

THIS DRAWING AND RELATED SPECIFICATIONS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, WHICH PREPARED BY BEAMON ENGINEERING, L.L.C. AS INSTRUMENTS OF SURVEY AND SHALL REMAIN THE PROPERTY OF BEAMON ENGINEERING, L.L.C. ANY REPRODUCTION, TRANSMISSION, OR DISSEMINATION OF THIS DOCUMENT, INCLUDING THIS DRAWING, WITHOUT THE WRITTEN CONSENT OF BEAMON ENGINEERING, L.L.C. IS STRICTLY PROHIBITED. THE INFORMATION SHOWN HEREON SHALL BE USED ONLY BY THE CLIENT TO WHOM IT WAS PROVIDED AND NOT FOR ANY OTHER PURPOSE. BEAMON ENGINEERING, L.L.C. DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION SHOWN HEREON NOR THE RESULTS OF ANY SUCH INFORMATION OR USE THEREOF.

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 7010, PAGE 148 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), 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.

OWNER _____

STATE OF TEXAS }
 COUNTY OF _____ }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMMY HUU NGUYEN, 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 THE _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

APPROVAL 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 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 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, TEXAS IN VOLUME _____, PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS _____

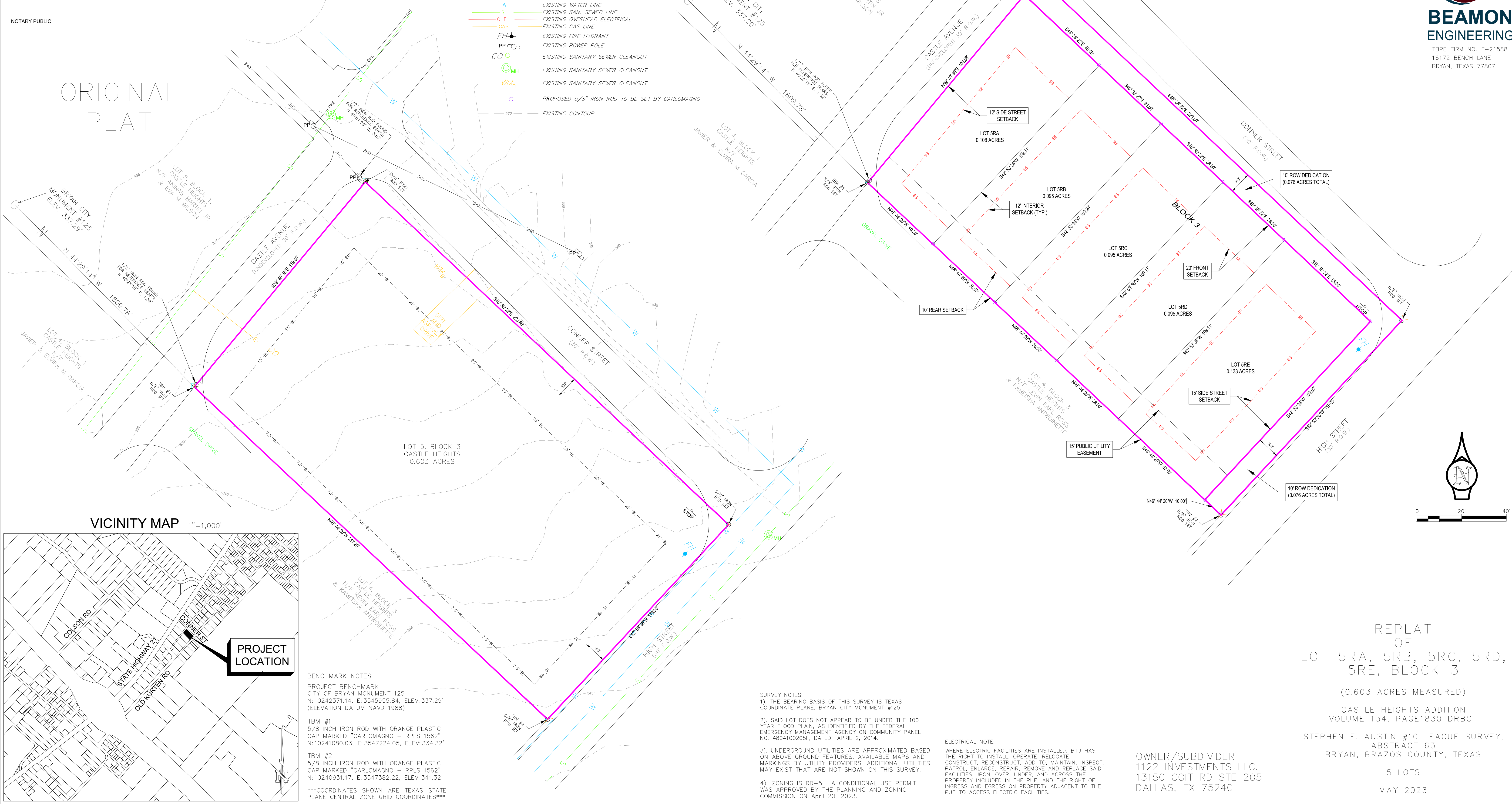
REPLAT

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- SB BUILDING LINE(B.L.)
- W EXISTING WATER LINE
- S EXISTING SAN. SEWER LINE
- OHE EXISTING OVERHEAD ELECTRICAL
- GAS 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

- FH
- PP
- CO
- MH
- WM

ORIGINAL PLAT



SURVEYOR'S CERTIFICATE:

I, 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.

DANTE CARLOMAGNO, RPLS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 1562

DATE _____

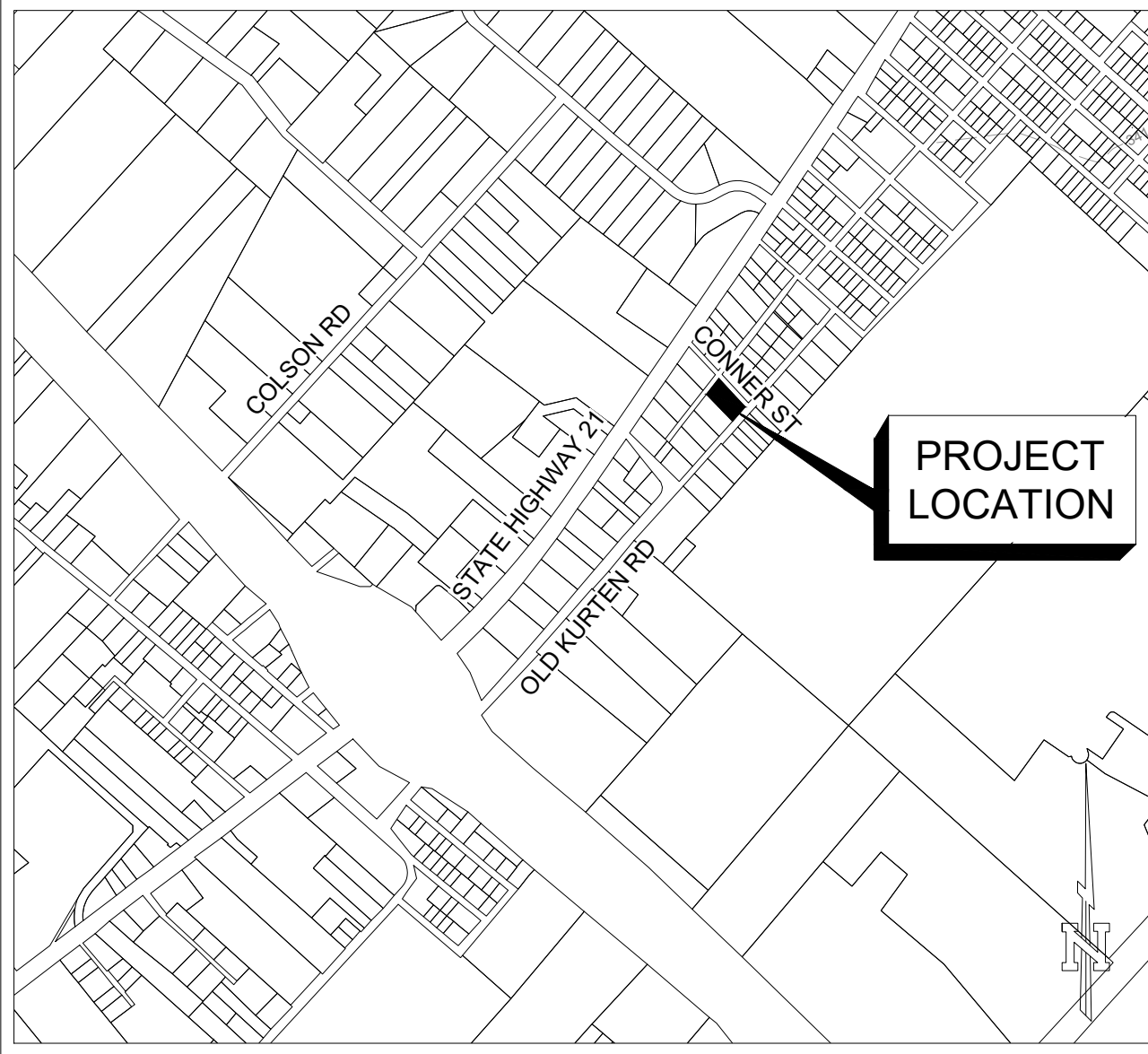
SURVEY PREPARED BY:

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

PLAT PREPARED BY:



VICINITY MAP 1" = 1,000'



BENCHMARK NOTES
 PROJECT BENCHMARK
 CITY OF BRYAN MONUMENT 125
 N: 10242371.14, E: 3545955.84, ELEV: 337.29'
 (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: 334.32'

TBM #2
 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562"
 N: 10240931.17, E: 3547382.22, ELEV: 341.32'

COORDINATES SHOWN ARE TEXAS STATE PLANE CENTRAL ZONE GRID COORDINATES

SURVEY NOTES:

- THE BEARING BASIS OF THIS SURVEY IS TEXAS COORDINATE PLANE, BRYAN CITY MONUMENT #125.
- 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.
- 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.
- ZONING IS RD-5. A CONDITIONAL USE PERMIT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON April 20, 2023.

ELECTRICAL NOTE:
 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 PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

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

REPLAT OF
 LOT 5RA, 5RB, 5RC, 5RD,
 5RE, BLOCK 3

(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

