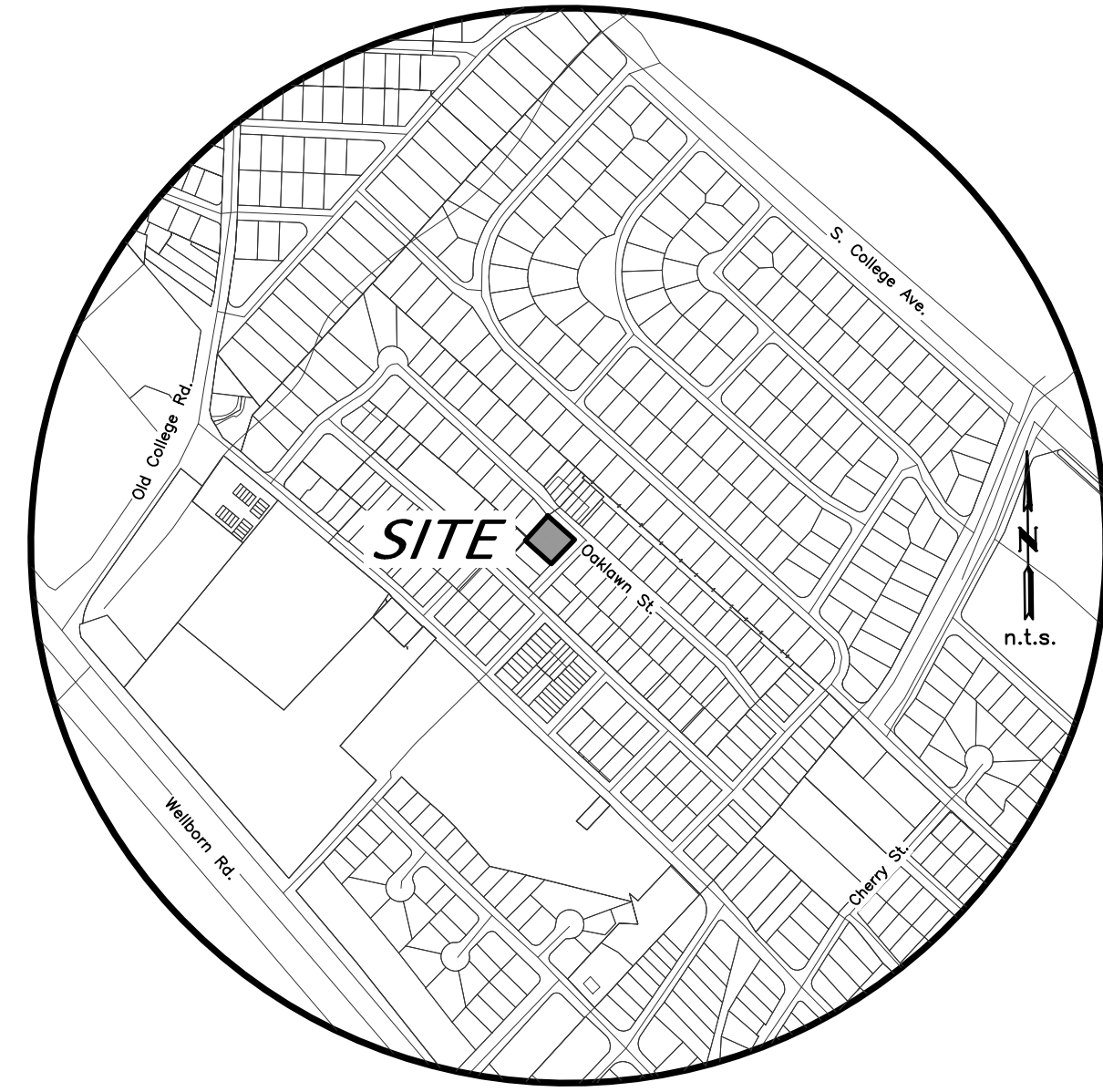
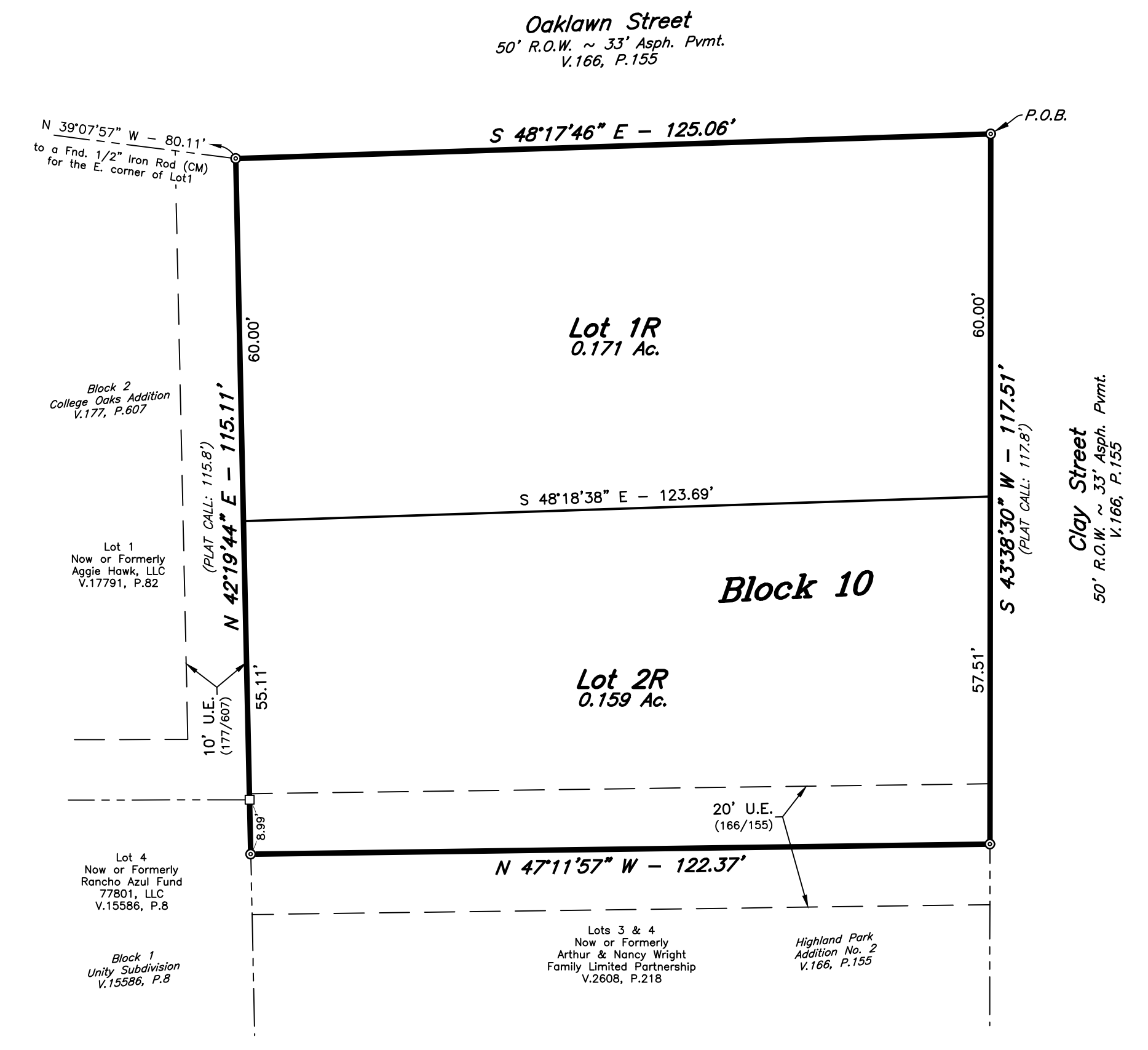


ORIGINAL PLAT
 LOTS 1 & 2, BLOCK 10
 HIGHLAND PARK ADDITION NO. 2
 RECORDED IN VOLUME 166, PAGE 155



VICINITY MAP



REPLAT

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOSEPH E. SCOTT SURVEY, Abstract No. 50, in Bryan, Brazos County, Texas and being all of Lots 1 and 2, Block 10, HIGHLAND PARK ADDITION NO. 2 according to the Final Plat recorded in Volume 166, Page 155 of the Brazos County Deed Records (B.C.D.R.), said tract being further described in the deed from The Most Reverend Joe S. Vasquez to 4104 Oaklawn St., LLC recorded in Volume 18499, Page 202 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 3/8-inch iron rod marking the common east corner of this herein described tract and said Lot 1 (166/155), said iron rod also being in the northwest right-of-way line of Clay Street (based on a 50-foot width) and in the southwest right-of-way line of Oaklawn Street (based on a 50-foot width);

THENCE: S 43° 38' 30" W (PLAT CALL: 117.8) along the northwest right-of-way line of said Clay Street for a distance of 117.51 feet to a found 3/8-inch iron rod marking the common south corner of this tract and said Lot 2, said iron rod also marking the east corner of Lot 3, Block 10 of said HIGHLAND PARK ADDITION NO. 2;

THENCE: N 47° 11' 57" W along the common line of this tract and said Lot 3 for a distance of 122.37 feet to a found 3/8-inch iron rod marking the common west corner of this herein described tract and said Lot 2, said iron rod also marking the north corner of said Lot 3 and being in the southeast line of Lot 4, Block 1, UNITY SUBDIVISION according to the Final Plat recorded in Volume 15586, Page 8 (O.P.R.B.C.);

THENCE: N 42° 19' 44" E (PLAT CALL: 115.8) along the common line of this tract, said Lot 4 and Lot 1, Block 2, COLLEGE OAKS ADDITION according to the Final Plat recorded in Volume 177, Page 607 (B.C.D.R.), at 8.99 feet, pass a found fence post marking the east corner of said Lot 4, continue for a total distance of 115.11 feet to a 1/2-inch iron rod set for the common north corner of this tract and said Lot 1 (166/155), said iron rod also marking the east corner of said Lot 1 (177/607) and being in the southwest right-of-way line of said Oaklawn Street;

THENCE: S 48° 17' 46" E along the southwest right-of-way line of said Oaklawn Street for a distance of 125.06 feet to the POINT OF BEGINNING and containing 0.330 acres of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, 4104 Oaklawn St., LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 18499, Page 202 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
 (COUNTY OF BRAZOS)
 I, Karen McQueen, 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 _____ day of _____, 20____, in the Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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 said subdivision will describe a closed geometric form.

Cody Karisch, R.P.L.S. No. 7004

APPROVAL OF THE CITY ENGINEER

I, _____, 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

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 _____ day of _____, 20____.

City Planner, Bryan, Texas

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: Bearings shown hereon are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
- This property is currently zoned Midtown Corridor District (MT-C) as approved by the Bryan City Council on August 10, 2021 with Ordinance No. 2503.
- Building setbacks to be in accordance with the City of Bryan Code of Ordinance for MT-C zoning district. Additional building setbacks may be required by deed restrictions.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - - 1/2" Iron Rod Set
 - ⊙ - 3/8" Iron Rod Found (CM)
 - - Found Fence Post (CM)
- Abbreviations:
 - P.O.B. - Point of Beginning
 - U.E. - Utility Easement
 - CM - Controlling Monument
 - GA - Guy Anchor
 - GS - Gas Sign (Atmos)
 - LP - Light Pole
 - MH - Manhole (Sanitary Sewer)
 - PP - Power Pole
 - SC - Sewer Cleanout
 - WM - Water Meter
 - (385) - Contour Elevations

FINAL PLAT

**HIGHLAND PARK
 ADDITION NO. 2
 LOT 1R & 2R, BLOCK 10,
 BEING A REPLAT OF LOTS 1 & 2, BLOCK 10,
 HIGHLAND PARK ADDITION NO. 2,
 RECORDED IN VOLUME 166, PAGE 155
 0.330 ACRES
 JOSEPH E. SCOTT SURVEY, A-50
 BRYAN, BRAZOS COUNTY, TEXAS
 OCTOBER, 2023
 SCALE: 1" = 20'**

Surveyor: _____ Texas Firm Registration No. 10103300
 McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 683-3838

Owner:
 4104 Oaklawn St., LLC
 3117 Preston Hollow Rd.
 Fort Worth, Texas 76109

MB