

ORIGINAL PLAT
VOL. 91, PG. 612

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 this ____ day of _____, 20____, in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk
Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____, 20____.

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 ____ day of _____, 20____.

City Engineer, Bryan, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Oscar and Swany Parulian, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Deeds Records of Brazos County in Volume 2477, Page 61, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Oscar Parulian

Swany Parulian

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Oscar Parulian, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing Instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this ____ day of _____, 20____.

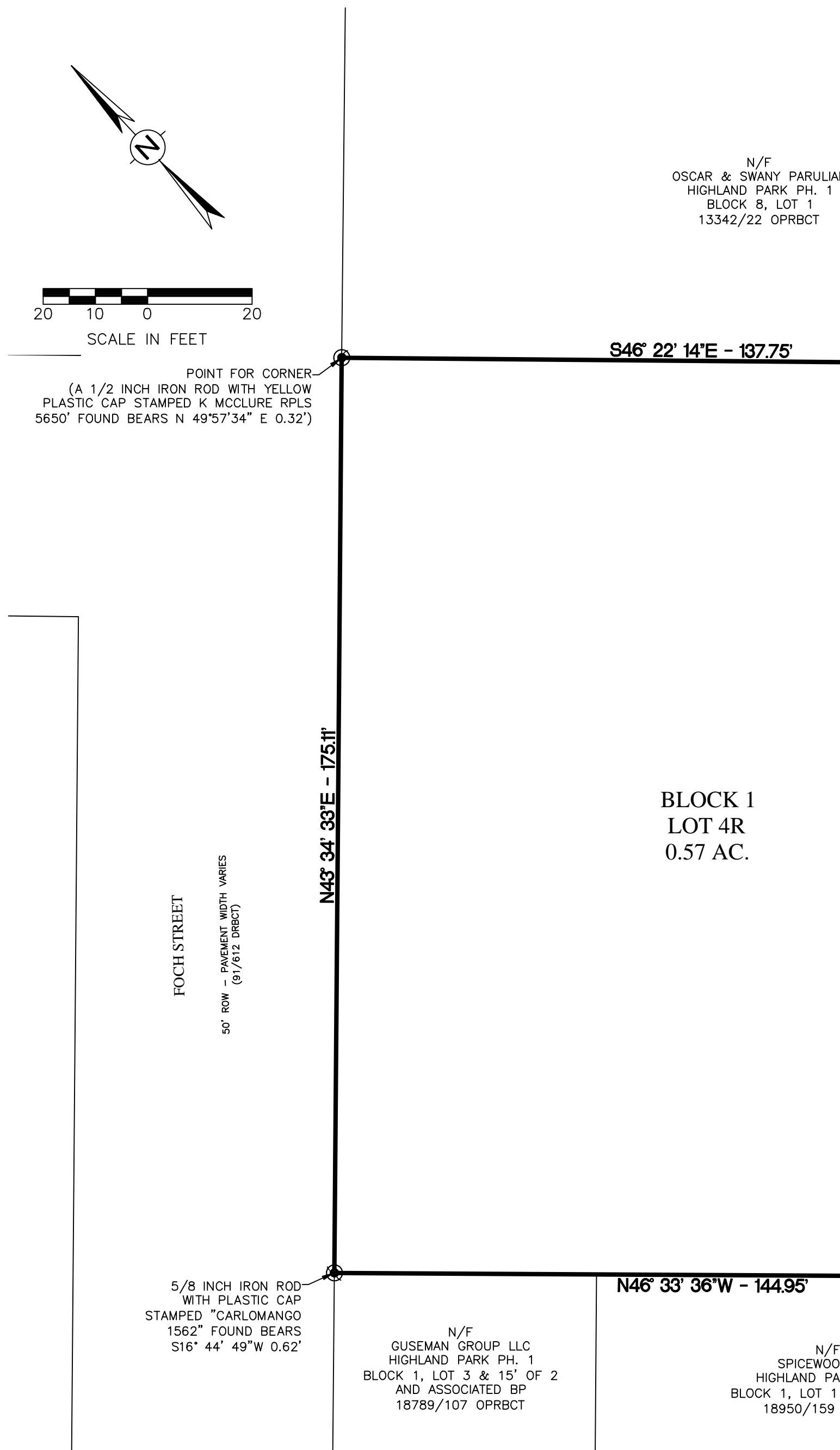
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Swany Parulian, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing Instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas



REPLAT

CERTIFICATE OF THE SURVEYOR

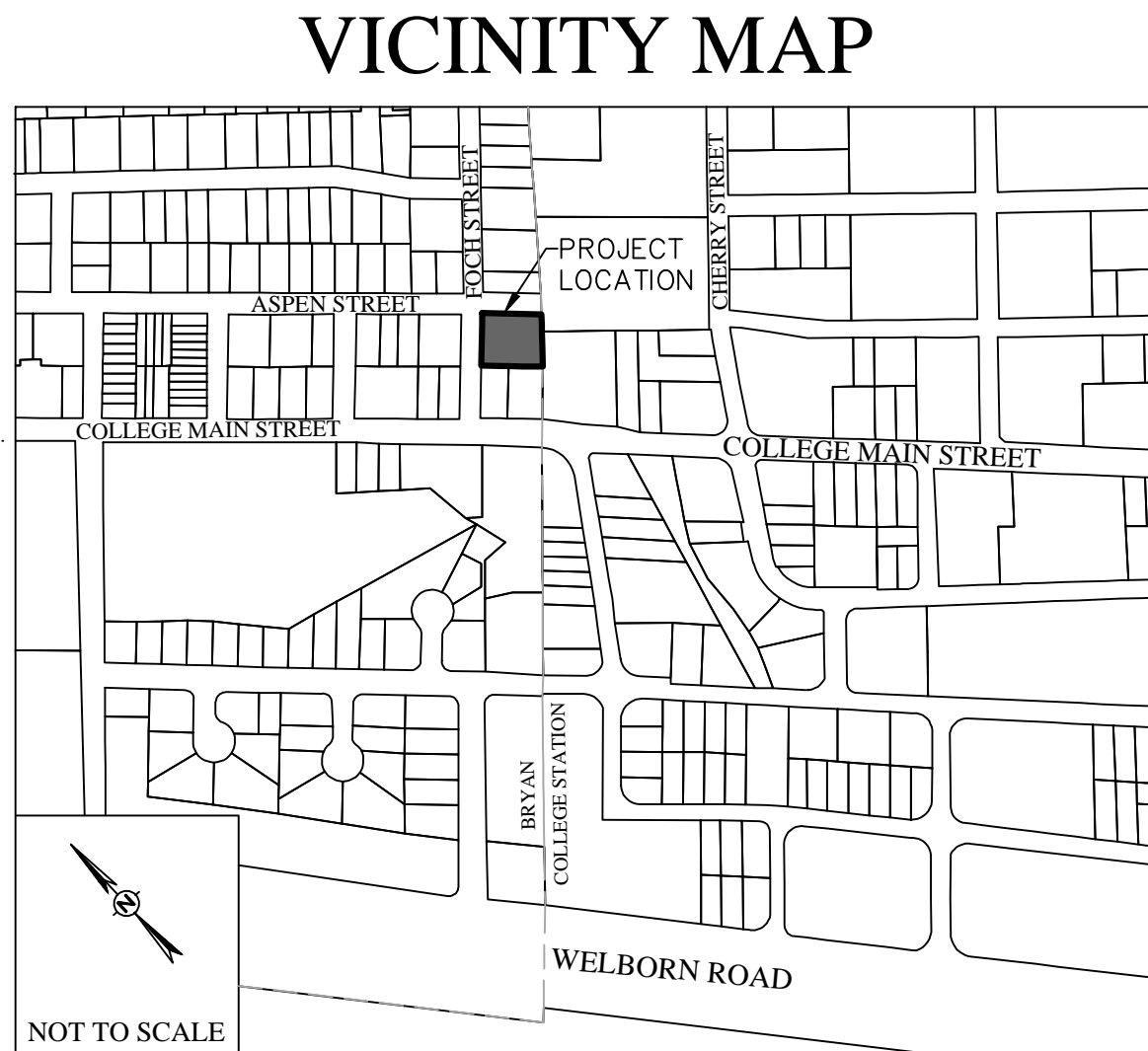
STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

R.P.L.S. No. 6531

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PRIVATE ACCESS EASEMENT (P(AE))
	PROPOSED PRIVATE DRAINAGE EASEMENT (P(DE))
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	EXISTING ELECTRICAL EASEMENT (EE)
	LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
	BLOCK LABEL
	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
	RECORDING INFORMATION
	RIGHT-OF-WAY



FIELD NOTES DESCRIPTION

0.408 ACRE TRACT
JOSEPH E. SCOTT LEAGUE SURVEY, ABSTRACT 50
COLLEGE STATION, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.408 ACRES IN THE JOSEPH E. SCOTT LEAGUE SURVEY, ABSTRACT 50, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 4, ALL OF LOT 5 AND 26 FEET OF LOT 6, BLOCK 1, OF HIGHLAND PARK ADDITION FILED IN VOLUME 91, PAGE 612 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) SAID TRACT DESCRIBED IN A DEED TO OSCAR PARULIAN AND SWANY W. PARULIAN RECORDED IN VOLUME 2477, PAGE 61 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.408 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND IN THE SOUTHEAST LINE OF FOCH STREET (50' WIDE RIGHT-OF-WAY, 91/612 DRBCT) AND IN THE SOUTHWEST LINE OF ASPEN STREET (50' WIDE RIGHT-OF-WAY, 91/612 DRBCT) FOR THE NORTH CORNER OF SAID PARULIAN TRACT AND THE NORTH CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID PARULIAN TRACT AND ASPEN STREET, S 46° 22' 14" E, FOR A DISTANCE OF 139.81 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND IN THE NORTHWEST LINE OF LOT "D" OF TAUBER ADDITION FILED IN VOLUME 133, PAGE 182 (DRBCT), FOR THE SOUTH CORNER OF ASPEN STREET AND BEING THE EAST CORNER OF SAID PARULIAN TRACT AND THE EAST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID PARULIAN TRACT, SAID LOT "D" AND A CALLED 0.874 ACRE TRACT OF LAND DESCRIBED IN A DEED TO AGGIE VILLAS, LLC, RECORDED IN VOLUME 18001, PAGE 5 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), S 41° 12' 57" W, FOR A DISTANCE OF 124.74 FEET TO A 1/2 INCH IRON ROD FOUND IN CONCRETE IN THE NORTHWEST LINE OF SAID 0.874 ACRES, FOR THE EAST CORNER OF A TRACT CALLED TO BE ALL OF LOT 1 AND A PORTION OF LOT 2, BLOCK 1, OF SAID HIGHLAND PARK ADDITION, DESCRIBED IN A DEED TO SPICEWOOD, LLC, RECORDED IN VOLUME 18950, PAGE 159 (OPRBCT) AND BEING THE SOUTH CORNER OF SAID PARULIAN TRACT AND THE SOUTH CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID PARULIAN TRACT AND SAID SPICEWOOD, LLC, TRACT AND A TRACT CALLED TO BE A PORTION OF LOT 2 AND ALL OF LOT 3, BLOCK 1, OF SAID HIGHLAND PARK ADDITION, SAID TRACT DESCRIBED IN A DEED TO GUSEMAN GROUP, LLC, RECORDED IN VOLUME 18789, PAGE 107 (OPRBCT), N 46° 33' 36" W, FOR A DISTANCE OF 144.95 FEET TO A POINT FOR CORNER IN THE SOUTHEAST LINE OF FOCH STREET, FOR THE NORTH CORNER OF SAID GUSEMAN GROUP, LLC, TRACT AND BEING THE WEST CORNER OF SAID PARULIAN TRACT AND THE WEST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID PARULIAN TRACT AND FOCH STREET, N 43° 34' 33" E, FOR A DISTANCE OF 125.11 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.408 ACRES, MORE OR LESS.

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).
2. 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).
3. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED 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.
4. 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).
6. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE.
7. THE PURPOSE OF THIS REPLAT IS TO CONSOLIDATE THE ABANDONED ASPEN STREET RIGHT-OF-WAY INTO THE ADJACENT LOT.