

LEGEND

- CONTROL POINT
- 1/2-IN REBAR ROD FOUND, OR AS NOTED
- PROPERTY CORNER SET
- △ CALCULATED POINT
- ◆ MISC. MONUMENT
- FENCE POST
- AIR CONDITIONER
- ⊗ IRRIGATION CONTROL VALVE
- ✉ MAILBOX
- ⌵ SIGN
- ⊕ FIRE HYDRANT
- ⊕ M H MANHOLE
- ⊗ WATER VALVE
- ⊕ W M WATER METER
- ⊕ G M GAS METER
- ⊕ E M ELECTRIC METER
- POWER POLE
- ⊕ LIGHT POLE
- ⌵ GUY ANCHOR
- ⊗ UTILITY PEDESTAL
- UTILITY MARKER

1. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, (2011 ADJUSTED) CENTRAL ZONE. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE.
2. ACCORDING TO MAP NO. 48041C0215F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS, DATED 04/02/2014, THE SUBJECT TRACT IS SITUATED WITHIN X ZONE; DEFINED AS AREAS "DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE LOCATION OF THE FLOOD ZONE LINES SHOWN HEREON WERE DETERMINED BY SCALING FROM SAID FLOOD INSURANCE RATE MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. ALPHA INFRASTRUCTURE LLC. ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS.
3. REFERENCE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, COUNTERSIGNED BY CAPITAL TITLE OF TEXAS, LLC., G.F. NO. 22-715955-AG, HAVING AN EFFECTIVE DATE OF DECEMBER 11, 2022. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY ALPHA INFRASTRUCTURE LLC.
4. TRACT IS SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS OF ALL ZONING LAWS, REGULATIONS, AND ORDINANCES OF MUNICIPAL AND/OR OTHER GOVERNMENTAL AUTHORITIES, RELATING TO THE SUBJECT PROPERTY SHOWN HEREON.

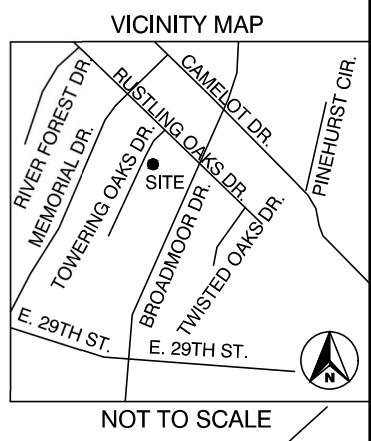
O.E. OVERHEAD ELECTRIC LINE(S)
 () RECORD DIMENSION
 PER VOL. 271, PG. 699
 B.L. BUILDING LINES (SET-BACK)
 PER VOL. 269, PG. 745
 O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS
 BRAZOS COUNTY, TEXAS
 D.R.B.C.T. DEED RECORDS
 BRAZOS COUNTY, TEXAS

0.253 ACRES, BEING LOT TEN (10), BLOCK FOUR (4), OF THE REVISED FIRST INSTALLMENT MEMORIAL FOREST, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOL. 271, PG. 699, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

I, JEFFREY A. BARRON, DO HEREBY CERTIFY THAT THE FOREGOING PLAT REPRESENTS A SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION ON 12/21/2022, AND MEETS OR EXCEEDS THE MINIMUM PROFESSIONAL AND TECHNICAL STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. SUBJECT TO THE NOTES SHOWN HEREON.

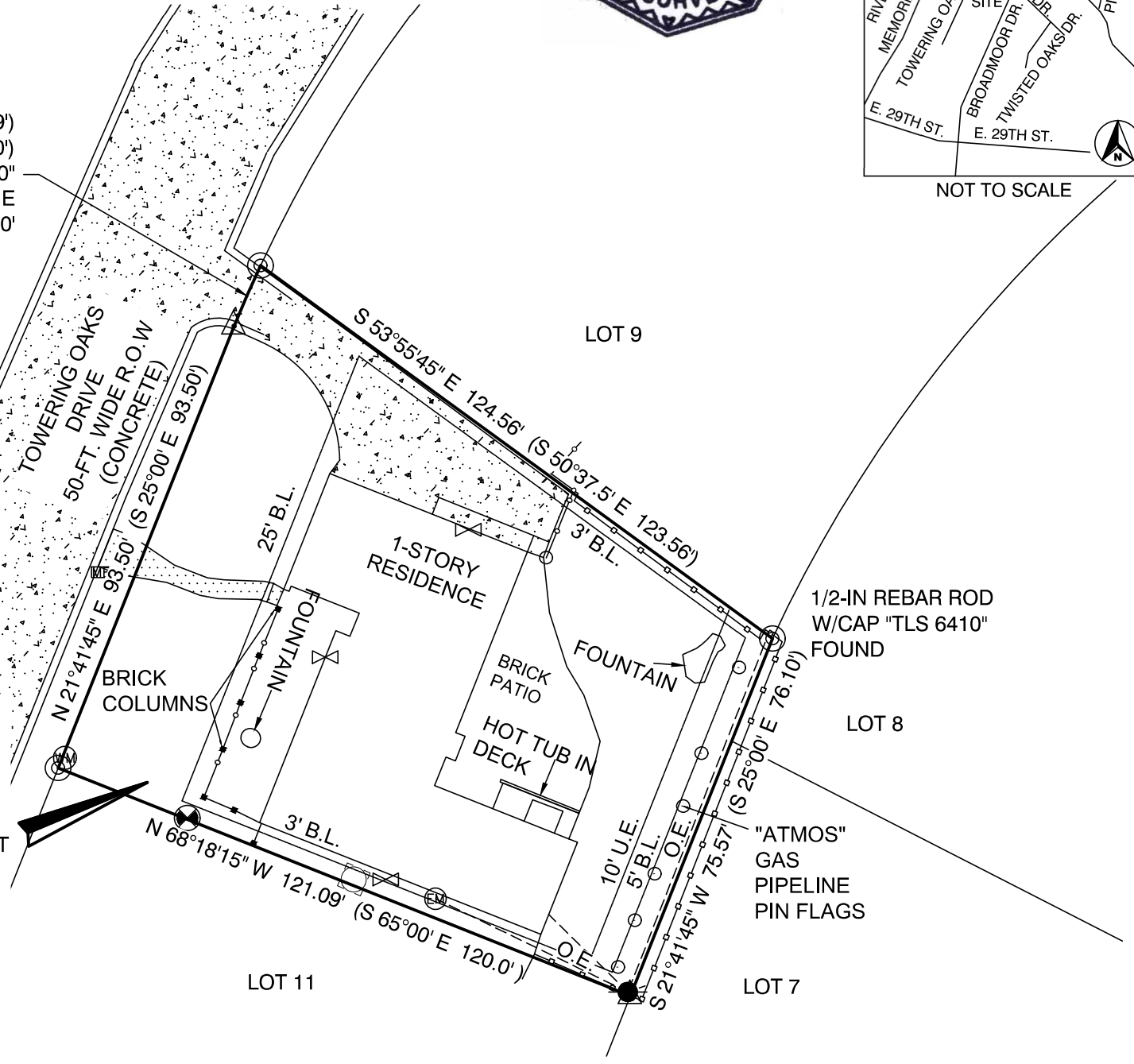
12/23/2022

Jeffrey A. Barron
 JEFFREY A. BARRON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6515



- IRON FENCE
- WOOD FENCE

L=13.00' (13.19')
 R=275.00' (275.00')
 DLT=2°42'30"
 CB=N 23°37'20" E
 CL=13.00'



GOBIG, LLC.
 VOL. 14436, PG. 137
 O.R.B.C.T.

LOT 10, BLOCK 4
 REVISED FIRST INSTALLMENT
 MEMORIAL FOREST
 VOL. 271, PG. 699
 D.R.B.C.T.

MEASURED 0.253 AC.

Sheet Number: 01 of 01

File Location: Z:\BIZ\3-OPS\TX01-P2200212\2512 Towering Oaks Dr., Bryan 77802\9-DWG\TX01-P2200212BASE.dwg

<p>ALPHA Infrastructure LLC. AiSurveyors.com TBPELS Survey Firm: 10194741</p>			Rev.	Date	Description	<p>2512 Towering Oaks Dr. Bryan, TX 77802</p> <p>Project No: TX01-P2200212 Date: December 23, 2022</p>
			-	-	-	
ALPHA Infrastructure LLC.: 4030 State Hwy 6 South, Ste. 210 College Station, TX Phone: (979) 450-0062 Email: jeff.barron@AiSurveyors.com			-	-	-	Surveyor Drawn By Checked By JAB JMB JAB