

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS }
COUNTY OF BRAZOS }
I, 1122 INVESTMENTS, LLC, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN VOLUME 18579, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRC), AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

OWNER

STATE OF TEXAS }
COUNTY OF BRAZOS }

BEFORE ME, THE UNDERSIGNED, ON THIS DAY PERSONALLY APPEARED MATTHEW STEWART, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ___ 20__

NOTARY PUBLIC

APPROVAL OF 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

CERTIFICATE OF 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

REPLAT

SURVEYOR'S CERTIFICATE:

I, DANTE CARLOMAGNO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1562 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.

DANTE CARLOMAGNO, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 1562

SURVEY PREPARED BY:
Carlomagno Surveying, Inc.
2851 Boomville Road, Unit 140, Bryan, Texas 77808
PHONE: (979)775-2873 FAX: (979)775-4787
Firm No. 100348-00 www.CarlomagnoSurveying.com

PLAT PREPARED BY:



BEAMON ENGINEERING

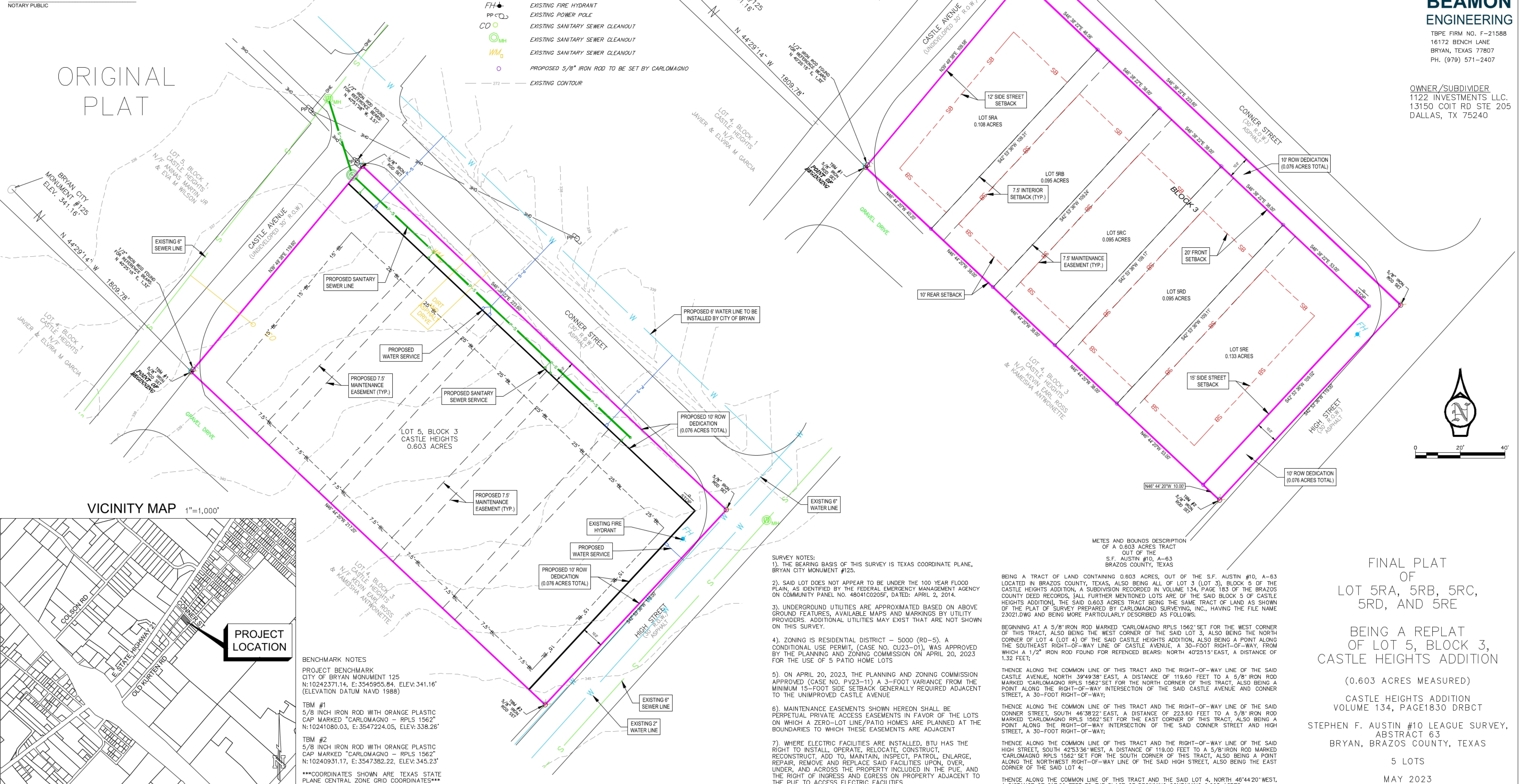
TBPE FIRM NO. F-21588
16172 BENCH LANE
BRYAN, TEXAS 77807
PH. (979) 571-2407

OWNER/SUBDIVIDER
1122 INVESTMENTS LLC.
13150 COIT RD STE 205
DALLAS, TX 75240

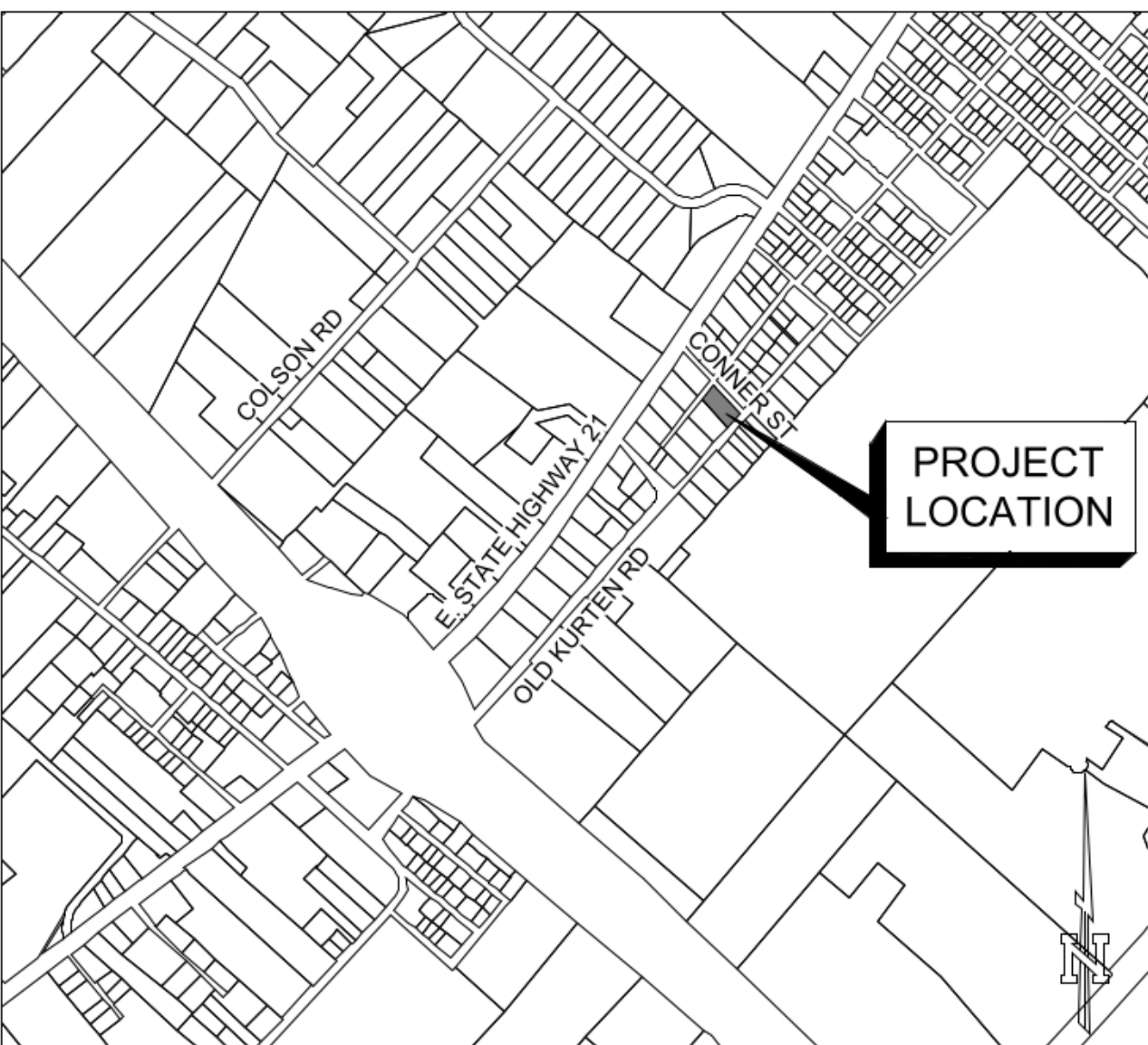
SURVEY LEGEND

- SUBJECT PROPERTY LINE
ADJOINING PROPERTY LINE
UTILITY EASEMENT
BUILDING LINE(B.L.)
EXISTING WATER LINE
EXISTING SAN. SEWER LINE
EXISTING OVERHEAD ELECTRICAL
EXISTING GAS LINE
EXISTING FIRE HYDRANT
EXISTING POWER POLE
EXISTING SANITARY SEWER CLEANOUT
EXISTING SANITARY SEWER CLEANOUT
EXISTING SANITARY SEWER CLEANOUT
PROPOSED 5/8" IRON ROD TO BE SET BY CARLOMAGNO
EXISTING CONTOUR

ORIGINAL PLAT



VICINITY MAP 1"=1,000'



PROJECT LOCATION

BENCHMARK NOTES

PROJECT BENCHMARK
CITY OF BRYAN MONUMENT 125
N:10242371.14, E:3545955.84, ELEV:341.16'
(ELEVATION DATUM NAVD 1988)
TBM #1
5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562"
N:10241080.03, E:3547224.05, ELEV:338.26'
TBM #2
5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562"
N:10240931.17, E:3547382.22, ELEV:345.23'
COORDINATES SHOWN ARE TEXAS STATE PLANE CENTRAL ZONE GRID COORDINATES

SURVEY NOTES:

- 1) THE BEARING BASIS OF THIS SURVEY IS TEXAS COORDINATE PLANE, BRYAN CITY MONUMENT #125.
2) SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 480410205F, DATED: APRIL 2, 2014.
3) 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.
4) ZONING IS RESIDENTIAL DISTRICT - 5000 (RD-5). A CONDITIONAL USE PERMIT, (CASE NO. CU23-01), WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON APRIL 20, 2023 FOR THE USE OF 5 PATIO HOME LOTS
5) ON APRIL 20, 2023, THE PLANNING AND ZONING COMMISSION APPROVED (CASE NO. PV23-11) A 3-FOOT VARIANCE FROM THE MINIMUM 15-FOOT SIDE SETBACK GENERALLY REQUIRED ADJACENT TO THE UNIMPROVED CASTLE AVENUE
6) MAINTENANCE EASEMENTS SHOWN HEREON SHALL BE PERPETUAL PRIVATE ACCESS EASEMENTS IN FAVOR OF THE LOTS ON WHICH A ZERO-LOT LINE/PATIO HOMES ARE PLANNED AT THE BOUNDARIES TO WHICH THESE EASEMENTS ARE ADJACENT
7) 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

METES AND BOUNDS DESCRIPTION OF A 0.603 ACRES TRACT OUT OF THE S.F. AUSTIN #10, A-63 BRAZOS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 0.603 ACRES, OUT OF THE S.F. AUSTIN #10, A-63 LOCATED IN BRAZOS COUNTY, TEXAS, ALSO BEING ALL OF LOT 3 (LOT 3), BLOCK 5 OF THE CASTLE HEIGHTS ADDITION, A SUBDIVISION RECORDED IN VOLUME 134, PAGE 183 OF THE BRAZOS COUNTY DEED RECORDS, (ALL FURTHER MENTIONED LOTS ARE OF THE SAID BLOCK 5 OF CASTLE HEIGHTS ADDITION); THE SAID 0.603 ACRES TRACT BEING THE SAME TRACT OF LAND AS SHOWN OF THE PLAT OF SURVEY PREPARED BY CARLOMAGNO SURVEYING, INC., HAVING THE FILE NAME 23021.DWG AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" IRON ROD MARKED "CARLOMAGNO RPLS 1562" SET FOR THE WEST CORNER OF THIS TRACT, ALSO BEING THE WEST CORNER OF THE SAID LOT 3, ALSO BEING THE NORTH CORNER OF LOT 4 (LOT 4) OF THE SAID CASTLE HEIGHTS ADDITION, ALSO BEING A POINT ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF CASTLE AVENUE, A 30-FOOT RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCED BEARS: NORTH 40°25'15" EAST, A DISTANCE OF 1.32 FEET;
THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE RIGHT-OF-WAY LINE OF THE SAID CASTLE AVENUE, NORTH 59°49'38" EAST, A DISTANCE OF 119.60 FEET TO A 5/8" IRON ROD MARKED "CARLOMAGNO RPLS 1562" SET FOR THE EAST CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE RIGHT-OF-WAY INTERSECTION OF THE SAID CASTLE AVENUE AND CONNER STREET, A 30-FOOT RIGHT-OF-WAY;
THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE RIGHT-OF-WAY LINE OF THE SAID CONNER STREET, SOUTH 46°38'22" EAST, A DISTANCE OF 223.60 FEET TO A 5/8" IRON ROD MARKED "CARLOMAGNO RPLS 1562" SET FOR THE EAST CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE RIGHT-OF-WAY INTERSECTION OF THE SAID CONNER STREET AND HIGH STREET, A 30-FOOT RIGHT-OF-WAY;
THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE RIGHT-OF-WAY LINE OF THE SAID HIGH STREET, SOUTH 42°53'36" WEST, A DISTANCE OF 119.00 FEET TO A 5/8" IRON ROD MARKED "CARLOMAGNO RPLS 1562" SET FOR THE SOUTH CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF THE SAID HIGH STREET, ALSO BEING THE EAST CORNER OF THE SAID LOT 4;
THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID LOT 4, NORTH 46°44'20" WEST, A DISTANCE OF 217.20 FEET TO THE PLACE OF BEGINNING CONTAINING 0.603 ACRES.

FINAL PLAT OF LOT 5RA, 5RB, 5RC, 5RD, AND 5RE (0.603 ACRES MEASURED)

CASTLE HEIGHTS ADDITION VOLUME 134, PAGE1830 DRBCT
STEPHEN F. AUSTIN #10 LEAGUE SURVEY, ABSTRACT 63
BRYAN, BRAZOS COUNTY, TEXAS
5 LOTS
MAY 2023