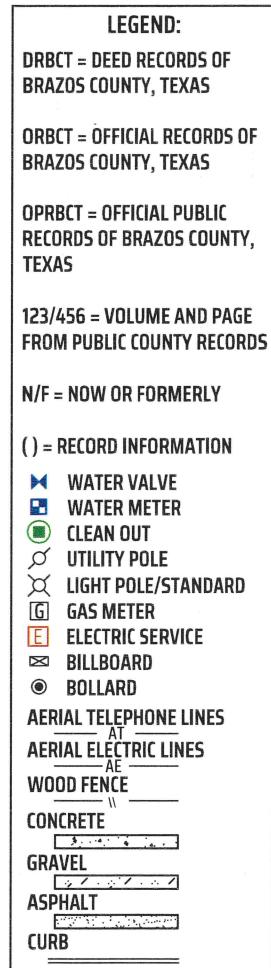


SCALE: 1" = 30'



**SURVEYOR'S CERTIFICATE:**

I, MICHAEL KONETSKI, R.P.L.S. NO. 6531, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

*Michael Konetski*

MICHAEL KONETSKI  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6531



N/F  
WILLIE L. GREEN, JR.  
CALLED LOT 5, BLOCK 17  
CULPEPPER MANOR SECOND INSTALLMENT  
15083/115 (OPRBCT)

1/2 INCH BENT IRON  
ROD FOUND (CM)

LOT 5  
BLOCK 17

0.8' AE  
2102 CALLED 25' (P)

**ZONING SETBACK NOTES**

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 12-12-2025, THIS TRACT IS ZONED RESIDENTIAL DISTRICT-7000 [RD-7] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25'  
SIDE SETBACK (INTERIOR) - 5'  
REAR SETBACK - 5'

**CULPEPPER MANOR SECOND INSTALLMENT**

188/413 (DRBCT)

N/F

SELIDA LAWRENCE & W.R. HOLLANDER  
CALLED LOT 4, BLOCK 17  
CULPEPPER MANOR SECOND INSTALLMENT  
9950/158 (OPRBCT)

LOT 4  
BLOCK 17

5/8 INCH IRON  
ROD FOUND (CM)

50.00' AE  
CALLED 50' (P)

5' PUBLIC UTILITY  
EASEMENT (10710/92)

**VILLA MARIA ROAD SUBDIVISION  
LOT 12R**

10710/92 (OPRBCT)

N/F  
TEXAS-VILLA MARIA RETAIL, L.P.  
6308/100 (OPRBCT)

20' CROSS-ACCESS  
EASEMENT (10710/92)

10' PUBLIC UTILITY  
EASEMENT (10710/92)

0.410 ACRES

N/F  
CRAWFORD-AUSTIN PROPERTIES, LTD.  
CALLED LOTS 19, 20, 21, 22, AND 1/2 OF 18  
VILLA MARIA ROAD SUBDIVISION  
5503/74 (OPRBCT)

N/F  
GLEN D. DOCKERY  
CALLED LOTS 16, 17, AND THE  
ADJOINING 1/2 OF 18  
VILLA MARIA ROAD SUBDIVISION  
17173/48 (OPRBCT)

50.25' AE

50.25' AE