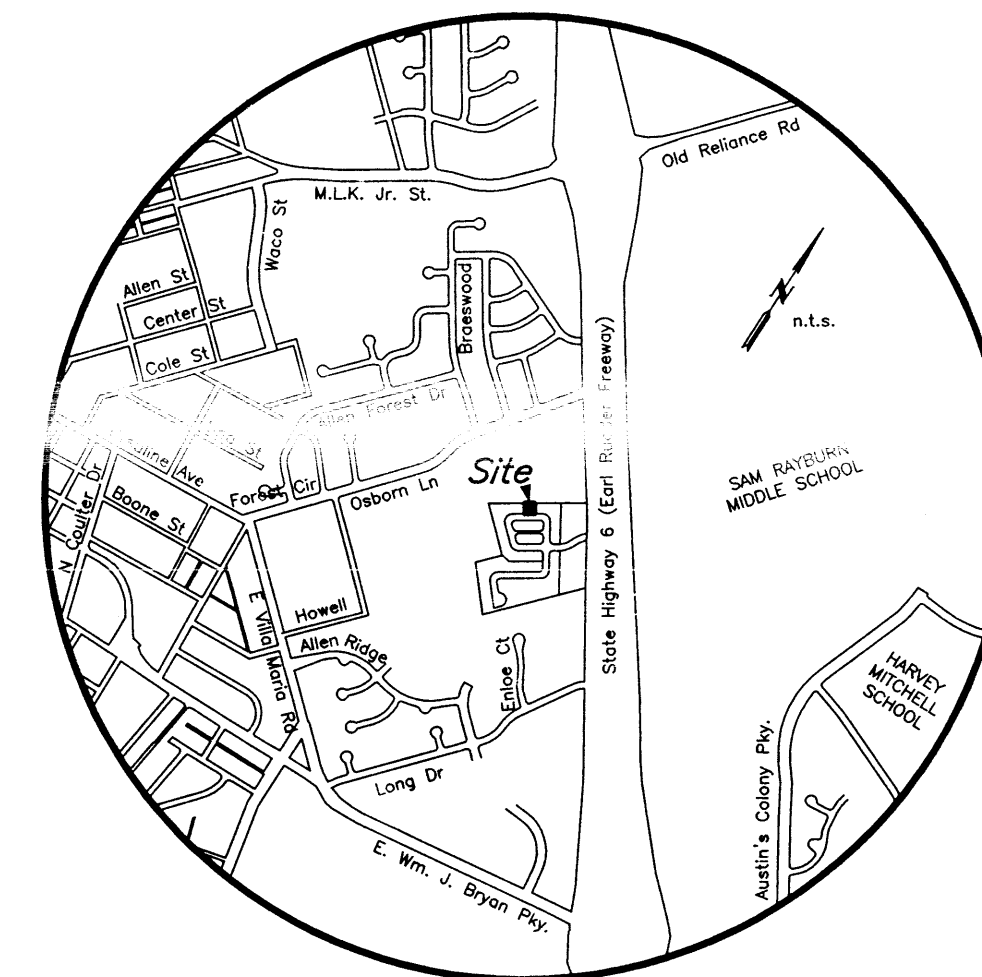
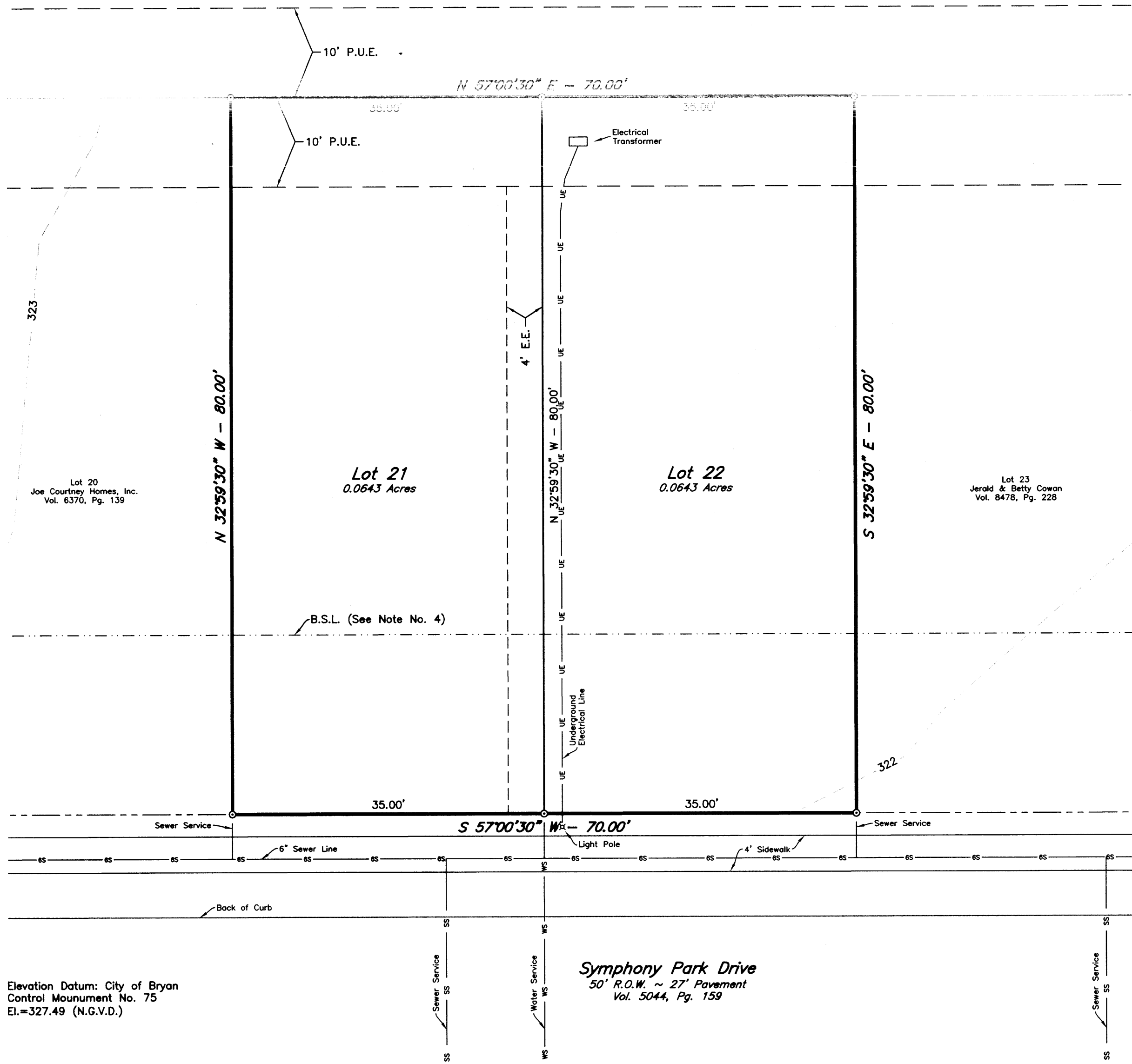


Harrison Jaglin Allen, et al
14.00 Acres
Vol. 1584, Pg. 324

Harrison Jaglin Allen, et al
14.00 Acres
Vol. 1584, Pg. 324



Vicinity Map



Elevation Datum: City of Bryan
Central Monument No. 75
EL=327.49 (N.G.V.D.)

Symphony Park Drive
50' R.O.W. ~ 27' Pavement
Vol. 5044, Pg. 159

ORIGINAL PLAT

LOTS 21 & 22, BLOCK 1
SYMPHONY PARK SUBDIVISION, PHASE ONE
AS RECORDED IN VOLUME 5044, PAGE 159

Doc. Bk. Vol. Pg.
01001303 BR 8656 73

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

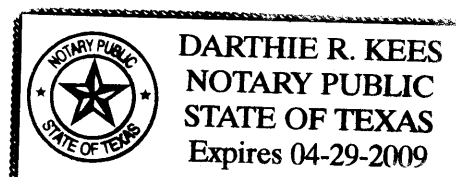
I, Joe Courtney, owner and developer of the land shown on this plat, being part of the tracts of land as conveyed to me in the Official Records of Brazos County in Volume 3076, Page 129 and whose name is subscribed hereto, hereby dedicates to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Joe Courtney
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Joe Courtney, 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 9th day of May, 2008.

Darthee R. Kees
Notary Public, Brazos County, Texas



CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McClure, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 14th day of June, 2008, in the Official Records of Brazos County, Texas in Volume 5044, Page 159.

Karen McClure
County Clerk, Brazos County, Texas

By: Kim Green

Filed for Record in:
BRAZOS COUNTY

On: Jun 19, 2008 at 09:50A

As a
Plat

Document Number: 01001303

Amount \$8,00

Receipt Number - 343954

By:
Kim Green

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me.

Jun 19, 2008

HONORABLE KAREN MCCLURE, COUNTY CLERK
BRAZOS COUNTY

APPROVAL OF THE CITY PLANNER

I, 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 17th day of June, 2008.

Kevin Kunkel
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

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 17th day of June, 2008.

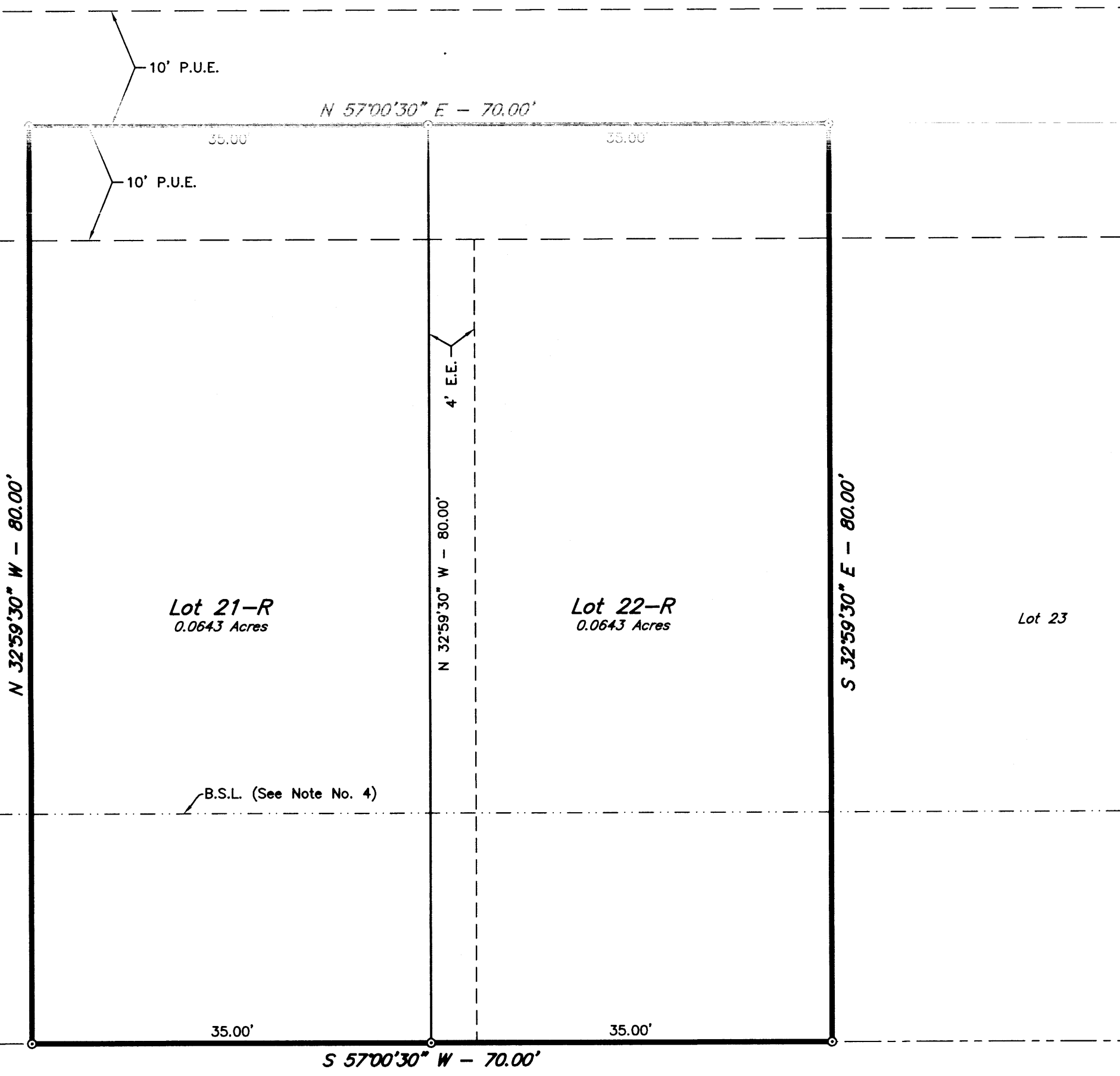
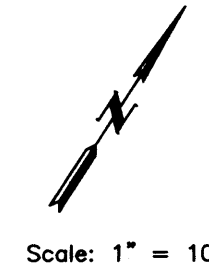
W. Paul Kasper
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

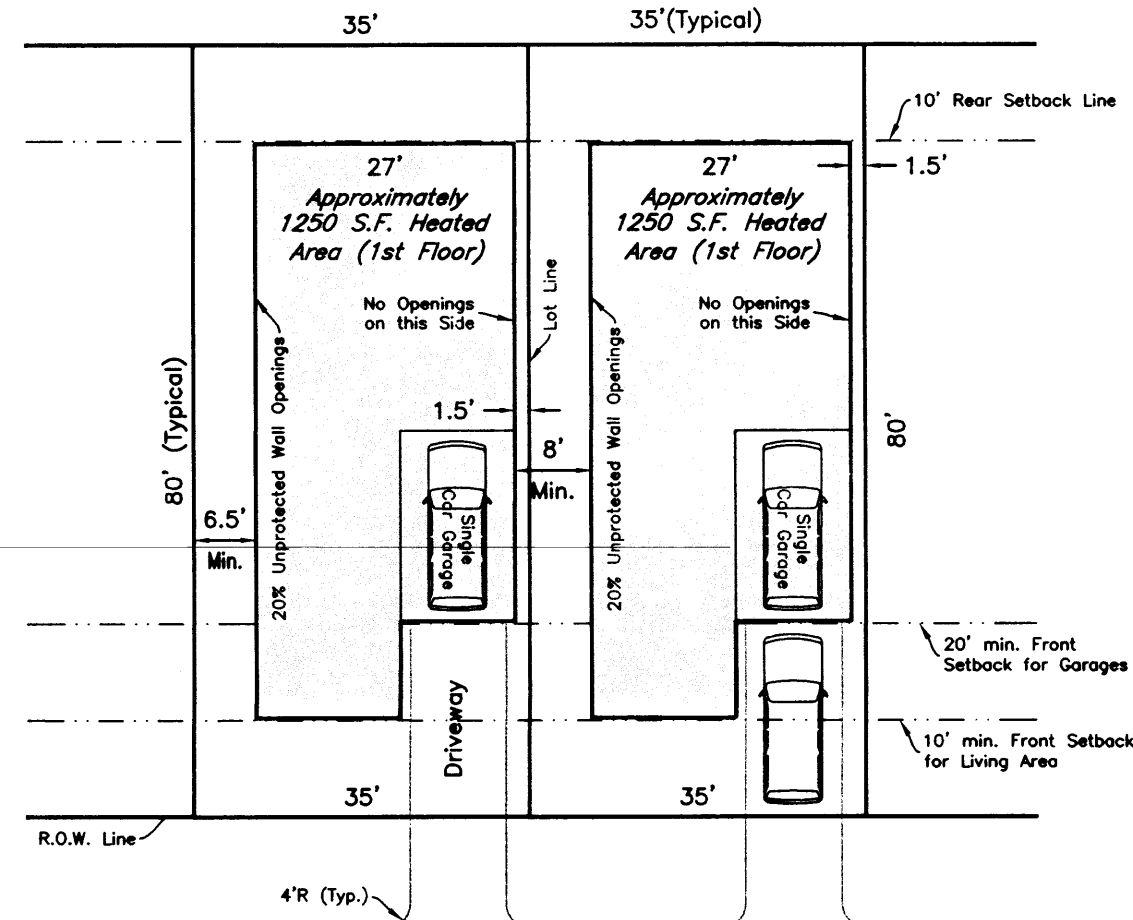
I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing and identifying the same describe a closed geometric form.

Kevin R. McClure 5/6/08
Kevin R. McClure, R.P.L.S. No. 5650



Symphony Park Drive
50' R.O.W. ~ 27' Pavement
Vol. 5044, Pg. 159

AMENDING PLAT



Public Street
TYPICAL LOT PLAN ~ BLOCK 1
Scale: 1" = 20'

NOTE: GARAGES ARE SHOWN AT FRONT LEFT CORNER OF RESIDENCE, BUT MAY BE SHIFTED TO MEET REQUIREMENTS OF OTHER FLOOR-PLANS. IN ALL CASES, THE FRONT SETBACK FOR THE GARAGE PORTION OF THE STRUCTURE IS 20'.

GENERAL NOTES:

1. BASIS OF BEARINGS: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 5044, Page 159, Official Records of Brazos County, Texas.
2. This property is not located within the 100-year flood plain as shown on the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0134 C, effective July 2, 1992.
3. ZONING: Current Zoning: PD-H
4. Minimum Building Setback Requirements:
Front Setback: 10' to Living Area and 20' to Garage
Rear Setback: 10'
Side Setback: 1.5' on one side of lot and 6.5' on opposite side
5. All lot corners are marked with 1/2" iron rods.
6. Abbreviations: P.U.E. - Public Utility Easement
B.S.L. - Building Setback Line
E.E. - Electrical Easement

AMENDING PLAT

SYMPHONY PARK SUBDIVISION, PHASE ONE

LOTS 21 AND LOT 22, BLOCK ONE
0.1286 ACRES

JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 2008
SCALE: 1" = 10'

Owner:
Joe Courtney Homes, Inc.
P.O. Box 4043
Bryan, Texas 77805-4043
(979) 774-8955

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3638

