



Legend table with line types and symbols for proposed conditions, existing conditions, water lines, sewer lines, underground electrical, contours, easements, property lines, power poles, sewer manholes, hydrants, and water valves.

- General Notes: 1. Bearing system shown hereon is based on Grid North as established from G.P.S. observation. 2. This site is zoned Planned Development - Housing (PD-H) District. 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 Housing. 6. All existing structures will be demolished prior to the filing of this plat. 7. Cross access with Phase I is granted by the CCR's of Lots 7R-12R.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS 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, Roy 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 27th day of June, 2019.

Notary Public, Brazos County, TX

CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS 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 ground.

Kevin McClure, R.P.L.S. No. 5650 6/27/19

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 27th day of June, 2019.

City Planner Bryan, Texas

APPROVAL OF CITY ENGINEER

I, Hank Koppal, 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 27th day of June, 2019.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Robby Gutierrez, Chair 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 14th day of February, 2019, and same was duly approved on the 27th day of June, 2019, by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

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

Doc Number: 2019-1369128 Volume-Page: 15501-231 Number of Pages: 1 Amount: 73.00 Order#: 2019080800019 By: MO

Karen W. E. Blued County Clerk, Brazos County, Texas

METES AND BOUNDS DESCRIPTION OF A 0.243 ACRE TRACT HIGHLAND PARK SUBDIVISION BRYAN, BRAZOS COUNTY, TEXAS

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:

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-plot 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-plot (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 said Hifaza tract;

THENCE: N 43° 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 Street;

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 containing 0.243 of land, more or less.

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

Owner: White Knight Development, LLC PO Box 1222 Fresno, TX 77545 Surveyor: McChure & Browne Engineering & Surveying, Inc. 1008 Woodcrest Dr. College Station, TX 77845 979-693-3838 Engineer: J4 Engineering PO Box 5192 Bryan, TX 77805 979-759-0567 TBPE F-9551