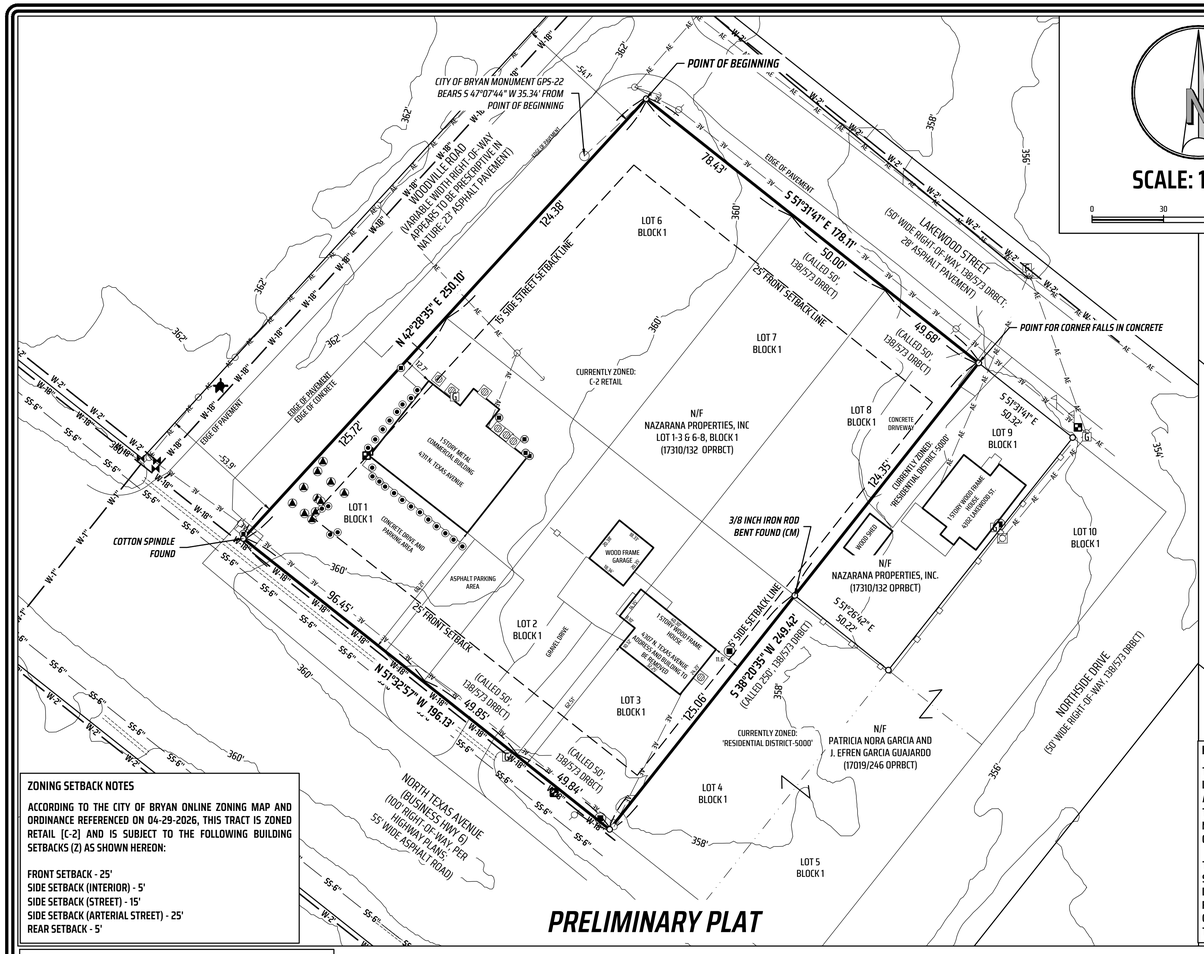
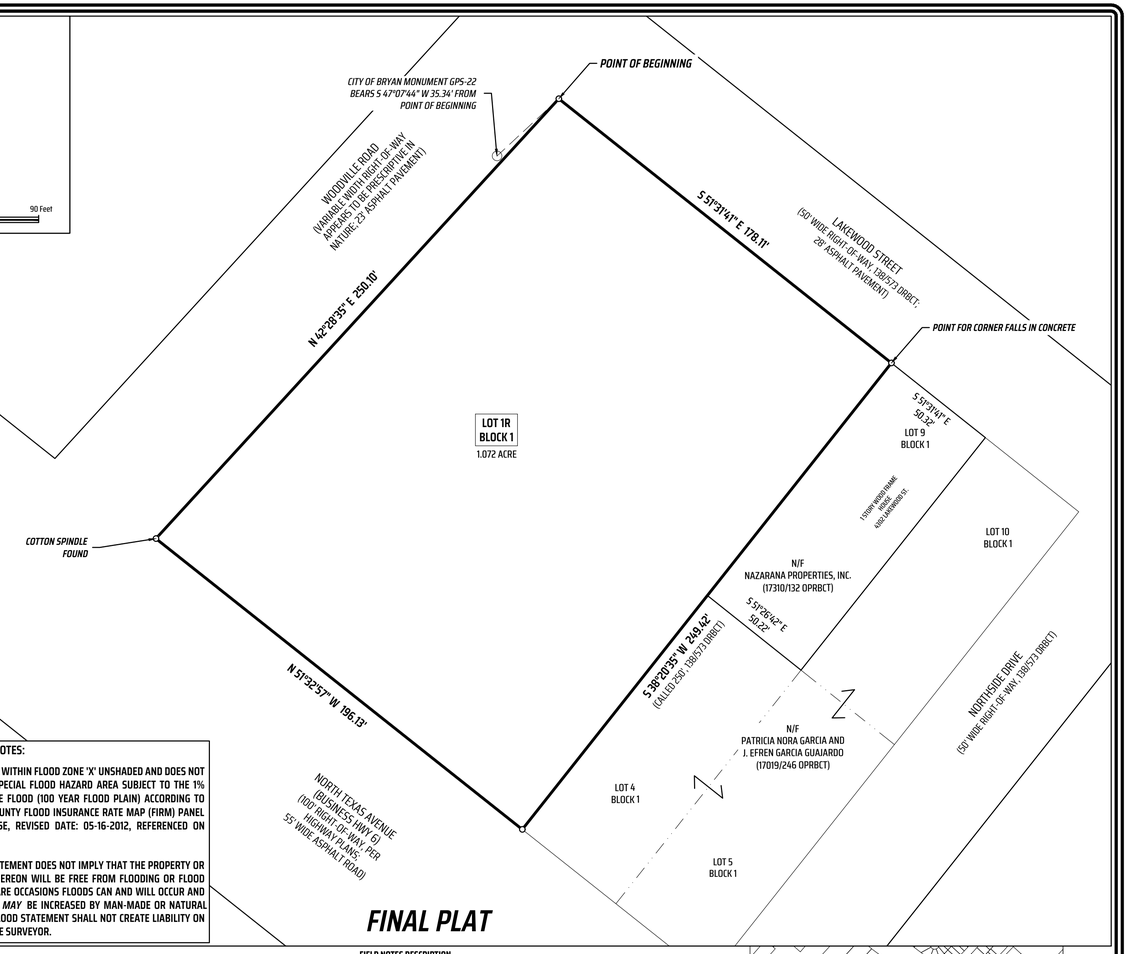


PRELIMINARY PLAT



FINAL PLAT

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP AND ORDINANCE REFERENCED ON 04-29-2026, THIS TRACT IS ZONED RETAIL [C-2] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 5'
SIDE SETBACK (STREET) - 15'
SIDE SETBACK (ARTERIAL STREET) - 25'
REAR SETBACK - 5'

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0185E, REVISED DATE: 05-16-2012, REFERENCED ON 05-06-2026.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS *MAY* BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010978217354 (CALCULATED USING GEOID12B).

CONTOUR LINES ARE FROM TNRIS DATA.

(CM) INDICATES A CONTROLLING MONUMENT FOUND AND USED AS THE BASIS FOR ESTABLISHING PROPERTY BOUNDARIES. OTHER MONUMENTS DESCRIBED AS "FOUND" ARE SHOWN AT THEIR LOCATED POSITIONS AND WERE CONSIDERED AS SUPPORTIVE EVIDENCE OF THE BOUNDARY SHOWN HEREON.

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.

DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO AN EXPERT CONSULTANT.

THIS SURVEY DOES NOT PROVIDE A DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.

VISIBLE IMPROVEMENTS WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. IMPROVEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

○ = 1/2 INCH IRON ROD FOUND (CM) WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED

APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE — SS-6" — SS-6" —

APPROXIMATE LOCATION OF 6" WATER LINE — W-6" — W-6" —

WATER VALVE
WATER METER
SANITARY SEWER MANHOLE
CLEAN OUT
STORM SEWER MANHOLE
UTILITY POLE
LIGHT POLE/STANDARD
GUY WIRE
A/C UNIT
GAS METER
ELECTRIC SERVICE
TRANSFORMER
AERIAL ELECTRIC LINES — OE —
WIRE MESH FENCE — C —
ASPHALT
CONCRETE

APPROXIMATE LOCATION OF BURIED COMMUNICATIONS CABLE — UT — UT —

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, ASHIRALI UMATIYA, MEMBER OF NAZARANA PROPERTIES, INC., THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 17310, PAGE 132, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN FOR THE PURPOSES IDENTIFIED.

SIGNATURE: _____
PRINTED NAME: ASHIRALI UMATIYA
MEMBER

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, MEMBER OF NAZARANA PROPERTIES, INC., KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE 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 & 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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, 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.

_____
MICHAEL KONETSKI, RPLS NO. 6531

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FIELD NOTES DESCRIPTION
OF A
1.072 ACRE TRACT
MOSES BAINE LEAGUE SURVEY, ABSTRACT 3
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.072 ACRES IN THE MOSES BAINE LEAGUE SURVEY, ABSTRACT 3, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, LOT 2, LOT 3, LOT 6, LOT 7, AND LOT 8 OF BLOCK 1 IN THE MARGARET WALLACE SUBDIVISION FILED IN VOLUME 138, PAGE 573 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) CONVEYED IN A DEED TO NAZARANA PROPERTIES, INC. RECORDED IN VOLUME 17310, PAGE 132 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 1.072 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' found at the north corner of said Lot 6, same being at the south corner of the intersection of Woodville Road (variable width right-of-way, appears to be prescriptive in nature) and Lakewood Street (50 foot right-of-way, 138/573 DRBCT), from which the City of Bryan Monument GPS-22 bears S 47° 07' 44" W, a distance of 35.34 feet;

THENCE, with the northeast line of said Nazarana tract and along the southwest right-of-way line of Lakewood Street, **S 51° 31' 41" E**, for a distance of **178.11 feet** to a point for corner in concrete at the east corner of said Lot 8, at the north corner of Lot 9, Block 1 of said Margaret Wallace Subdivision conveyed in a deed to Nazarana Properties, Inc. recorded in Volume 17310, Page 132 (OPRBCT) and in the southwest line of Lakewood Street, from which a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' found at the bears S 51° 31' 41" E, a distance of 50.32 feet;

THENCE, with the common line of said Lot 8, said Lot 9, said Lot 3, and Lot 4, Block 1 of said Margaret Wallace Subdivision conveyed in a deed to Patricia Nora Garcia and J. Efren Garcia Guajardo recorded in Volume 17019, Page 246 (OPRBCT), **S 38° 20' 35" W**, at a distance of 124.35 feet, passing a 3/8 inch iron rod bent found at the south corner of said Lot 8, the east corner of said Lot 3, and the west corner of said Lot 9, from which a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' found bears S 51° 26' 42" E, a distance of 50.22, and continuing for a total distance of **249.42 feet** to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' found at the south corner of said Lot 3 and the west corner of said Lot 4, same being in the northeast line of North Texas Avenue (Business Hwy 6; 100 foot right-of-way per highway plans), and the south corner hereof;

THENCE, with the southwest line of said Nazarana tract and along the northeast right-of-way line of North Texas Avenue, **N 51° 32' 57" W**, for a distance of **196.13 feet** to a cotton spindle found at the west corner of said Lot 1, same being the east corner of the intersection of North Texas Avenue and Woodville Road;

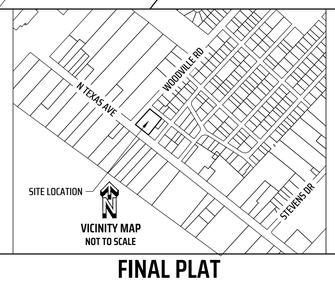
THENCE, with the northwest line of said Nazarana tract and along the southeast line of Woodville Road, **N 42° 28' 35" E,** for a distance of **250.10 feet** to the **POINT OF BEGINNING** hereof and containing **1.072 acres**, more or less. Surveyed on the ground March 2026 under my supervision.

CERTIFICATION OF THE 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 PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____, PAGE _____.

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS



FINAL PLAT
OF
MARGARET WALLACE SUBDIVISION

1.072 ACRE
LOT 1R, BLOCK 1
BEING ALL OF LOTS 1, 2, 3, 6, 7, AND 8, BLOCK 1
MARGARET WALLACE SUBDIVISION
VOLUME 138, PAGE 573, DRBCT
MOSES BAINE LEAGUE SURVEY, ABSTRACT 3
BRYAN, BRAZOS COUNTY, TEXAS

–

Owner: Nazarana Properties, Inc.
2404 Crown Court, College Station, TX 77845

KERR SURVEYING

"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 03-02-2025 | PLAT DATE: 05-06-2026
JOB NUMBER: 26-0095 | CAD NAME: 26-0095-5 RP 4311 N TxAve
POINT FILE: WOODVILLE (cont); 26-0095 (job)
DRAWN BY: MH & TJF CHECKED BY: MK

PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM