

NOTES:

- ALL HORIZONTAL COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, 2010.00 EPOCH.
- ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING A COMBINED ADJUSTMENT FACTOR OF 1.00012. UNIT OF MEASURE IS U.S. SURVEY FEET.
- HORIZONTAL COORDINATE VALUES ARE BASED ON DATA OBTAINED FROM THE EASY-VRSCMR SOLUTION IN THE TxDOT RTK NETWORK WITH AN ADJUSTMENT APPLIED TO MATCH EXISTING PUBLISHED VALUES OF THE CITY OF BRYAN CONTROL MONUMENTS AS REQUESTED. THIS ADJUSTMENT CONSISTED OF CONSTRAINING TO MONUMENTS GPS-33, GPS-34 AND GPS-35 AND APPLYING A 2D HELMERT TRANSFORMATION WITH A NORTHERN SHIFT OF -0.06', EASTING SHIFT OF +0.28'.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE PROJECT SCHEMATIC DATED DECEMBER 2018, PROJECT CONTROL SECTION JOB: 0212-03-050.
- PROJECT CONTROL WAS ESTABLISHED BY CITY OF BRYAN
- ABSTRACTING WAS COMPLETED IN AUGUST 2022.
- FIELD SURVEYS WERE COMPLETED JUNE 2022.
- A LEGAL DESCRIPTION AT EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.

LEGEND

- EXISTING RIGHT OF WAY LINE
- NEW RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PROPERTY LINE
- CONTINUOUS OWNERSHIP PER DEEDS AND UNITY OF LINE
- SURVEY LINE
- DENIAL OF ACCESS LINE

- = FOUND AS NOTED
- = SET TxDOT 4" BRONZE DISK IN CONCRETE
- = SET TxDOT 4" BRONZE DISK IN CONCRETE
- = SET "AD" MONUMENT - 5/8" IRON ROD WITH TxDOT ALUMINUM CAP STAMPED ACCESS DENIAL POINT, UNLESS OTHERWISE NOTED
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- STA. = BASELINE STATION
- O/S = BASELINE OFFSET
- VOL. = VOLUME
- PG. = PAGE

** THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION, MAY BE REPLACED WITH A TxDOT TYPE 11" RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TxDOT.

O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZOS COUNTY, TEXAS
 O.R.B.C.T. = OFFICIAL RECORD BRAZOS COUNTY, TEXAS
 D.R.B.C.T. = DEED RECORDS BRAZOS COUNTY, TEXAS

PARCEL NUMBER

P00010135

EXHIBIT "A"
 Page 4 of 5

F.M. 158
 (E. WILLIAM J. BRYAN PARKWAY)

EXISTING R.O.W. LINE

P.O.B.
 P00010135

NEW R.O.W. LINE

JOHN J. PRIHODA AND
 WILLIAM E. PRIHODA
 VOL. 6599, PG. 36
 O.P.R.B.C.T.

JOHN J. PRIHODA AND
 WILLIAM E. PRIHODA
 VOL. 6599, PG. 39
 O.P.R.B.C.T.

P.O.C.
 P00010135
 FOUND 1/2" PIPE

VILLA MARIA ROAD

NOT TO SCALE

AREA TABLE (ACRES)

EXISTING CALCULATED	ACQUISITION	REMAINDER (CALCULATED) LEFT	RIGHT
0.9435	0.0661		0.8774

A PLAT OF A SURVEY OF
 PARCEL P00010135
 FOR F.M. 158
 RIGHT OF WAY CSJ: 0212-03-064
 CONSTRUCTION CSJ: 0212-03-050
 A 2,877 SQ. FT. (0.0661 AC.)
 IN THE JOHN AUSTIN LEAGUE
 ABSTRACT NUMBER 2
 CITY OF BRYAN,
 BRAZOS COUNTY, TEXAS
 AUGUST 2022

PARCEL P00010135