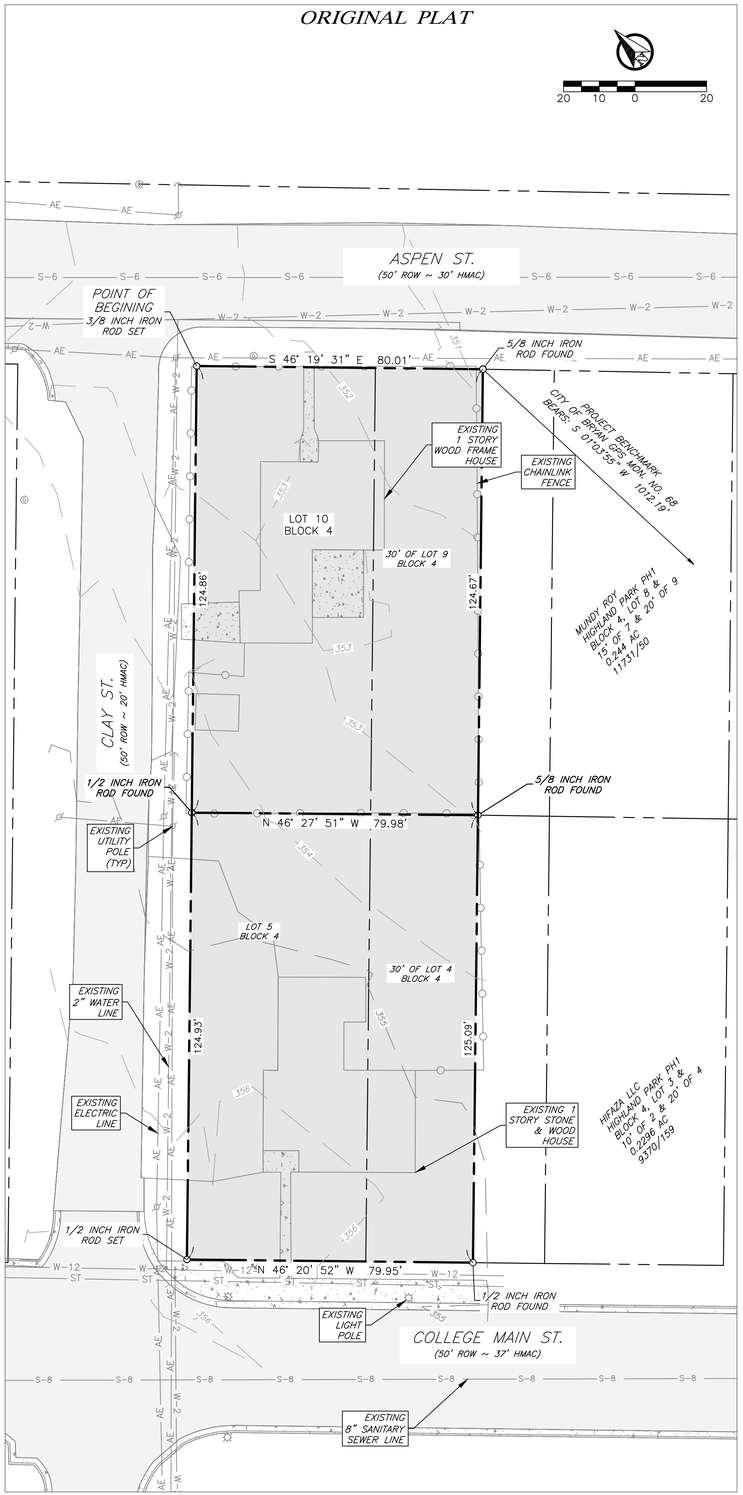
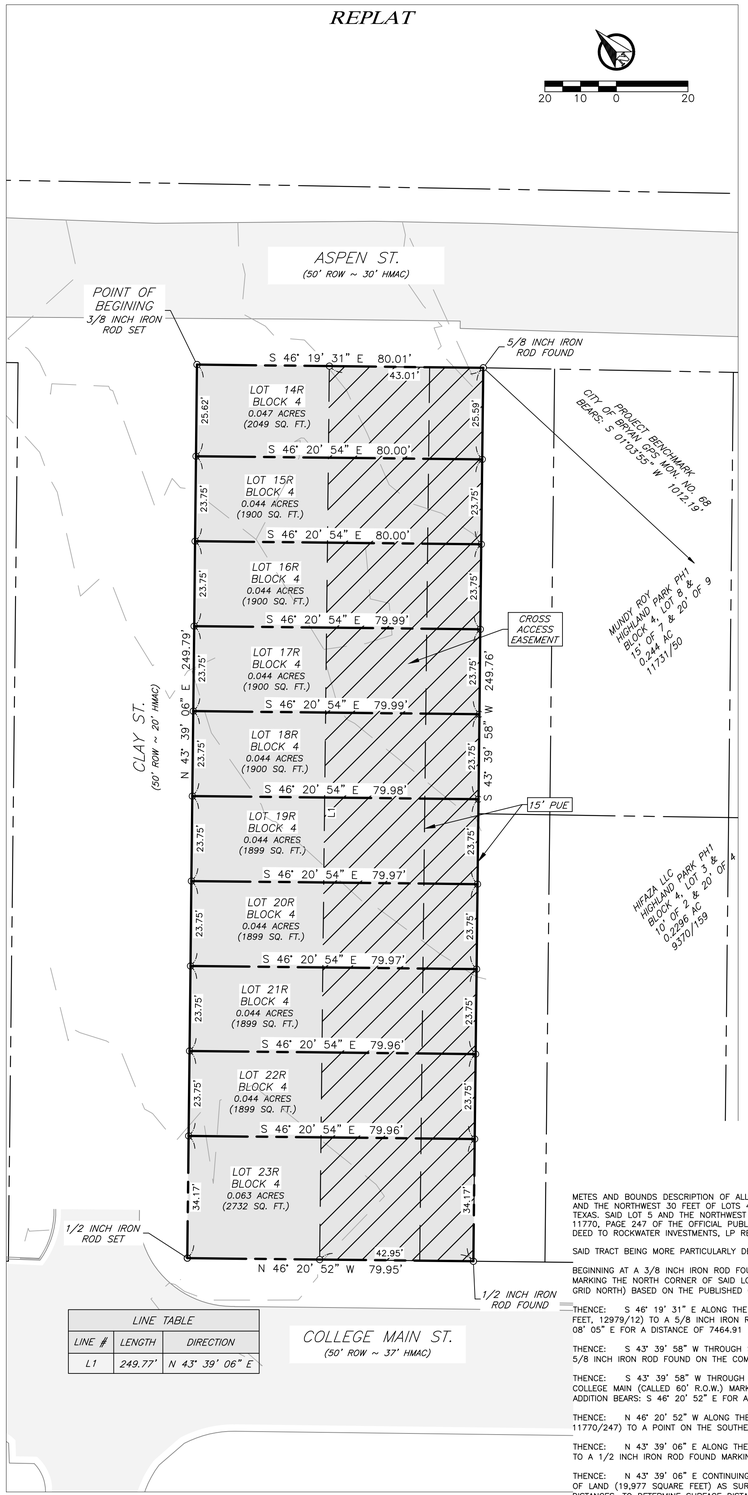
ORIGINAL PLAT



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, _____, Manager of Rock Pad LLC, owner and developer of the 0.46 acre tract shown on this plat, being the same tract of land as platted in the Deeds Records of Brazos County in Volume 91, Page 612, and designated 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.

_____

_____, Manager

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, _____ County, _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

_____

Brad Kerr, R.P.L.S. No. 4502

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

CERTIFICATE OF 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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 _____ day of _____, 20____ and same was duly approved on the ____ day of _____, 20____ by said Commission.

_____

Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF THE 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 the _____ day of _____, 20___, in the Official Records of Brazos County in Volume _____ Page _____.

_____

County Clerk, Brazos County, Texas

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 MCMURREY 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 SOUTHEAST 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 SOUTHEAST LINE OF SAID ROCKWATER TRACT FOR A DISTANCE OF 124.67 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 MCMURREY TRACT;

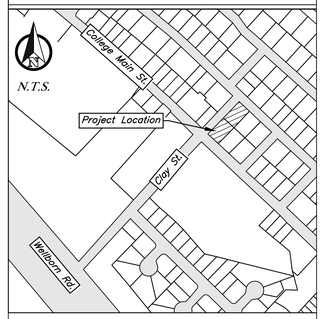
THENCE: S 43° 39' 58" W THROUGH SAID LOT 4 FOR A DISTANCE OF 125.09 FEET (PLAT CALL DISTANCE: 125.00 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF COLLEGE MAIN (CALLED 60' R.O.W.) MARKING THE SOUTH CORNER OF SAID MCMURREY TRACT. FOR REFERENCE, A SQUARE BOLT FOUND MARKING THE SOUTH CORNER 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 SOUTHEAST 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 SOUTHEAST 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. SEE PLAT PREPARED APRIL, 2016, FOR MORE DESCRIPTIVE INFORMATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010837929793 (CALCULATED USING GEOID12A).

Vicinity Map



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:

1. Bearing system shown hereon is based on Grid North as established from G.P.S. observation.
2. This property is zoned PD-H, Planned Development-Housing.
3. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
4. 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.
5. 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 Highland
Park Block 4 Lots 5, 10, 30' of 4, & 30' of 9
0.459 Acres
May 2016

Owner:
Rock Pad LLC
7607 Eastmark Dr., Ste. 100
College Station, TX 77840

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951