

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS } I, 1122 INVESTMENTS, L.L.C., THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN VOLUME 18878, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRCB), AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

MATTHEW STEWART OWNER MATTHEW STEWART 1122 INVESTMENTS L.L.C. Member & Manager

STATE OF TEXAS COUNTY OF BRAZOS } BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW STEWART, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 8th DAY OF September 2023

YAJARA RIVERA Notary Public

APPROVAL OF CITY ENGINEER

W. Paul Kasper, 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 15th DAY OF September 2023.

APPROVAL OF THE CITY PLANNER

Martin Zimmerman, 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 15th DAY OF September 2023.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

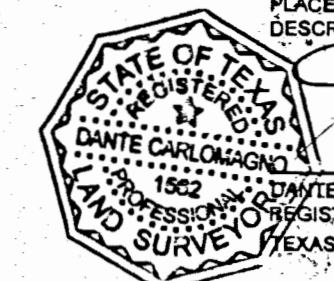
Les Gonzalez, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE 30th DAY OF August 2023, AND SAME WAS DULY APPROVED ON THE 28th DAY OF September 2023 BY SAID COMMISSION.

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REPLAT

SURVEYOR'S CERTIFICATE:



DANTE CARLOMAGNO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1562 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. DATE 9/1/2023

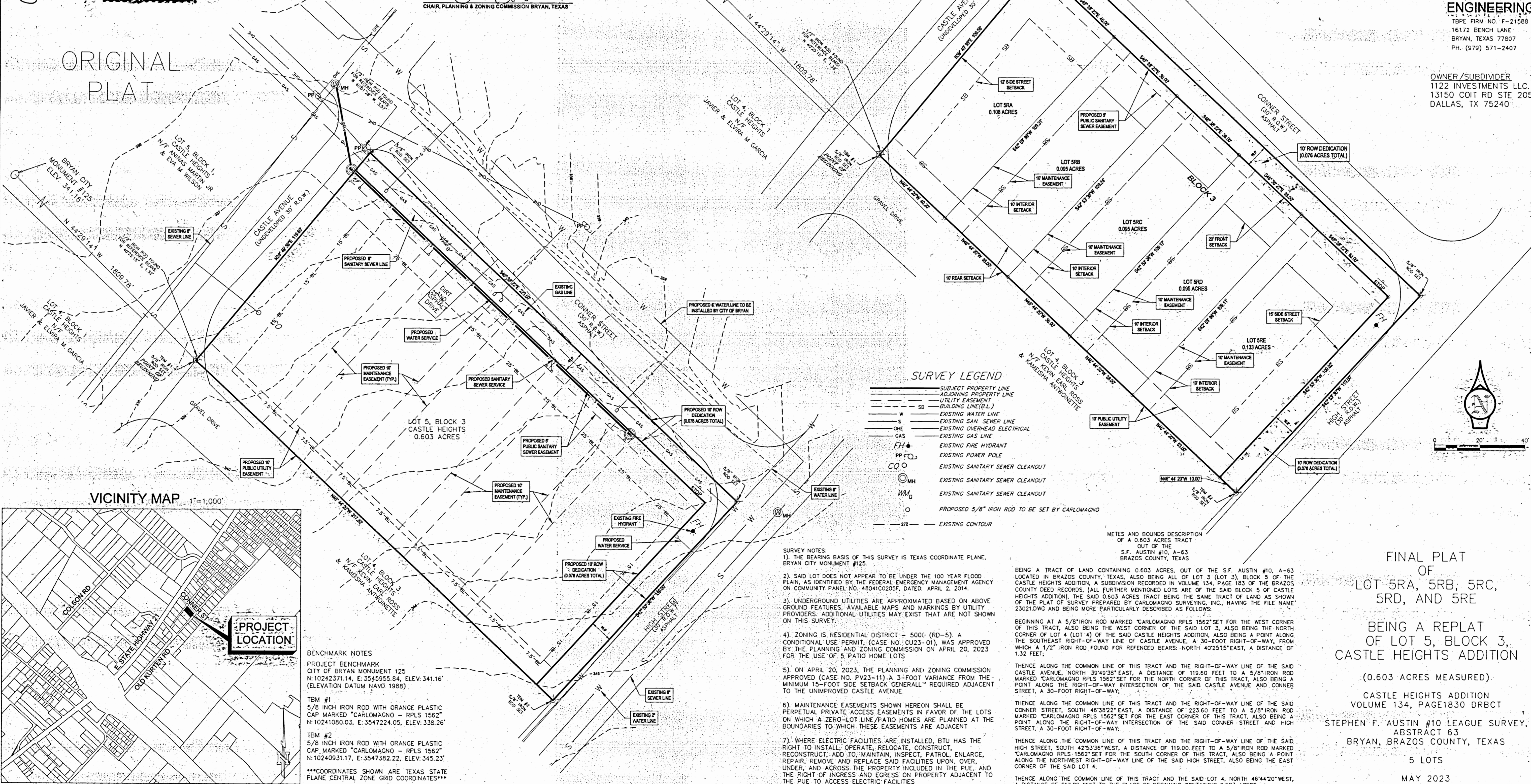
SURVEY PREPARED BY: Carlomagno Surveying, Inc. 2651 Boonville Road, Unit 140, Bryan, Texas 77808 PHONE: (979)775-2873 FAX: (979)775-4787 Firm No. 100348-00 www.CarlomagnoSurveying.com

PLAT PREPARED BY:

BEAMON ENGINEERING 16172 BENCH LANE BRYAN, TEXAS 77807 PH. (979) 571-2407

OWNER/SUBDIVIDER 1122 INVESTMENTS L.L.C. 13150 COIT RD STE 205 DALLAS, TX 75240

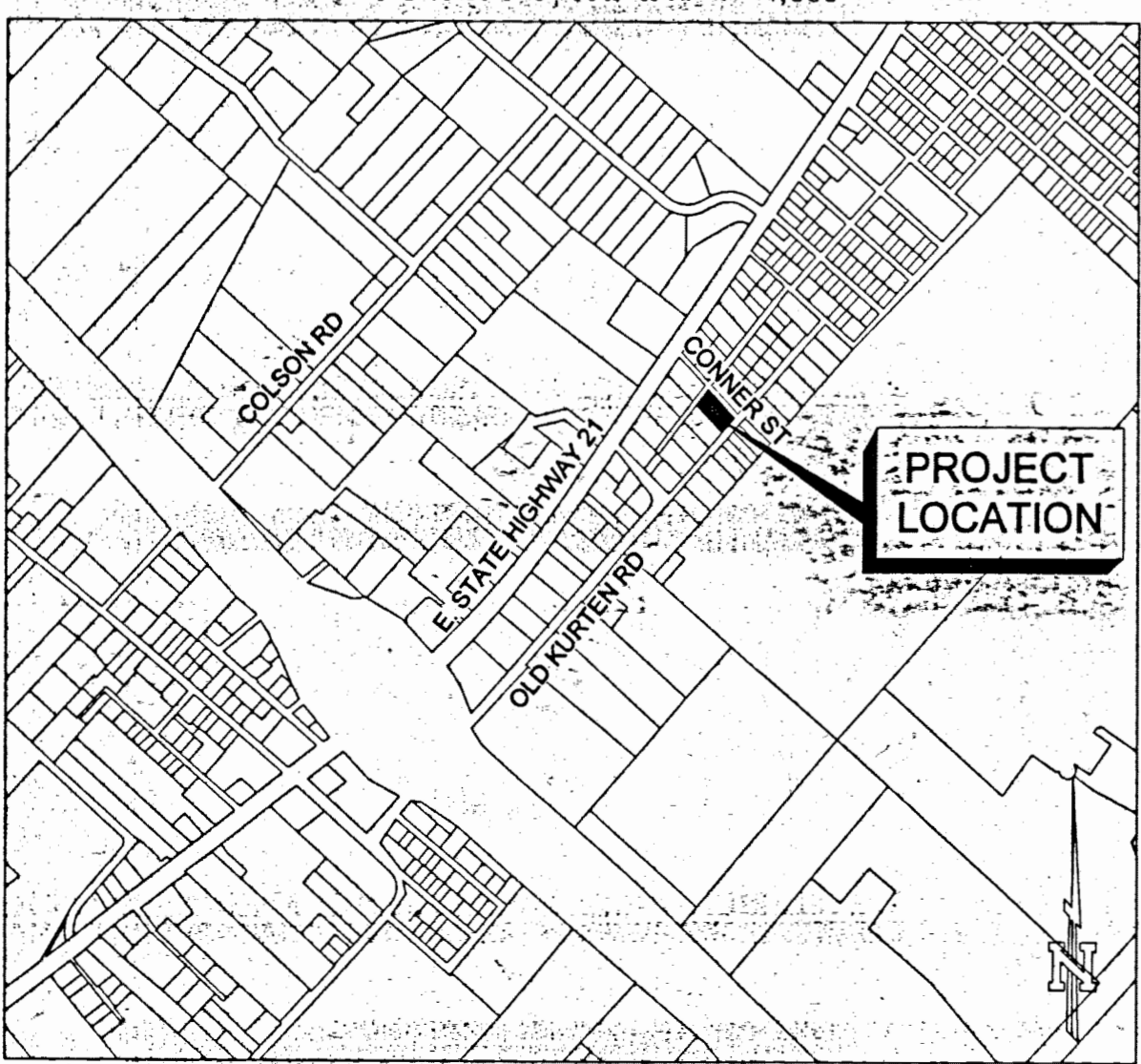
ORIGINAL PLAT



SURVEY LEGEND

- SUBJECT PROPERTY LINE
ADJOINING PROPERTY LINE
UTILITY EASEMENT
BUILDING LINE (B.L.)
EXISTING WATER LINE
EXISTING SAN. SEWER LINE
EXISTING OVERHEAD ELECTRICAL
EXISTING GAS LINE
EXISTING FIRE HYDRANT
EXISTING POWER POLE
EXISTING SANITARY SEWER CLEANOUT
EXISTING SANITARY SEWER CLEANOUT
EXISTING SANITARY SEWER CLEANOUT
PROPOSED 5/8" IRON ROD TO BE SET BY CARLOMAGNO
EXISTING CONTOUR

VICINITY MAP 1"=1,000'



PROJECT LOCATION

BENCHMARK NOTES PROJECT BENCHMARK CITY OF BRYAN MONUMENT 125 N:10242371.14, E: 3545955.84, ELEV: 341.16' (ELEVATION DATUM NAVD 1988) TBM #1 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP MARKED 'CARLOMAGNO - RPLS 1562' N:10241080.03, E: 3547224.05, ELEV: 338.26' TBM #2 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP MARKED 'CARLOMAGNO - RPLS 1562' N:10240931.17, E: 3547382.22, ELEV: 345.23' \*\*\*COORDINATES SHOWN ARE TEXAS STATE PLANE CENTRAL ZONE GRID COORDINATES\*\*\*

SURVEY NOTES: 1) THE BEARING BASIS OF THIS SURVEY IS TEXAS COORDINATE PLANE, BRYAN CITY MONUMENT #125. 2) SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 48041C0205F, DATED: APRIL 2, 2014. 3) UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. 4) ZONING IS RESIDENTIAL DISTRICT - 500C (RD-5). A CONDITIONAL USE PERMIT, (CASE NO. CU23-01), WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 20, 2023 FOR THE USE OF 5 PATIO HOME LOTS. 5) ON APRIL 20, 2023, THE PLANNING AND ZONING COMMISSION APPROVED (CASE NO. PV23-11) A 3-FOOT VARIANCE FROM THE MINIMUM 15-FOOT SIDE SETBACK GENERALLY REQUIRED ADJACENT TO THE UNIMPROVED CASTLE AVENUE. 6) MAINTENANCE EASEMENTS SHOWN HEREON SHALL BE PERPETUAL PRIVATE ACCESS EASEMENTS IN FAVOR OF THE LOTS ON WHICH A ZERO-LOT LINE/PATIO HOMES ARE PLANNED AT THE BOUNDARIES TO WHICH THESE EASEMENTS ARE ADJACENT. 7) WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT 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 PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

METES AND BOUNDS DESCRIPTION OF A 0.603 ACRES TRACT OUT OF THE S.F. AUSTIN #10, A-63 BRAZOS COUNTY, TEXAS BEING A TRACT OF LAND CONTAINING 0.603 ACRES, OUT OF THE S.F. AUSTIN #10, A-63 LOCATED IN BRAZOS COUNTY, TEXAS, ALSO BEING ALL OF LOT 3 (LOT 3), BLOCK 5 OF THE CASTLE HEIGHTS ADDITION, A SUBDIVISION RECORDED IN VOLUME 134, PAGE 183 OF THE BRAZOS COUNTY DEED RECORDS. ALL FURTHER MENTIONED LOTS ARE OF THE CASTLE HEIGHTS ADDITION, THE SAID 0.603 ACRES TRACT BEING THE SAME TRACT OF LAND AS SHOWN OF THE PLAT OF SURVEY PREPARED BY CARLOMAGNO SURVEYING, INC., HAVING THE FILE NAME 23021.DWG AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD MARKED 'CARLOMAGNO RPLS 1562' SET FOR THE WEST CORNER OF THIS TRACT, ALSO BEING THE WEST CORNER OF THE SAID LOT 3, ALSO BEING THE NORTH CORNER OF LOT 4 (LOT 4) OF THE SAID CASTLE HEIGHTS ADDITION, ALSO BEING A POINT ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF CASTLE AVENUE, A 30-FOOT RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCED BEARS: NORTH 40°25'15" EAST, A DISTANCE OF 1.32 FEET; THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE RIGHT-OF-WAY LINE OF THE SAID CASTLE AVENUE, NORTH 39°49'38" EAST, A DISTANCE OF 119.60 FEET TO A 5/8" IRON ROD MARKED 'CARLOMAGNO RPLS 1562' SET FOR THE NORTH CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE RIGHT-OF-WAY INTERSECTION OF THE SAID CASTLE AVENUE AND CONNER STREET, A 30-FOOT RIGHT-OF-WAY; THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE RIGHT-OF-WAY LINE OF THE SAID CONNER STREET, SOUTH 46°38'22" EAST, A DISTANCE OF 223.60 FEET TO A 5/8" IRON ROD MARKED 'CARLOMAGNO RPLS 1562' SET FOR THE EAST CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE RIGHT-OF-WAY INTERSECTION OF THE SAID CONNER STREET AND HIGH STREET, A 30-FOOT RIGHT-OF-WAY; THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE RIGHT-OF-WAY LINE OF THE SAID HIGH STREET, SOUTH 42°33'55" WEST, A DISTANCE OF 119.00 FEET TO A 5/8" IRON ROD MARKED 'CARLOMAGNO RPLS 1562' SET FOR THE SOUTH CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE SAID HIGH STREET, ALSO BEING THE EAST CORNER OF THE SAID LOT 4; THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID LOT 4, NORTH 46°44'20" WEST, A DISTANCE OF 217.20 FEET TO THE PLACE OF BEGINNING CONTAINING 0.603 ACRES.

FINAL PLAT OF LOT 5RA, 5RB, 5RC, 5RD, AND 5RE BEING A REPLAT OF LOT 5, BLOCK 3, CASTLE HEIGHTS ADDITION (0.603 ACRES MEASURED) CASTLE HEIGHTS ADDITION VOLUME 134, PAGE 1830 DRBCT STEPHEN F. AUSTIN #10 LEAGUE SURVEY, ABSTRACT 63 BRYAN, BRAZOS COUNTY, TEXAS 5 LOTS MAY 2023