

LEGEND

- CONTROL POINT
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET [1]
- CALCULATED POINT
- ◆ MISC. MONUMENT
- FENCE POST
- AIR CONDITIONER
- IRRIGATION CONTROL VALVE
- MAILBOX
- SIGN
- FIRE HYDRANT
- MANHOLE
- WATER VALVE
- WATER METER
- GAS METER
- ELECTRIC METER
- POWER POLE
- LIGHT POLE
- GUY ANCHOR
- UTILITY PEDESTAL
- UTILITY MARKER

1. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, (2011 ADJUSTED) CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE.
2. ACCORDING TO MAP NO. 48041C0215F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS, DATED 4/2/2014, THE SUBJECT TRACT IS SITUATED WITHIN X ZONE, DEFINED AS AREAS "DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN". 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. THE LOCATION OF THE FLOOD ZONE LINES SHOWN HEREON WERE DETERMINED BY SCALING FROM SAID FLOOD INSURANCE RATE MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. ALPHA INFRASTRUCTURE LLC. ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS.
3. THIS PROPERTY IS CURRENTLY ZONED RESIDENTIAL 5000 DISTRICT (RD-5).
4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES FOR RD-5 ZONING DISTRICT AS DETAILED IN LAND AND SITE DEVELOPMENT ORDINANCE SECTION SEC. 62-161. ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE (TITLE COMMITMENT). NO RESEARCH TO IDENTIFY FOR EASEMENTS OR OTHER ENCUMBRANCES WAS PERFORMED BY ALPHA INFRASTRUCTURE LLC.
6. TRACT IS SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS OF ALL ZONING LAWS, REGULATIONS, AND ORDINANCES OF MUNICIPAL AND/OR OTHER GOVERNMENTAL AUTHORITIES, RELATING TO THE SUBJECT PROPERTY SHOWN HEREON.

[1] 5/8-IN DIAMETER STEEL REBAR SET WITH ORANGE PLASTIC CAP STAMPED 'A.I. FIRM 10194741', UNLESS OTHERWISE NOTED.

11,620 SQUARE FEET TOTAL, BEING LOT THREE (3), BLOCK ONE (1) AND THE ADJOINING TEN BY ONE-HUNDRED AND FIFTEEN FEET (10' X 115') PORTION OF LOT 4 OF THE WILSON HEIGHTS ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 309 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FIELD NOTES

BEING AN 11,620 SQUARE FOOT TRACT, AND BEING LOT THREE (3), BLOCK ONE (1) AND AN ADJOINING TEN BY ONE-HUNDRED AND FIFTEEN FOOT (10' X 115') PORTION OF LOT 4 OF THE WILSON HEIGHTS ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 38, PAGE 309 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HALF-INCH REBAR ROD FOUND AT THE NORTH CORNER OF SAID LOT THREE (3), SAME BEING THE EAST CORNER OF LOT TWO (2) OF SAID WILSON HEIGHTS ADDITION, ALSO BEING IN THE WEST RIGHT-OF-WAY LINE OF E. VILLA MARIA ROAD (AN APPARENT 50-FOOT WIDE RIGHT-OF-WAY), FROM WHICH A FIVE-EIGHTS INCH DIAMETER REBAR ROD FOUND AT THE WEST CORNER OF SAID LOT TWO BEARS, N48°15'31" W, A DISTANCE OF 49.82 FEET;

THENCE S 48°15'31" E, WITH THE NORTHEAST LINE OF SAID LOT 3, AND WITH SAID E. VILLA MARIA RIGHT-OF-WAY LINE, A DISTANCE OF 60.43 FEET TO A HALF-INCH REBAR ROD FOUND FOR THE EAST CORNER OF A SAID 115'X10' PORTION OF LOT FOUR (4) OF SAID WILSON HEIGHTS ADDITION;

THENCE S 41°44'29" W, WITH THE SOUTHWEST-LINE OF SAID 115'X10' PORTION OF LOT FOUR (4), A DISTANCE OF 115.00 FEET TO A CALCULATED POINT FOR CORNER;

THENCE N 48°15'31" W, WITH THE SOUTHWEST-LINE OF SAID 115'X10' PORTION OF LOT FOUR (4), A DISTANCE OF 10.00 FEET TO A FIVE-EIGHTS INCH DIAMETER REBAR ROD WITH ORANGE PLASTIC CAP STAMPED 'A.I. FIRM 10194741' SET FOR CORNER;

THENCE S 41°44'29" W, WITH THE SOUTHWEST-LINE OF SAID LOT THREE (3), A DISTANCE OF 118.79 FEET TO A HALF-INCH REBAR ROD FOUND AT THE SOUTH CORNER OF SAID LOT THREE (3), ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF FREEMAN AVENUE (AN APPARENT 50-FOOT WIDE RIGHT-OF-WAY);

THENCE N 02°10'44" W, WITH THE SOUTHWEST LINE OF SAID LOT 3, AND WITH SAID FREEMAN RIGHT-OF-WAY LINE, A DISTANCE OF 72.71 FEET TO A FIVE-EIGHTS INCH DIAMETER REBAR ROD WITH ORANGE PLASTIC CAP STAMPED 'A.I. FIRM 10194741' SET FOR CORNER;

THENCE N 41°44'29" E, WITH THE NORTHWEST LINE OF SAID LOT THREE (3) A DISTANCE OF 181.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 11,620 SQUARE FEET OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JUAN SANCHEZ, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 3R-1 AND 3R-2, BLOCK 1 OF THE WILSON HEIGHTS RE-SUBDIVISION, AS SHOWN ON THIS PLAT, BEING ALL THE TRACT OF LAND AS CONVEYED TO ME IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 9353, PAGE 56 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 PURPOSE IDENTIFIED.

JUAN SANCHEZ, OWNER

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN SANCHEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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

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 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

APPROVAL OF THE 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 AND THE SAME WAS DULY APPROVED ON THE ____ DAY OF _____, 20__ BY SAID COMMISSION.

CHAIRMAN, PLANNING AND ZONING COMMISSION BRYAN, TEXAS

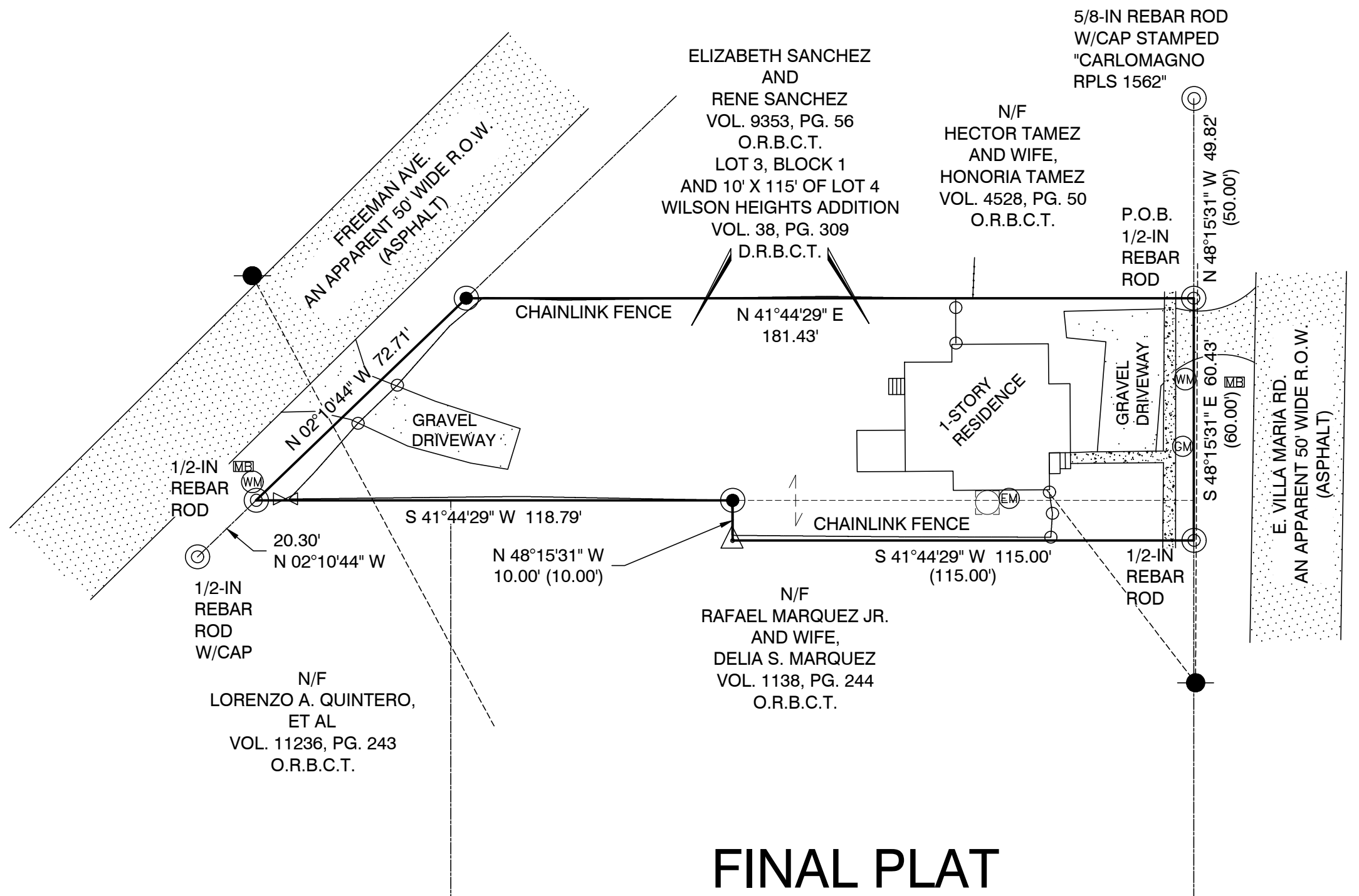
CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, JEFFREY A. BARRON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BLOCK CORNERS, LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE PROPERLY MARKED WITH SUITABLE MONUMENTS SET WITH THE HEAD FLUSH WITH THE GROUND OR SIDEWALKS; AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

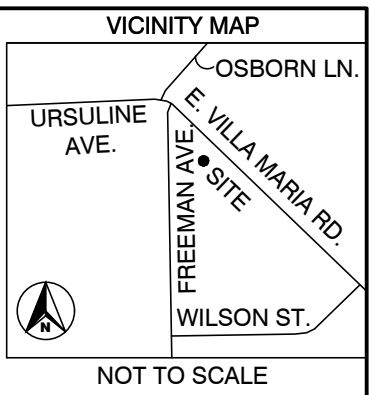
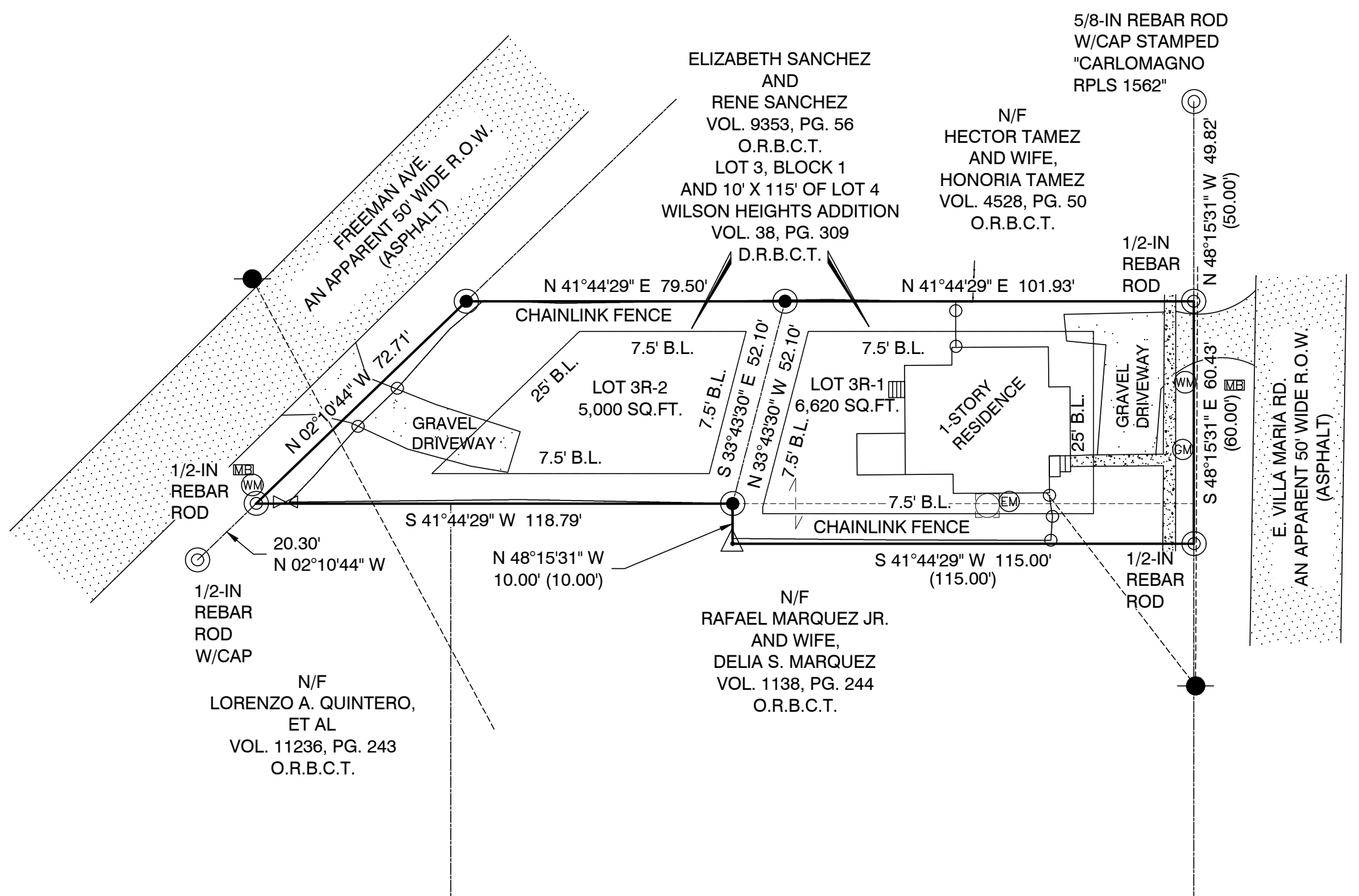
JEFFREY A. BARRON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6515
TBPELS Survey Firm: 10194741

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.

ORIGINAL PLAT



FINAL PLAT



NOT TO SCALE

| <p>ALPHA Infrastructure LLC. AISurveyors.com</p> | <p>Scale: 1 in = 30 ft</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> | Rev. | Date | Description | | | | | | | | | | | | | | | | | | | | | | | | | | | | <p>3133 E. Villa Maria Rd. Bryan, TX 77803</p> <p>Project No: TX01-P2200059 Date: July 12, 2022</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Surveyor</th> <th>Drawn By</th> <th>Checked By</th> </tr> </thead> <tbody> <tr> <td>JAB</td> <td>JMB</td> <td>JAB</td> </tr> </tbody> </table> | Surveyor | Drawn By | Checked By | JAB | JMB | JAB |
|---|----------------------------|---|-------------|------|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|----------|----------|------------|-----|-----|-----|
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| JAB | JMB | JAB | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>ALPHA Infrastructure LLC. 4340 Decatur Dr., #2114 College Station, TX Phone: (979) 450-3062 Email: jeff.barron@AISurveyors.com</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

File Location: Z:\BLS-OPS\7001-P2200059 (1)33 E. Villa Maria Rd. Bryan\19-DWG\TX01-P2200059BASE.dwg