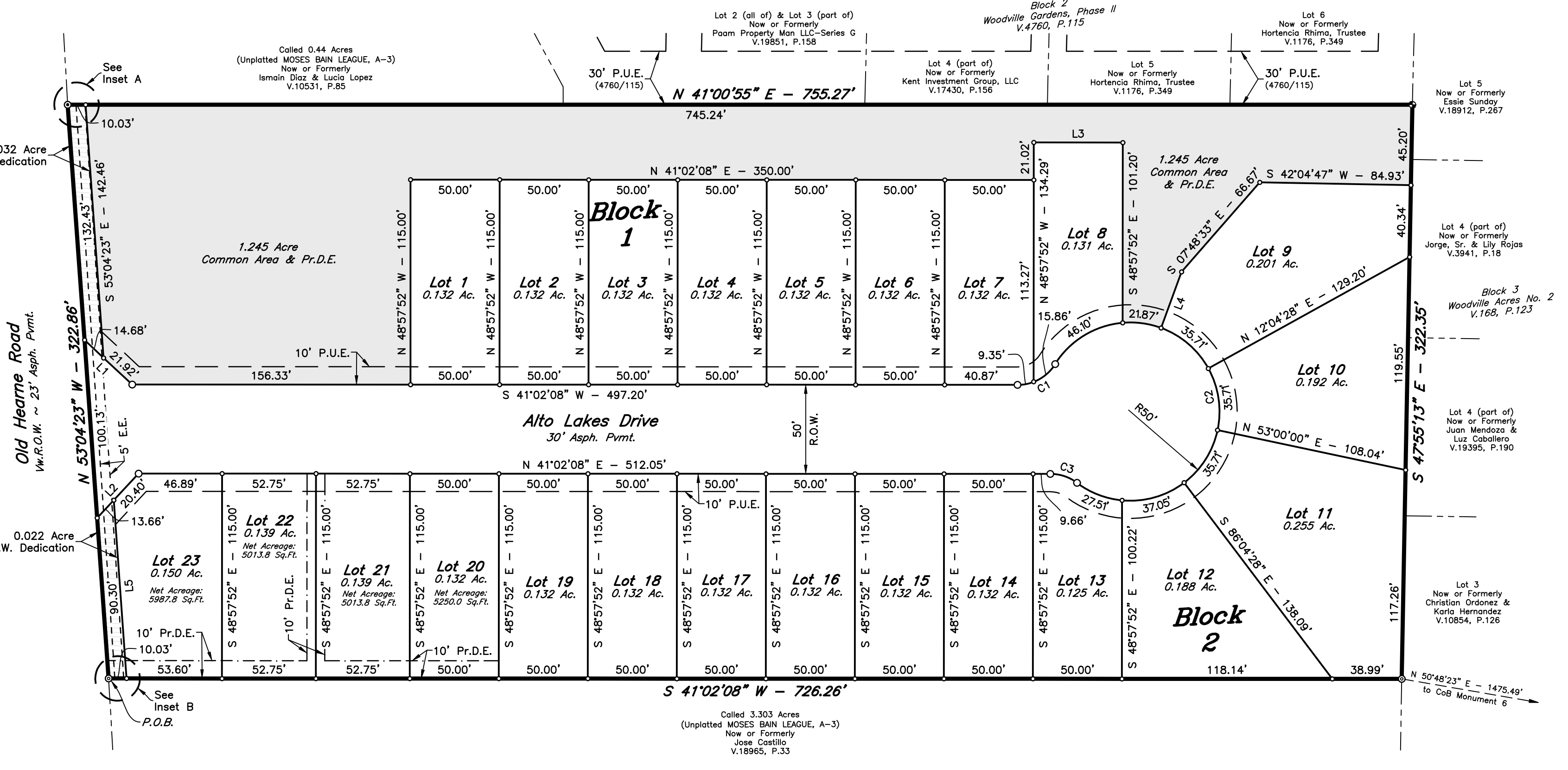
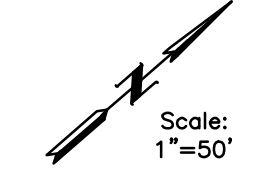


**ORIGINAL PLAT**  
 BEING ALL OF THE 5.479 ACRE TRACT  
 DESCRIBED IN THE DEED RECORDED IN  
 VOLUME 20182, PAGE 175



**REPLAT**

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 83°58'53" W	36.60'
L2	N 6°01'07" W	34.07'
L3	N 41°02'08" E	50.00'
L4	S 28°51'04" E	33.55'
L5	S 53°04'23" E	100.32'
L6	N 53°04'23" W	322.86'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	57°46'09"	25.00'	25.21'	13.79'	S 12°09'04" W	24.15'
C2	27°43'20"	50.00'	239.67'	-46.11'	N 59°24'50" W	67.79'
C3	36°52'12"	25.00'	16.09'	8.33'	N 59°28'14" E	15.81'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 We, Michael Zingelmann, owner and developer of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 20182, Page 175 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 hereon for the purposes identified.

Michael Zingelmann  
 Change Order Investments, LLC

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.  
 Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

**CERTIFICATION BY 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 Records of Brazos County, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

**FIELD NOTES**

Being all that certain tract or parcel of land lying and being situated in the MOSES BAINE LEAGUE, Abstract No. 3, in Bryan, Brazos County, Texas and being all of the called 5.479 acre tract described in the deed from Jean A. Westphal, and spouse, Claude Allen Cash to Change Order Investments, LLC recorded in Volume 20182, Page 175 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a found 5/8-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the west corner of the called 3.303 acre Jose Enrique Castillo tract recorded in Volume 18965, Page 33 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being in the northeast right-of-way line of Old Hearne Road (width varies);

**THENCE:** N 53° 04' 23" W along the northeast right-of-way line of said Old Hearne Road for a distance of 322.86 feet to a found 1/2-inch iron rod marking the west corner of this tract, said iron rod also marking the south corner of the called 0.44 acre Ismael Luis Diaz and Lucia Lopez tract recorded in Volume 10531, Page 85 (O.P.R.B.C.);

**THENCE:** N 41° 00' 55" E along the common line of this tract, the called 0.44 acre Diaz and Lopez tract and Lots 2, 3, 4, 5 and 6, Block 2, WOODVILLE GARDENS PHASE II according to the Final Plat recorded in Volume 4760, Page 115 (O.R.B.C.) for a distance of 755.27 feet to a found 3/8-inch iron rod marking the north corner of this herein described tract, said iron rod also marking the east corner of said Lot 6, Block 2 and being in the southwest line of Lot 5, Block 3, WOODVILLE ACRES NO. 2 according to the Final Plat recorded in Volume 168, Page 123 of the Brazos County Deed Records (B.C.D.R.);

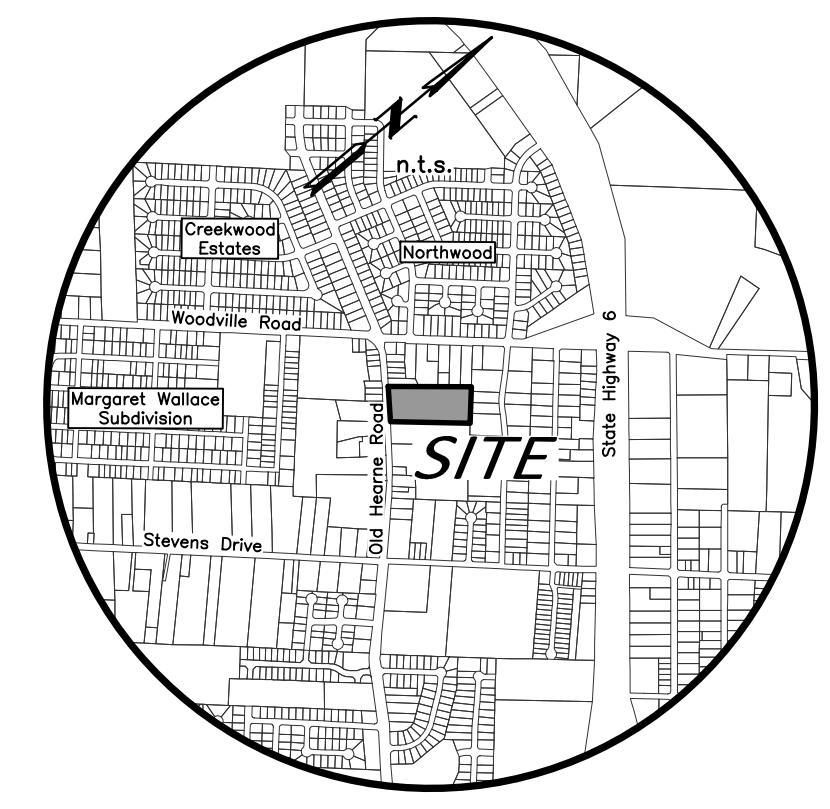
**THENCE:** S 47° 55' 13" E along the common line of this tract, said Lot 5, Block 3 and Lots 4 and 3, Block 3 of said WOODVILLE ACRES NO. 2 for a distance of 322.35 feet to a found 5/8-inch iron rod marking the east corner of this tract, said iron rod also marking the north corner of the called 3.303 acre Castillo tract;

**THENCE:** S 41° 02' 08" W along the common line of this tract and the called 3.303 acre Castillo tract for a distance of 726.26 feet to the POINT OF BEGINNING and containing 5.479 acres of land.

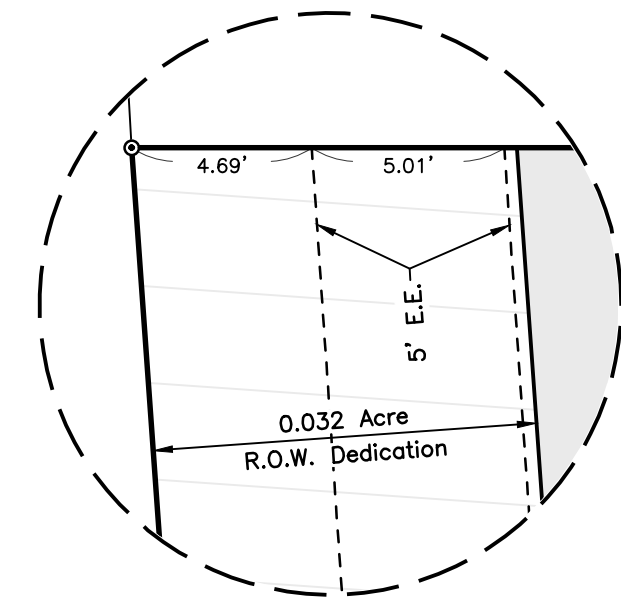
**LOT DIMENSIONS TABLE**

LOT NO.	AREA (SF)	NET AREA (SF)	DEPTH (FT)	WIDTH (FT)
1	5750	5750	115	50
2	5750	5750	115	50
3	5750	5750	115	50
4	5750	5750	115	50
5	5750	5750	115	50
6	5750	5750	115	50
7	5745	5745	115	50
8	5684	5684	110.5	57.9*
9	8757	8757	116.5	50*
10	1284	8384	107.4	50*
11	11130	11130	131.8	50*
12	8168	8168	107.5	50*
13	5442	5442	106.7	53.5*
14	5750	5750	115	50
15	5750	5750	115	50
16	5750	5750	115	50
17	5750	5750	115	50
18	5750	5750	115	50
19	5750	5750	115	50
20	5750	5250	115	50
21	6067	5014	115	50
22	6067	5014	115	50
23	5528	5988	115	50

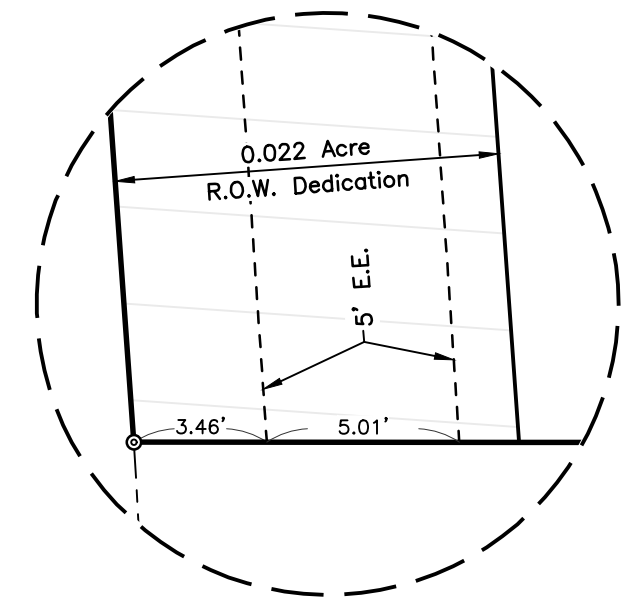
\*CALCULATED FROM A 20'-FOOT SETBACK



**VICINITY MAP**



Inset A  
 Scale: 1"=5'



Inset B  
 Scale: 1"=5'

**CERTIFICATION OF THE SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, \_\_\_\_\_, Registered Professional Land Surveyor No. \_\_\_\_\_ 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.

Registered Public Land Surveyor

**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

**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 PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, Chairman 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by said Commission.

Chairman, Planning and Zoning Commission

**GENERAL NOTES:**

- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the deed recorded in Volume 20182, Page 175, Official Records, Brazos County, Texas.
- According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100185E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
- This property is currently zoned Residential District - 5000 (RD-5).
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Driveway access from residential lots shall not be permitted onto Old Hearne Road.
- Distances shown along curves are arc lengths.
- Detention Ponds in the Common Areas shall be owned and maintained by the Homeowners' Association.
- 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.
- The Private Drainage Easements will be maintained by the lot owners of the Homeowner's Association. Fences, grading and landscaping cannot impede the flow in the Private Drainage Easement.
- A Homeowner's Association shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements and private storm water detention facilities what are part of this subdivision. The City of Bryan shall not be responsible for any operations, repair and maintenance of these areas.
- Abbreviations/Legend:  
 E.E. - Electrical Easement  
 P.O.B. - Point of Beginning  
 P.D.E. - Private Drainage Easement  
 P.U.E. - Public Utility Easement  
 CM - Controlling Monument  
 CV - Communications Vault  
 GM - Gas Meter  
 LP - Light Pole  
 PP - Power Pole  
 SC - Sewer Cleanout  
 SE - Sanitary Sewer Manhole  
 TP - Telephone Pedestal  
 WH - Water Well Head  
 WM - Water Meter  
 --- Chain-link Fence  
 --- Wire Fence  
 --- Wood Fence  
 --- Overhead Electrical Line  
 --- BS - Underground Sewer Line w/ Pipe Size  
 --- EW - Underground Water Line w/ Pipe Size  
 (385) - Contour Elevation
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.  
 ○ - 1/2" Iron Rod Found (CM)  
 ⊙ - 1/2" Iron Rod Set  
 ⊗ - 3/8" Iron Rod Found (CM)  
 ⊕ - 5/8" Iron Rod Found (CM)

**FINAL PLAT**

LOTS 1-8, BLOCK 1; LOTS 9-23, BLOCK 2;  
 COMMON AREA & R.O.W. DEDICATION

**ALTO LAKES SUBDIVISION**

BEING A REPLAT OF THE CALLED 0.225 EDWIN F.  
 PILGER TRACT RECORDED IN VOLUME 328, PAGE  
 281 AND THE 5.479 ACRE TRACT  
 DESCRIBED IN THE DEED RECORDED IN  
 VOLUME 20182, PAGE 175

**5.479 ACRES**

MOSES BAINE LEAGUE, A-3  
 BRYAN, BRAZOS COUNTY, TEXAS

MAY, 2026  
 SCALE: 1" = 50'

Owner:  
 Change Order Investments, LLC  
 3109 Palmetto Lane  
 Bryan, TX 77807  
 979-286-4104

ENGINEER:  
 SCHULTZ ENGINEERING, INC.

Surveyor:  
 McClure & Browne Engineering/Surveying, Inc.  
 911 Southwestern Pkwy. E.  
 College Station, Texas 77840  
 (979) 764-3900

Texas Firm Registration No. 10103300  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

**MB**