking the east corner of this tract and north corner of Lot 12R, Block 4 of said HIGHLAND PARK ADDITION, FIRST INSTALLMENT, according to the re-plat recorded in Volume 12192, Page 163 of the Official Records of Brazos County, Texas (O.R.B.C.), said iron rod

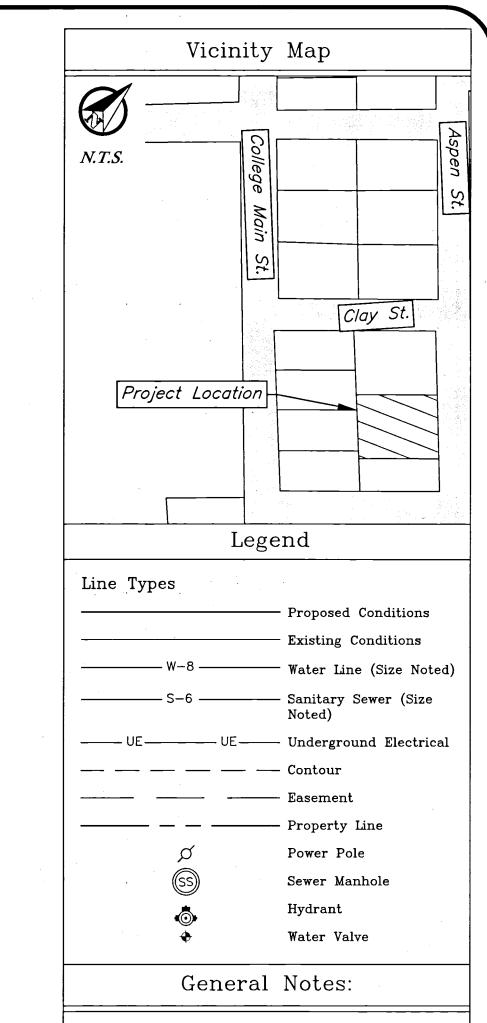
also being in the southwest right-of-way line of Aspen Street (based on a 50 foot width);

THENCE: S 43° 50' 30" W along the southeast line of this tract, said line also being the northwest line of Lots 7R through said Lot 12R, Block 4 of said HIGHLAND PARK ADDITION, FIRST INSTALLMENT re-plat (12192/163) for a distance of 125.02 feet to a found 5/8-inch iron rod marking the south corner of this tract and the west corner of said Lot 7R;

THENCE: N 45' 42' 00" W along the southwest line of this tract, said line also being the northeast line of the Hifaza tract recorded in Volume 9370, Page 159 (O.R.B.C.), said Hifaza tract consisting of all of Lot 3, part of Lot 2 (10 feet of) and part of Lot 4 (20 feet of), Block 4 of said HIGHLAND PARK ADDITION, FIRST INSTALLMENT for a distance of 84.60 feet to a found 5/8—inch iron rod marking the west corner of this tract and the north corner of the

THENCE: N 43' 40" E through the interior of the before—said Lot 9, Block 4, HIGHLAND PARK ADDITION, FIRST INSTALLMENT for a distance of 124.77 feet to a found 5/8—inch iron rod marking the north corner of this tract, said iron rod also being in the southwest right—of—way of the before—said Aspen

THENCE: S 45° 52' 13" E along the southwest right—of—way line of said Aspen Street for a distance of 84.85 feet to the POINT OF BEGINNING and



- Bearing system shown hereon is based on Grid North as established from G.P.S.
- 2. This site is zoned Planned Development
- 3. 1/2" Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- 4. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0305F, effective April 2, 2014.
- 5. Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for PD-H, Planned Development
- 6. All existing structures will be demolished prior to the filing of this plat.
- Cross access with Phase I is granted by the CCR's of Lots 7R-12R.

FINAL PLAT

Highland Park Subdivision-- Phase 1 Lots 24R-29R, Block 4

Being a Replat of Highland Park Subdivision-- Phase 1 Lot 8 & 15' of Lot 7, & 20' of Lot 9, Block 4 ~0.24 Ac May 2017

Development, LLC PO Box 1222 Fresno, TX 77545

Surveyor:
Mc Clure & Browne Engineering & Surveying, Inc. 1008 Woodcreek Dr. College Station, TX 77845 979-693-3838

Engineer: 🐼 J4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9951