

Vicinity Map Project Location

ROD SET

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

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

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Mark Smith, 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 and consideration therein stated.

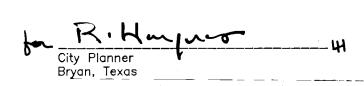
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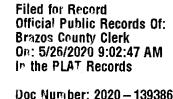
Sec. 23.291

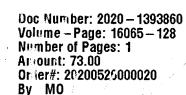
in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the

APPROVAL OF THE CITY PLANNER

I, Road, Hayes, 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.







By michel Dever

for approval with the Planning and Zoning Commission of the City of Bryan of the day of _______, and same was duly approved on the 121 day of ______, 20_____ by said Commission.

Chair, Planning and Zoning Commission Bryan, Texas

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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.D.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 FÓRMERLY OWNED BY CARMALEETE KOCMAN NORTHCUTT, AS RECORDED IN VOLUME 367, PAGE 600 OF THE B.C.D.R., ALSO BEING THE SAME TRACT OF LAND SHOWN ON THE PLAT OF SURVEY PREPARED BY CARLOMAGNO 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 599 OF THE B.C.D.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 "CARLOMAGNO 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 "CARLOMAGNO 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 "CARLOMAGNO 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 "CARLOMAGNO 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 "CARLOMAGNO 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

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 "CARLOMAGNO 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

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

Engineer: PO Box 5192

Carlomango Surveying, Inc. 2714 Finfeather Rd. Bryan, TX 77803

Bryan, TX 77805 979-739-0567 TBPE F-9951

979-775-2873