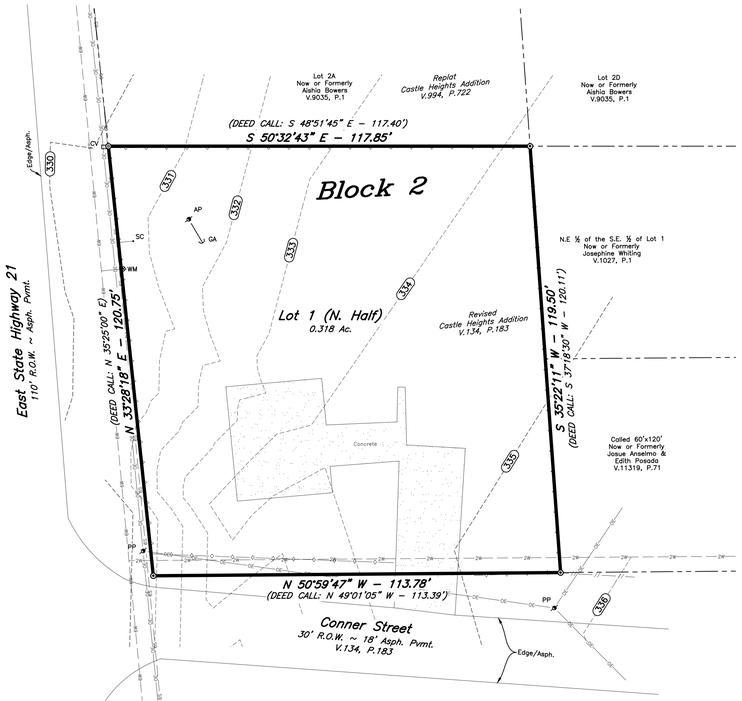
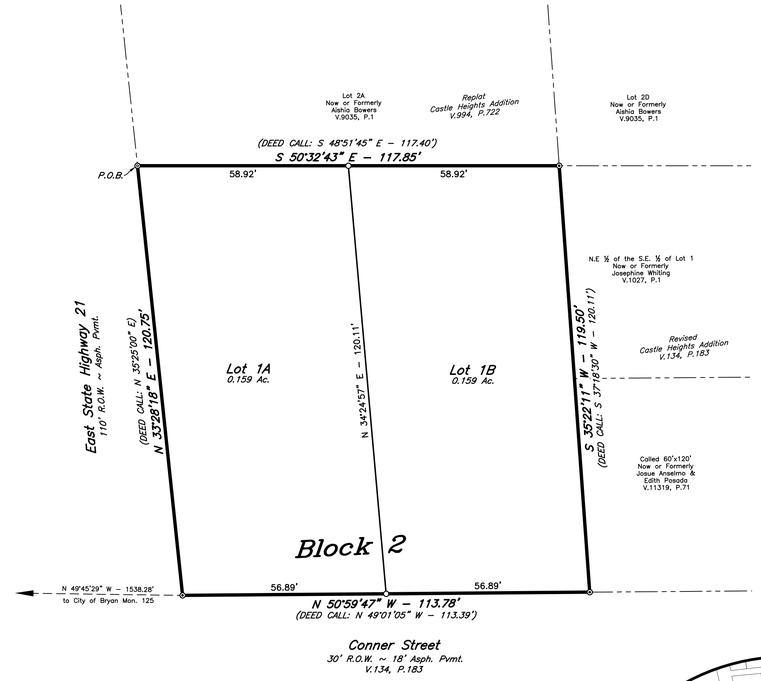


ORIGINAL PLAT

LOT 1 (PART OF), BLOCK 1, CASTLE HEIGHT
RECORDED IN VOLUME 134, PAGE 183

Scale:
1"=20'



REPLAT

VICINITY MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jose L. Lopez, owner(s) and developer(s) of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 18090, Page 41 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 purposes identified.

_____
Jose L. Lopez

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, 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 OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

_____
Cody Karisch, R.P.L.S. No. 7004

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 & 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

CERTIFICATION BY THE COUNTY CLERK

_____
County Clerk, Brazos County, Texas

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE NO. 10, Abstract No. 63, in Bryan, Brazos County, Texas and being part of Lot 1, Block 2, CASTLE HEIGHTS according to the Final Plat recorded in Volume 134, Page 183 of the Brazos County Deed Records (B.C.D.R.), said Lot 1, Block 2 being further described in the deed from Homero Huerta to Jose L. Lopez recorded in Volume 18090, Page 41 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8–inch iron rod marking the north corner of this herein described tract, said iron rod also marking the west corner of Lot 2A, Block 2, CASTLE HEIGHTS SUBDIVISION according to the Replat recorded in Volume 994, Page 722 of the Official Records of Brazos County, Texas (O.R.B.C.) and being in the southeast right–of–way line of State Highway 21 (based on a 110–foot width);

THENCE: S 50° 32' 43" E (DEED CALL: S 48° 51' 45" E – 117.40') along the common line of this tract and said Lot 2A, Block 2 for a distance of 117.85 feet to a found 1/2–inch iron rod marking the east corner of this tract, said iron rod also marking the north corner of the Josephine Whiting tract recorded in Volume 1027, Page 1 (O.R.B.C.), said Whiting tract being further described as the northeast half of the southeast half of said Lot 1, Block 2;

THENCE: S 35° 22' 11" W (DEED CALL: S 37° 18' 30" W – 120.11') into and through said Lot 1, Block 2 for a distance of 119.50 feet to a found 1/2–inch iron rod marking the south corner of this herein described tract, said iron rod also marking the west corner of the 60'x120' Josue Anselmo and Edith Posada tract recorded in Volume 11319, Page 71 (O.P.R.B.C.) and being in the northeast right–of–way line of Conner Street (based on a 30–foot width);

THENCE: along the northeast right–of–way line of said Conner Street and the southeast right–of–way line of said State Highway 21 for the following two (2) calls:

1) N 50° 59' 47" W (DEED CALL: N 49° 01' 05" W – 113.39') for a distance of 113.78 feet to a found 1/2–inch iron rod marking the west corner of this tract, and
2) N 33° 28' 18" E (DEED CALL: N 35° 25' 00" E) for a distance of 120.75 feet to the POINT OF BEGINNING and containing 0.318 acres of land.

GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0205E, Map Revised April 2, 2012, no portion of this property is located within a Special Flood Hazard Area.
3. 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 P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
4. This property is currently zoned Residential District – 5000 (RD–5).
5. Building setbacks per City of Bryan Code of Ordinance. Additional building setbacks may be required by deed restrictions.
6. For utility notifications please contact BTU (979–821–5700) and the City of Bryan (979–209–5900).
7. Existing concrete slab will remain prior to the filing of this plat. Owner states that the existing concrete slab will be removed prior to future development.
8. Purpose of this replat is to divide 1 residential lot into 2 residential lots.
9. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊗ – 1/2" Iron Rod Found (CM)
◎ – 1/2" Iron Rod Set
○ – 5/8" Iron Rod Found (CM)

10. Legend & Abbreviations:

P.O.B. – Point of Beginning
AP – Abandoned Power Pole
CM – Controlling Monument
CV – Communication Vault
GA – Guy Anchor
PP – Power Pole
SC – Sewer Cleanout
WM – Water Meter
— ◇ — – Chain Link Fence
— // — – Wood Fence
— OE — – Overhead Electrical Line
— 6S — – Underground Sewer Line w/ Size
— 6W — – Underground Water Line w/ Size
(330) – Contour Elevation

FINAL PLAT

CASTLE HEIGHTS ADDITION
LOTS 1A & 1B
BLOCK 2

BEING A REPLAT OF
LOT 1 (PART OF), BLOCK 2
OF THE CASTLE HEIGHTS ADDITION
AS RECORDED IN VOLUME 134, PAGE 183

0.318 ACRES

STEPHEN F. AUSTIN LEAGUE No.10, A–63
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER 5, 2026
SCALE: 1" = 20'

Owner:
Jose L. Lopez
11571 Sandy Lane
Hearne, Texas 77859

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

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