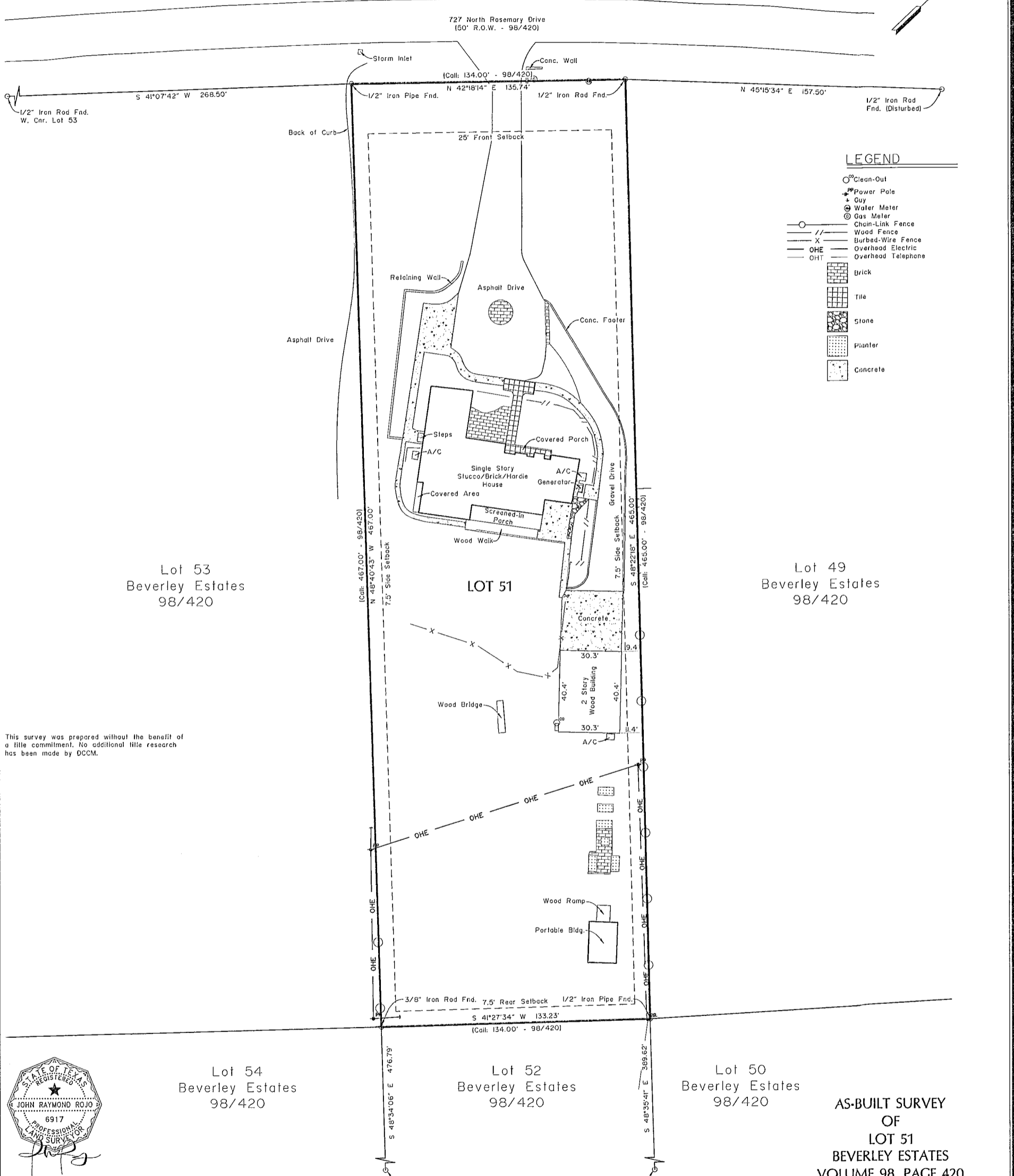
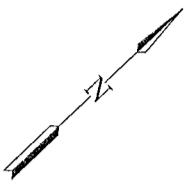


NOTES:
 - North Orientation is based on rating the southwest line of Lot 51 to GRID North NAD83 CORS (2011) epoch 2010.00 Texas State Plane Central Zone.
 - All existing easements, improvements, and/or utilities may not be shown on this plat.
 - Building setback lines are shown according to the City of Bryan, Texas Code of Ordinance Chapter 62, Article IV, Section 62.161



DCCM Infrastructure, Inc. | TxSurv F-10030200
 1701 SW Pkwy, Ste 104, College Station, TX 77840
 979.693.2777 | DCCM.com



LEGEND

- Clean-Out
- ⚡ Power Pole
- Guy
- ⊕ Water Meter
- ⊕ Gas Meter
- Chain-Link Fence
- Wood Fence
- Burbed-Wire Fence
- OHE Overhead Electric
- OHT Overhead Telephone
- Brick
- Tile
- Stone
- Planter
- Concrete

This survey was prepared without the benefit of a title commitment. No additional title research has been made by DCCM.



I, John Raymond Rojo, Registered Professional Land Surveyor No. 6917, do hereby certify that this plat represents the results of a survey performed on the ground under my supervision during the month of April 2026 and is true and correct to the best of my knowledge.
 I further certify that no improvements on this property encroach on adjacent property nor do any improvements on adjacent property encroach on this property, except as shown. This property is not located within a 100-year flood hazard area as depicted from FLOOD INSURANCE RATE MAP NO. 48041C0215F, DATED: APRIL 2, 2014.



**AS-BUILT SURVEY
 OF
 LOT 51
 BEVERLEY ESTATES
 VOLUME 98, PAGE 420
 RICHARD CARTER SURVEY, A-8
 BRAZOS COUNTY, TEXAS
 SCALE: 1" = 30' APRIL 24, 2026**