



- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.
 - EXISTING CONTOURS SHOWN HERE ARE FROM FIELD DATA.
 - IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
 - NO PORTION OF THIS TRACT OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0195E, REVISED JULY 7, 2014.
 - THIS PROPERTY IS CURRENTLY ZONED RD-5: RESIDENTIAL DISTRICT 5,000.
 - BUILDING SETBACK LINES PER CITY OF BRYAN ZONING ORDINANCE.
 - THERE ARE NO EXISTING STRUCTURES CURRENTLY ON THIS TRACT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Mark Smith, President of Mala Family, LP, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume Page 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 purpose identified.

Mark Smith, President of Mala Family, LP

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Dante Carlomango, Registered Public 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 the property markers and monuments were placed under my supervision on this ground.

Dante Carlomango, R.P.L.S. No. 1562

Given under my hand and seal on this 2 day of March, 2020

Notary Public, Brazos County, Texas

CERTIFICATE OF CITY ENGINEER

I, W Paul Kasper, 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 20 day of April, 2020.

W Paul Kasper, City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Randy Haynes, City Planner of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

Randy Haynes, City Planner, Bryan, Texas

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 5/26/2020 9:02:47 AM
 In the PLAT Records

Doc Number: 2020-1393860
 Volume - Page: 16065-128
 Number of Pages: 1
 Amount: 75.00
 Order #: 2120052000020
 By MO

County Clerk, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, 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 20 day of March, 2020, and same was duly approved on the 22 day of May, 2020, by said Commission.

Bobby Gutierrez, Chair, Planning and Zoning Commission, Bryan, Texas

METES AND BOUNDS DESCRIPTION OF A 1.20 ACRES TRACT THOMAS HEIGHTS SUBDIVISION BRAZOS COUNTY, TEXAS

BEING A 1.20 ACRES TRACT OF LAND, OUT OF THE THOMAS HEIGHTS SUBDIVISION, AS RECORDED ON PLAT IN VOLUME 156, PAGE 350 OF THE BRAZOS COUNTY DEED RECORDS (B.C.O.R.), BRAZOS COUNTY, TEXAS, CONTAINING ALL OF LOT 8 AND A PORTION OF LOTS 6 & 7, BLOCK 6, OF THE SAID THOMAS HEIGHTS SUBDIVISION, NOW OR FORMERLY OWNED BY CARMALETTE KOCMAN NORTHCUTT, AS RECORDED IN VOLUME 367, PAGE 600 OF THE B.C.O.R., ALSO BEING THE SAME TRACT OF LAND SHOWN ON THE PLAT OF SURVEY PREPARED BY CARLOMANGO SURVEYING, HAVING THE FILE NAME 15078.DWG AND BEING MORE SPECIFICALLY DESCRIBED BELOW:

COMMENCING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THOMAS BOULEVARD, A 30 FOOT ABANDONED RIGHT-OF-WAY, ALSO BEING THE NORTH CORNER OF A CALLED LOT DETENTION AREA (LDA), BLOCK 3 OF THE WESTPARK SUBDIVISION, PHASE 3 (WESTPARK), AS RECORDED IN VOLUME 508, PAGE 589 OF THE B.C.O.R., ALSO BEING AN EAST CORNER OF A CALLED 65.44 ACRES TRACT, NOW OR FORMERLY OWNED BY OAKWOOD MHC, AS RECORDED IN VOLUME 11473, PAGE 141 OF THE BRAZOS COUNTY OFFICIAL RECORDS (B.C.O.R.), ALSO BEING THE SOUTH CORNER OF A CALLED 20 ACRES TRACT, NOW OR FORMERLY OWNED BY THE CITY OF BRYAN, FOR WHICH RECORDING INFORMATION COULD NOT BE FOUND;

THENCE ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF THOMAS BOULEVARD AND THE NORTH BOUNDARY LINE OF THE SAID LDA, SOUTH 48°09'14" EAST, A DISTANCE OF 30 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMANGO RPLS 1562" SET FOR THE WEST CORNER OF THIS TRACT, ALSO BEING THE PLACE OF BEGINNING OF THIS TRACT, ALSO BEING A POINT ALONG THE NORTH BOUNDARY LINE OF THE SAID LDA, ALSO BEING THE SOUTH CORNER OF THE SAID THOMAS BOULEVARD, ALSO BEING THE WEST CORNER OF THE SAID LOT 8;

THENCE ALONG THE COMMON LINE OF THIS TRACT, THE SOUTHEAST RIGHT-OF-WAY LINE OF THE SAID THOMAS BOULEVARD, AND THE NORTHWEST BOUNDARY LINE OF THE SAID LOT 8, NORTH 41°50'46" EAST, A DISTANCE OF 249.43 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMANGO RPLS 1562" SET FOR THE NORTH CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE INTERSECTION OF ALICE STREET, A 50 FOOT RIGHT-OF-WAY, AND THE SAID THOMAS BOULEVARD, ALSO BEING THE NORTH CORNER OF THE SAID LOT 8;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF THE SAID ALICE STREET, SOUTH 47°33'23" EAST, A DISTANCE OF 129.04 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMANGO RPLS 1562" SET FOR AN EAST CORNER OF THIS TRACT, ALSO BEING THE NORTH CORNER OF A PORTION OF LOTS 6 & 7, BLOCK 6, NOW OR FORMERLY OWNED BY EDWARD AND CYNTHIA HORTON (HORTON), AS RECORDED IN VOLUME 6597, PAGE 192 OF THE B.C.O.R.;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID HORTON TRACT THE FOLLOWING CALLS AND DISTANCES:

SOUTH 42°18'06" WEST, A DISTANCE OF 100.69 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMANGO RPLS 1562" SET FOR AN ANGLE POINT, ALSO BEING THE WEST CORNER OF THE SAID HORTON TRACT;

SOUTH 47°47'05" EAST, A DISTANCE OF 135.66 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMANGO RPLS 1562" SET FOR AN EAST CORNER OF THIS TRACT, ALSO BEING THE SOUTH CORNER OF THE SAID HORTON TRACT, ALSO BEING A POINT ALONG THE NORTHWEST BOUNDARY LINE OF LOT 5, BLOCK 6, OF THE SAID THOMAS HEIGHTS, NOW OR FORMERLY OWNED BY JOSE HERNANDEZ (HERNANDEZ), AS RECORDED IN VOLUME 5551, PAGE 79 OF THE B.C.O.R.;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID HERNANDEZ TRACT, SOUTH 42°23'07" WEST, A DISTANCE OF 148.82 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMANGO RPLS 1562" SET FOR THE SOUTH CORNER OF THIS TRACT, ALSO BEING THE WEST CORNER OF THE SAID HERNANDEZ TRACT, ALSO BEING A POINT ALONG THE NORTHEAST BOUNDARY LINE OF THE SAID WESTPARK SUBDIVISION;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE NORTHEAST BOUNDARY LINE OF THE SAID WESTPARK SUBDIVISION, NORTH 47°39'14" WEST, A DISTANCE OF 262.50 FEET TO THE PLACE OF BEGINNING CONTAINING 1.20 ACRES.

FINAL PLAT

Thomas Heights Addition

Block 6, Lot 6R~1.20 AC

Being a Replat of Thomas Heights Addition Block 6 Lot 8 and Portion Lots 6 & 7

Zeno Phillips Survey
 Bryan, Brazos County, Texas
 July 2019

Owner:
 Mala Family LP,
 5766 Balcones Dr., Ste. 105
 Austin, TX, 78731

Engineer:
 PO Box 5192
 Bryan, TX 77805
 979-739-0567
 TBPE F-9551

Carlomango Surveying, Inc.
 2714 Finleather Rd.
 Bryan, TX 77803
 979-775-2873

Alice Replat & RCW Abandonment.dwg JLE Project # 15-039
 JLE Engineering