

Notary Public, Brazos County, Texas

OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY,

NOT TO SCALE

RECORDING INFORMATION

RIGHT-OF-WAY

OPRBCT

ordinances of the City of Bryan and was approved on the \_\_\_\_ day of

City Engineer, Bryan, Texas

## NOTES:

- 1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00009532165377 (CALCULATED USING GEOID12B).
- THIS TRACT LIES WITHIN FLOOD ZONE 'X' UHSHADED AND 'A' AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0305F, REVISED DATE: APRIL 02, 2014.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- 5. ZONING FOR THIS TRACT IS RESIDENTIAL MIDTOWN-HIGH DENSITY (MT-HD).
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS

SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE.

## FINAL PLAT HIGHLAND PARK ADDITION

0.567 ACRES 1 LOT

BLOCK 1, LOT 4R

**BEING A** 

## **REPLAT**

## HIGHLAND PARK ADDITION

BLOCK 1, LOT 4, 5, AND 26' OF LOT 6 VOLUME 91, PAGE 612

**VOLUME 2477, PAGE 61** JOSEPH E. SCOTT LEAGUE SURVEY, ABSTRACT 50 BRYAN, BRAZOS COUNTY, TEXAS

> SCALE 1'' = 20'SEPTEMBER, 2025

OWNER/DEVELOPER: OSCAR AND SWANY PARULIAN 727 GRAHAM ROAD COLLEGE STATION, TX, 77845

WELBORN ROAD

**SURVEYOR** 

KERR

(979) 268-3195

TBPELS FIRM # 10018500

SURVEYS@KERRSURVEYING.NET KERR PROJECT 24-1052

SCHULTZ Engineering, LLC Kerr Surveying, LLC 1718 Briarcrest Dr. Bryan, TX 77802

TBPE NO. 12327 911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 764-3900

**ENGINEER:**