

SCALE: 1" = 30'

**GENERAL NOTES**

THE PURPOSE OF THIS PLAT IS TO JOIN SIX LOTS INTO ONE LOT.

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 TNRS 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.

ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

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.

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.

**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. 480410185E, 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.

**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 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 PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_ CHAIR 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.

CHAIR, PLANNING AND ZONING COMMISSION, 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

**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.

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

MICHAEL KONETSKI, RPLS NO. 6531

**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 (OPRBT); 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 (OPRBT) 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 I. Efrén Garcia Guajardo recorded in Volume 17019, Page 246 (OPRBT), 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, 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;

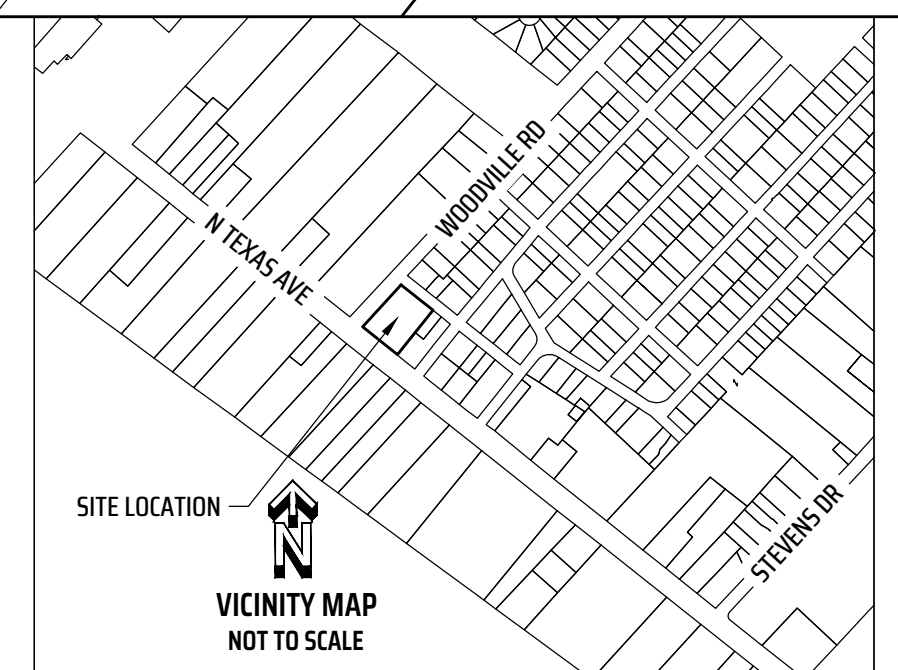
THENCE, with the northwest line of said Nazarana tract and along the southeast line of Woodville Road, N 42° 28' 35" E, for a distance of 250.10 feet to the POINT OF BEGINNING hereof and containing 1.072 acres, more or less. Surveyed on the ground March 2026 under my supervision.

**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 TRACT  
LOT 1R, BLOCK 1 AND 0.026 ACRE RIGHT-OF-WAY DEDICATION  
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



SCALE: 1 INCH = 30 FEET  
SURVEY DATE: 03-02-2025 | PLAT DATE: 06-24-2026  
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

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