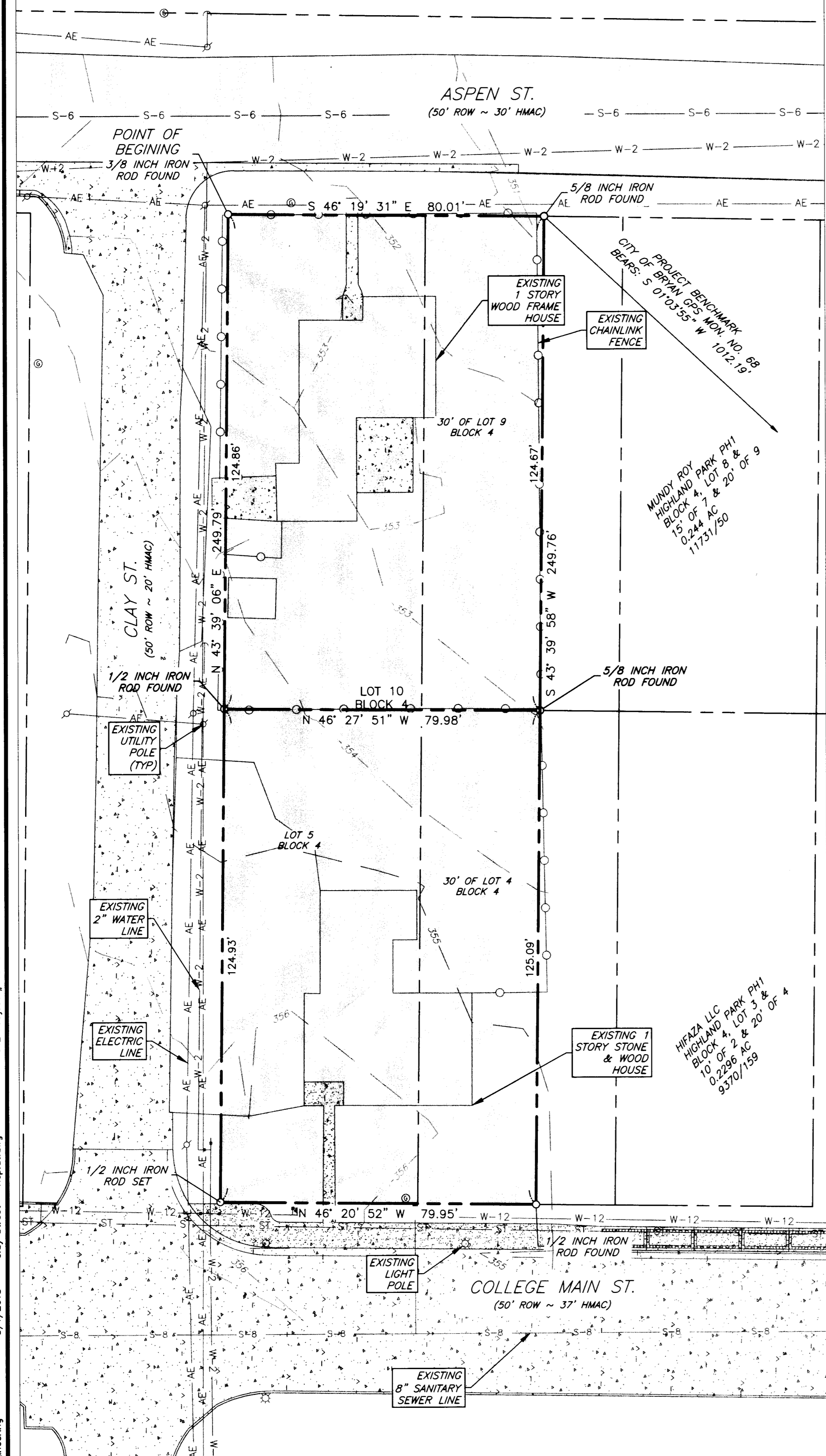
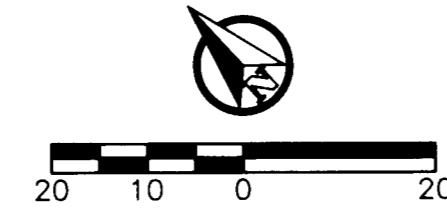


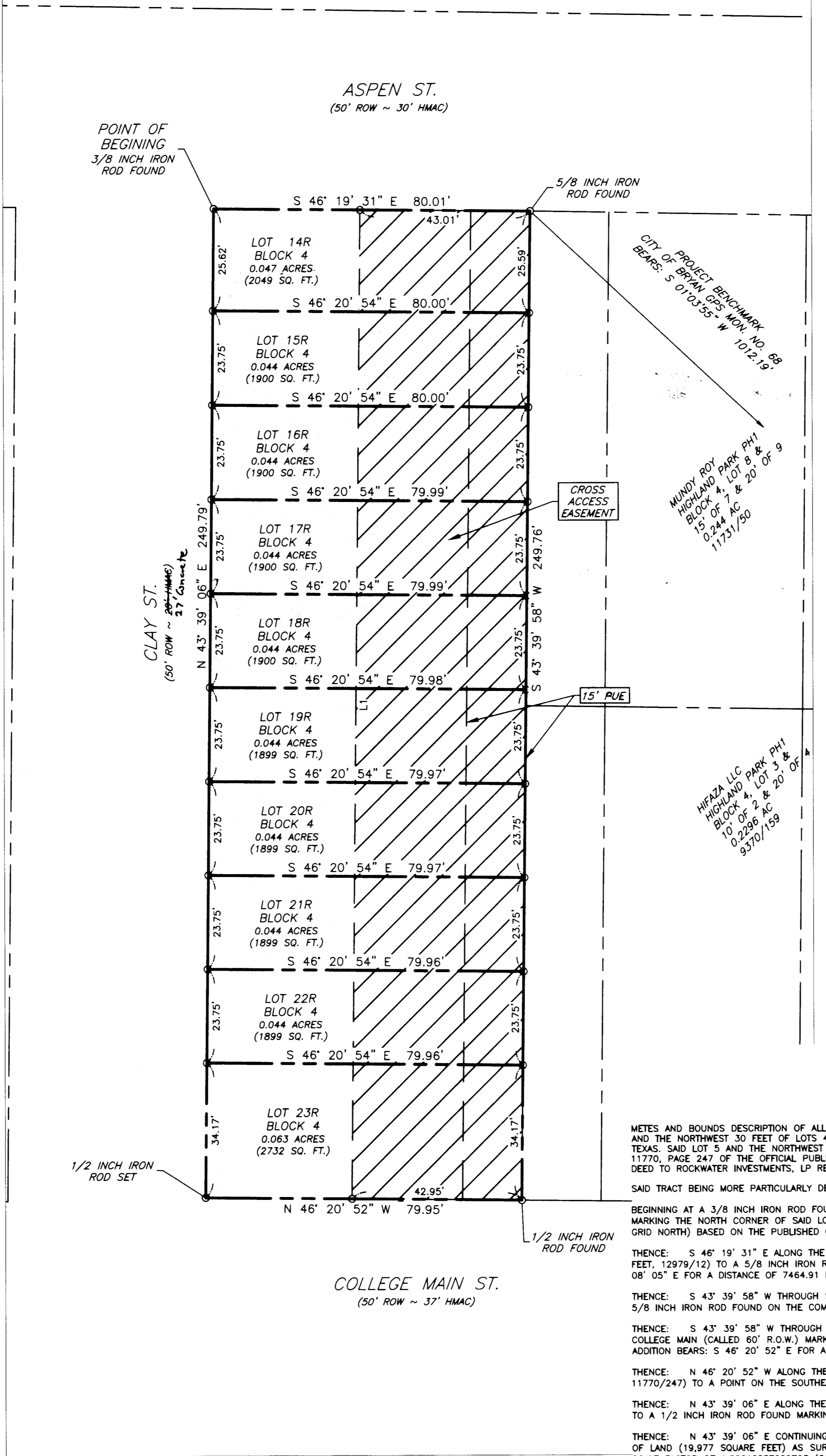
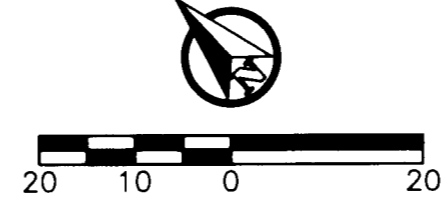
**ORIGINAL PLAT**

| LINE TABLE |         |                 |
|------------|---------|-----------------|
| LINE #     | LENGTH  | DIRECTION       |
| L1         | 249.77' | N 43° 39' 06" E |



**REPLAT**

| LINE TABLE |         |                 |
|------------|---------|-----------------|
| LINE #     | LENGTH  | DIRECTION       |
| L1         | 249.77' | N 43° 39' 06" E |



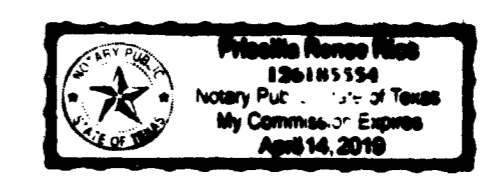
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, JEFF MAZZOLINI, Manager of Rock Pad LLC, owner of the 0.46 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 91, Page 612, and designated herein as Block 4, Lots 5, 10, 30' of 4 & 30' of 9, Highland Park PH1 Subdivision 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.

*[Signature]*  
Rock Pad LLC, Manager

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared, JEFF MAZZOLINI, 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 11<sup>th</sup> day of August, 2018.

*[Signature]*  
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 actual survey of the property and that the property markers and monuments were placed under my supervision of 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, Mark 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 21<sup>st</sup> day of August, 2018.

*[Signature]*  
City Planner  
Bryan, Texas

**APPROVAL OF THE CITY ENGINEER**

I, W. Paul Kagan, 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 21<sup>st</sup> day of August, 2018.

*[Signature]*  
City Engineer, Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, Bobby 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 14<sup>th</sup> day of July, 2018, and same was duly approved on the 21<sup>st</sup> day of August, 2018, by said Commission.

*[Signature]*  
Chair, Planning & Zoning Commission, Bryan, Texas

**CERTIFICATE OF THE COUNTY CLERK**

I, Karen McQueen, County Clerk of Brazos County, Texas, do hereby certify that this plat together with its certificates of record, is a true and correct copy of the original plat as recorded in the Official Public Records of Brazos County, Texas, on the 11<sup>th</sup> day of August, 2018.

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 9/28/2018 11:25:16 AM  
Volume - Page: 14939 - 201  
Number of Pages: 1  
Amount: 13.00  
Order#: 20180928000035  
By: MO



*[Signature]*  
Karen McQueen  
County Clerk

METES AND BOUNDS DESCRIPTION  
OF A  
0.459 ACRE TRACT  
PORTION OF BLOCK 4  
HIGHLAND PARK ADDITION  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 5 & 10, AND THE NORTHWEST 30 FEET OF LOTS 4 & 9, BLOCK 4, HIGHLAND PARK ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 91, PAGE 612 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID LOT 5 AND THE NORTHWEST 30 FEET OF LOT 4 BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO JULIAN & JAN MCMURRAY PROPERTIES, LLC RECORDED IN VOLUME 11770, PAGE 247 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID LOT 10 AND THE NORTHWEST 30 FEET OF LOT 9 BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO ROCKWATER INVESTMENTS, LP RECORDED IN VOLUME 12979, PAGE 12 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND (N 10213422.21, E 3548751.12) ON THE SOUTHWEST LINE OF CLAY STREET (50' R.O.W.) AND THE SOUTHWEST LINE OF ASPEN STREET (50' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 10 AND THE NORTH CORNER OF SAID BLOCK 4. 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 10212354.95; E 3548790.17) AND AS ESTABLISHED BY GPS OBSERVATION:

THENCE: S 46° 19' 31" E ALONG THE SOUTHWEST LINE OF ASPEN STREET AND ALONG THE NORTHEAST LINE OF SAID BLOCK 4 FOR A DISTANCE OF 80.01 FEET (DEED CALL DISTANCE: 80.00 FEET, 12979/12) TO A 5/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID ROCKWATER TRACT. FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-109 BEARS: N 64° 08' 05" E FOR A DISTANCE OF 7464.91 FEET AND A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ASPEN STREET BEARS: S 45° 56' 09" E FOR A DISTANCE OF 84.85 FEET;

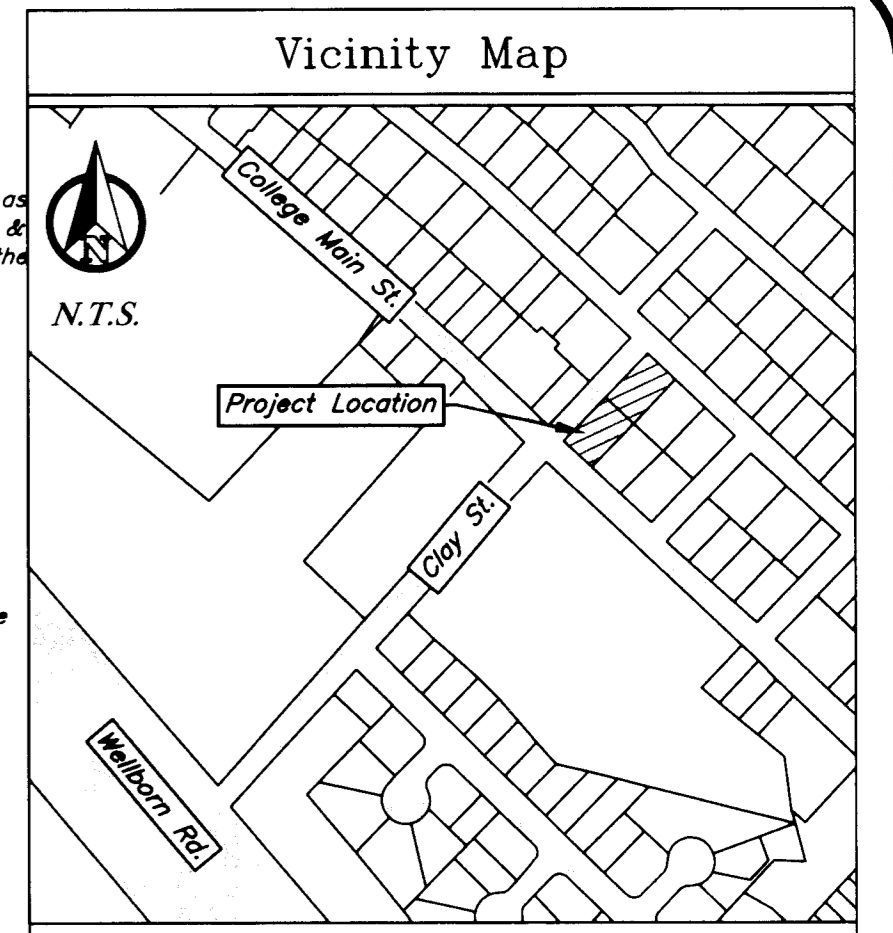
THENCE: S 43° 39' 58" W THROUGH SAID LOT 9 AND ALONG THE SOUTHWEST LINE OF SAID ROCKWATER TRACT FOR A DISTANCE OF 125.09 FEET (PLAT CALL DISTANCE: 125.00 FEET) TO A 5/8 INCH IRON ROD FOUND ON THE COMMON LINE OF SAID LOTS 4 AND 9 MARKING THE SOUTH CORNER OF SAID ROCKWATER TRACT AND THE EAST CORNER OF SAID MCMURRAY TRACT;

THENCE: S 43° 39' 58" W THROUGH SAID LOT 4 FOR A DISTANCE OF 125.09 FEET (PLAT CALL DISTANCE: 125.00 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF COLLEGE MAIN (CALLED 60' R.O.W.) MARKING THE SOUTH CORNER OF SAID MCMURRAY TRACT. FOR REFERENCE, A SQUARE BOLT FOUND MARKING THE SOUTH CORNER OF SAID HIGHLAND PARK ADDITION BEARS: S 46° 20' 52" E FOR A DISTANCE OF 970.04 FEET;

THENCE: N 46° 20' 52" W ALONG THE NORTHEAST LINE OF COLLEGE MAIN AND THE SOUTHWEST LINE OF SAID BLOCK 4 FOR A DISTANCE OF 79.95 FEET (DEED CALL DISTANCE: 80.00 FEET, 11770/247) TO A POINT ON THE SOUTHWEST LINE OF CLAY STREET MARKING THE WEST CORNER OF SAID LOT 5 AND THE WEST CORNER OF SAID BLOCK 4;

THENCE: N 43° 39' 06" E ALONG THE SOUTHWEST LINE OF CLAY STREET AND THE NORTHWEST LINE OF SAID BLOCK 4 FOR A DISTANCE OF 124.93 FEET (PLAT CALL DISTANCE: 125.00 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 5 AND 10;

THENCE: N 43° 39' 06" E CONTINUING ALONG SAID LINE FOR A DISTANCE OF 124.86 FEET (PLAT CALL DISTANCE: 125.00 FEET) TO THE POINT OF BEGINNING CONTAINING 0.459 OF AN ACRE OF LAND (19,977 SQUARE FEET) AS SURVEYED ON THE GROUND MARCH, 2016. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010837929793 (CALCULATED USING GEOID12A).



**Legend**

| Line Types | Proposed Conditions         | Existing Conditions |
|------------|-----------------------------|---------------------|
| W-8        | Water Line (Size Noted)     |                     |
| S-8        | Sanitary Sewer (Size Noted) |                     |
| AE         | Aerial Electrical           |                     |
| ---        | Contour                     |                     |
| ---        | Easement                    |                     |
| ---        | Property Line               |                     |
| ⊕          | Power Pole                  |                     |
| ⊗          | Sewer Manhole               |                     |

- General Notes:**
- 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 (N10212354.95; E:3548790.17) and as established by GPS observation.
  - Distances shown herein are grid distances. To determine Surface Distances multiply by a combined scale factor of .00010837929793 (Calculated using GEOID12A)
  - This property is zoned PD-H, Planned Development-Housing.
  - 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. 48041C0305F, effective April 2, 2014.
  - Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for the PD-H, Planned Development-Housing.

**FINAL PLAT**

**Highland Park Subdivision  
Block 4, Lots 14R-23R**

*Being a Replat of Block 4, Lots 5, 10, 30' of 4, & 30' of 9 - 0.459 AC  
Bryan, Brazos County, Texas  
March 2018*

|  |  |
|--|--|
| <p><b>Owner:</b><br/>Rock Pad LLC<br/>7607 Eastmark Dr., Ste. 100<br/>College Station, TX 77840</p> <p><b>Surveyor:</b><br/>Kerr Surveying, LLC<br/>409 N. Texas Ave.<br/>Bryan, TX 77803<br/>979-268-3195</p> | <p><b>Engineer:</b><br/>J4 Engineering<br/>PO Box 5192<br/>Bryan, TX 77805<br/>979-739-0567<br/>TBPE F-951</p> |
|--|--|

J4 Engineering  
 Clay Street - Replat.dwg  
 JAE Project # 15-047  
 3/1/2018