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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 (OPRBC), 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 _____ }

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 _____

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 & ZONING COMMISSION 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

DATE _____

SURVEY PREPARED BY:

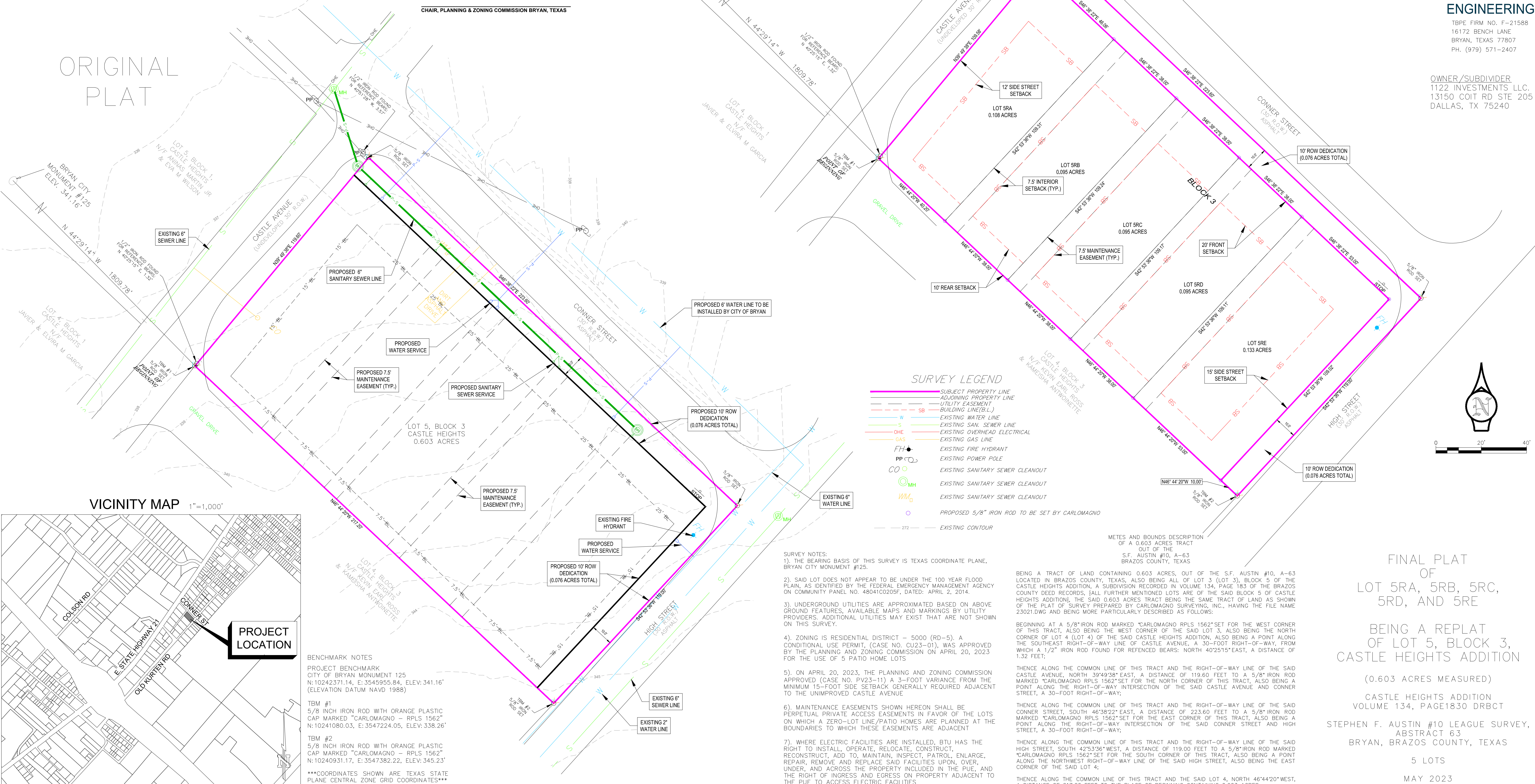
Carlomagno Surveying, Inc.
2651 Boomville Road, Unit 140, Bryan, Texas 77808
PHONE: (979)775-2873 FAX: (979)775-4787
Firm No. 100348-00 www.CarlomagnoSurveying.com

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

ORIGINAL
PLAT



SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT (BUILDING LATERAL)
- 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

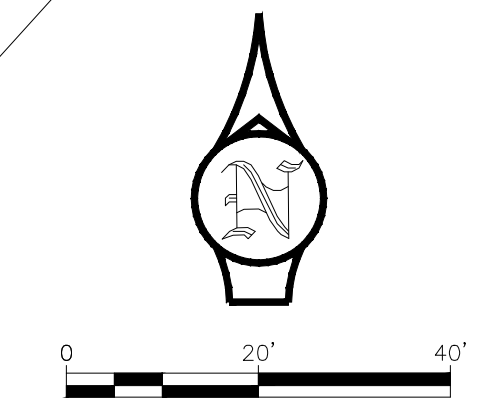
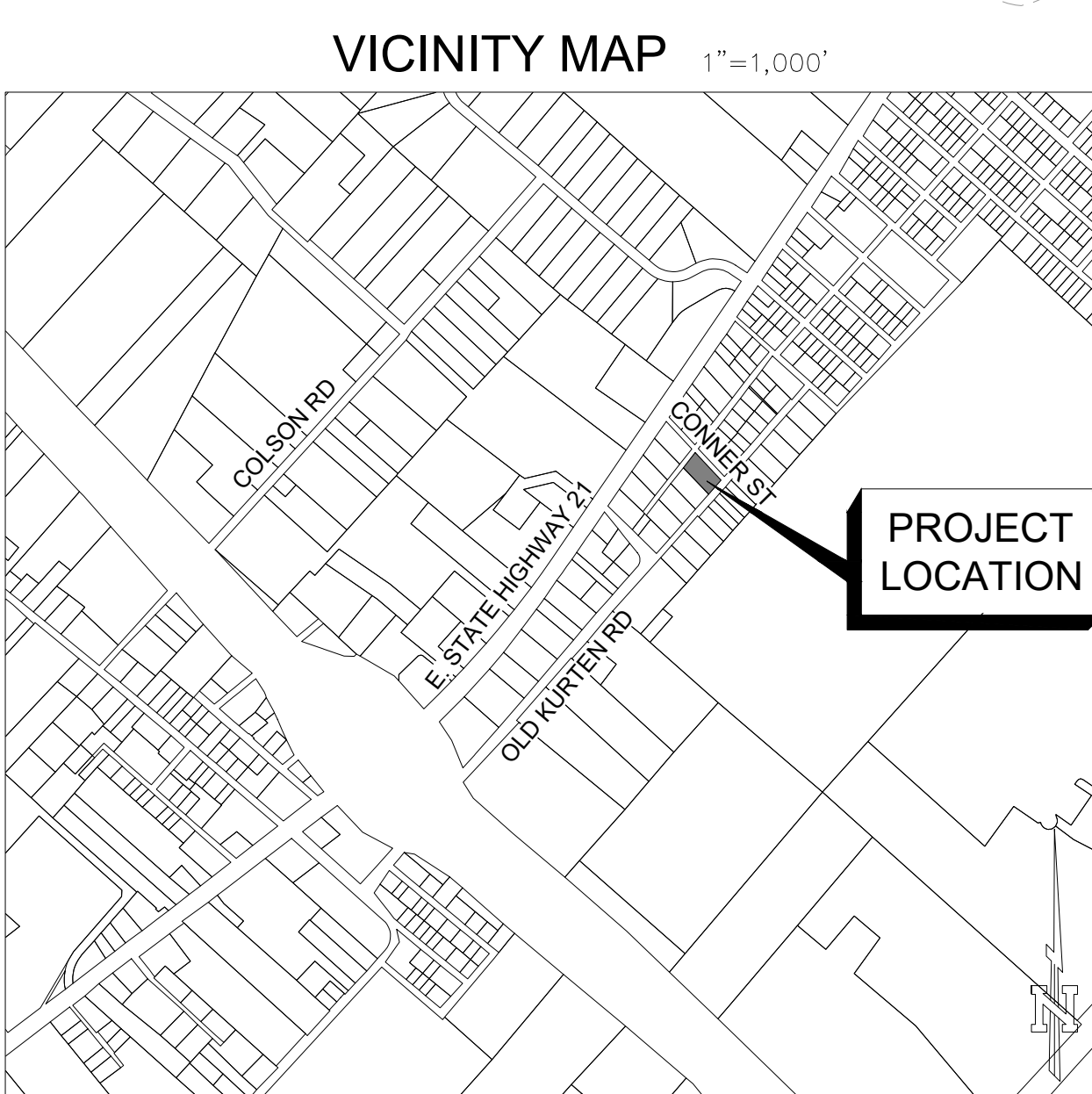
- SURVEY NOTES:
- THE BEARING BASIS OF THIS SURVEY IS TEXAS COORDINATE PLANE, BRYAN CITY MONUMENT #125.
 - SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 480410205F, DATED: APRIL 2, 2014.
 - UNDERGROUND UTILITIES 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.
 - 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
 - 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
 - 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
 - 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

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



FINAL PLAT
OF
LOT 5RA, 5RB, 5RC,
5RD, AND 5RE
BEING A REPLAT
OF LOT 5, BLOCK 3,
CASTLE HEIGHTS ADDITION
(0.603 ACRES MEASURED)

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