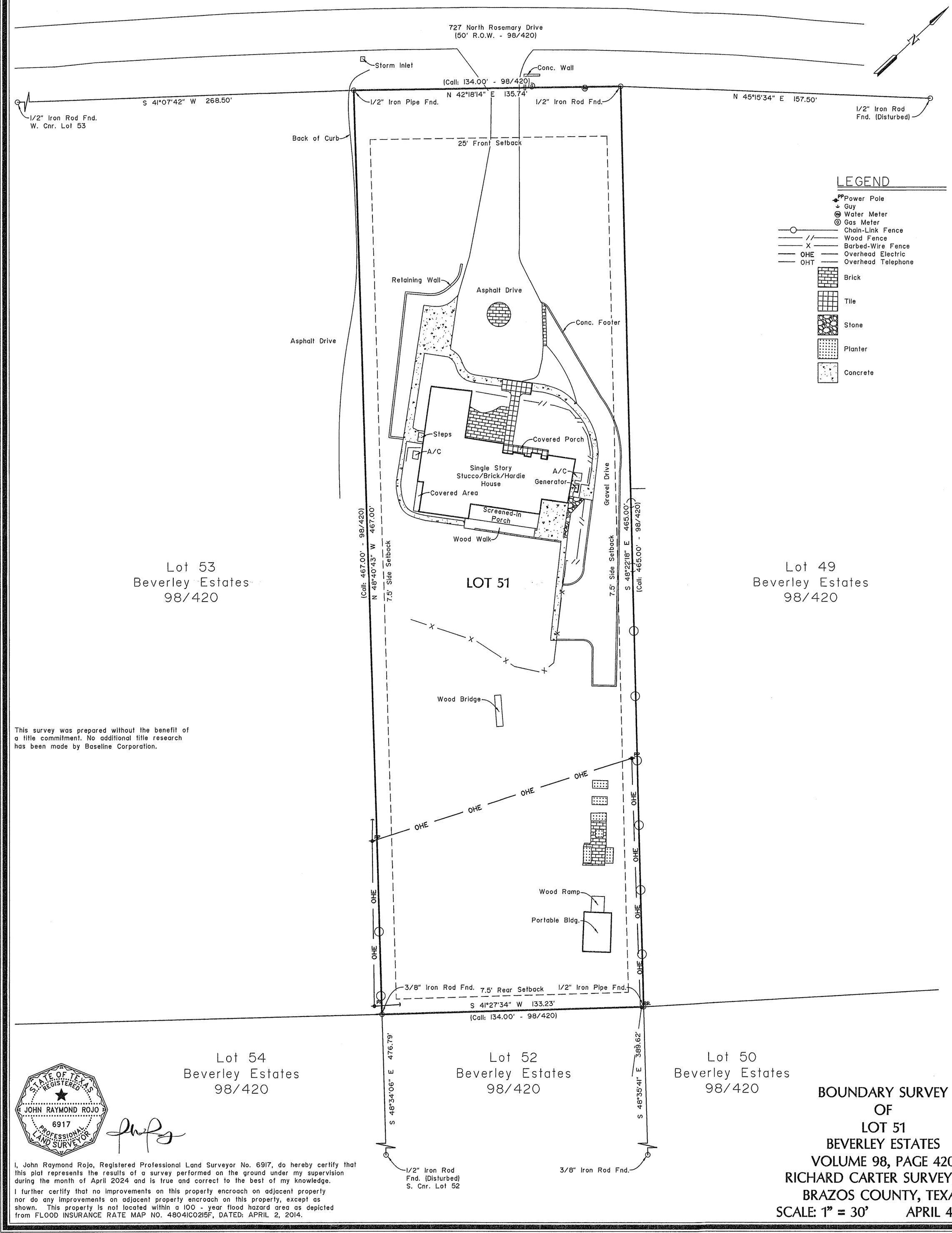
NOTES:
- North Orientation is based on rating the southwest line of Lot 51 to GRID North NAD83 CORS (2011) epoch 2010.00 Texas State Plane Central Zone.
- All existing easements, improvements, and/or utilities may not be shown on this plat.
- Building setback lines are shown according to the City of Bryan, Texas Code of Ordinance Chapter 62, Article IV, Section 62-161

BASELINE
DCCM
Baseline Corporation
TxSurv F-10030200
1701 SW Pkwy, Ste 104
College Station, TX 77840
979.693.2777
BaselineSurveyors.net



LEGEND

- PP Power Pole
- Guy
- WM Water Meter
- G Gas Meter
- Chain-Link Fence
- // Wood Fence
- X Barbed-Wire Fence
- OHE Overhead Electric
- OHT Overhead Telephone
- Brick
- Tile
- Stone
- Planter
- Concrete

Lot 53
Beverley Estates
98/420

Lot 49
Beverley Estates
98/420

This survey was prepared without the benefit of a title commitment. No additional title research has been made by Baseline Corporation.

Lot 54
Beverley Estates
98/420

Lot 52
Beverley Estates
98/420

Lot 50
Beverley Estates
98/420

STATE OF TEXAS
REGISTERED
JOHN RAYMOND ROJO
6917
PROFESSIONAL
LAND SURVEYOR

I, John Raymond Rojo, Registered Professional Land Surveyor No. 6917, do hereby certify that this plat represents the results of a survey performed on the ground under my supervision during the month of April 2024 and is true and correct to the best of my knowledge.

I further certify that no improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property, except as shown. This property is not located within a 100 - year flood hazard area as depicted from FLOOD INSURANCE RATE MAP NO. 48041C0215F, DATED: APRIL 2, 2014.

BOUNDARY SURVEY
OF
LOT 51
BEVERLEY ESTATES
VOLUME 98, PAGE 420
RICHARD CARTER SURVEY, A-8
BRAZOS COUNTY, TEXAS

SCALE: 1" = 30' APRIL 4, 2024