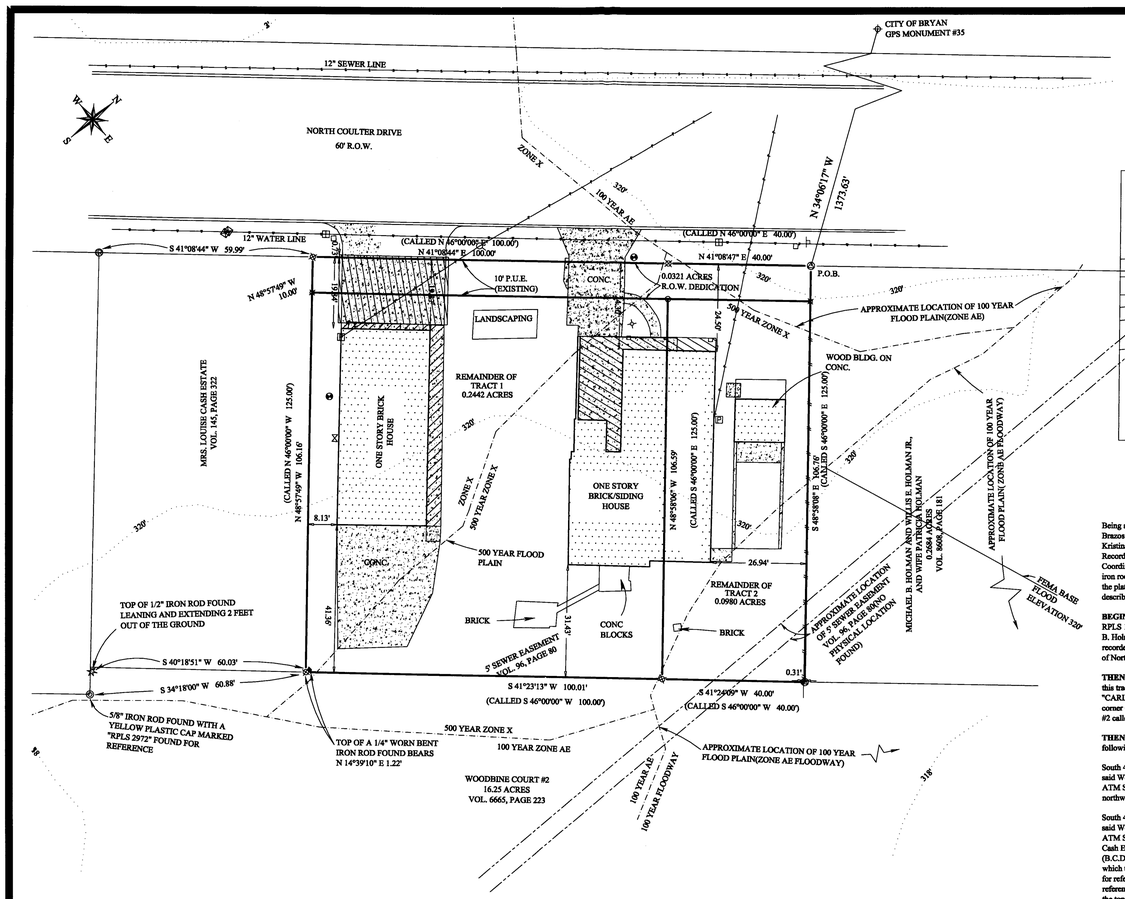
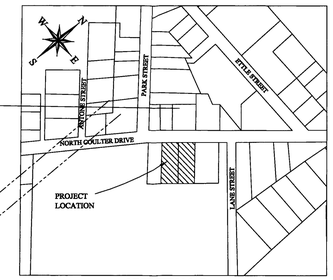


PRELIMINARY PLAN



VICINITY MAP
NOT TO SCALE

METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.3743 acres in the John Austin League, A-2, City of Bryan, Brazos County, Texas and being all of the same 2 tracts conveyed to Brent H. Hairston and Kristina Ann Hairston, as recorded in Vol. 10975, Page 119, of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary based on found iron rods found on the ground survey on October 1st, 2014. This description is also referred to the plat prepared by ATM Surveying, Project No. 2014-0655, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with an orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for the north corner of this tract, also being the west corner of the Michael B. Holman and Willis E. Holman Jr. and wife Patricia Holman called 0.2684 acre tract, as recorded in Volume 8608, Page 181, of the B.C.O.R., also being a point on the southeast line of North Coulter Drive (60' R.O.W.);

THENCE South 48°58'08" East, a distance of 116.76 feet along the common line between this tract and said Holman tract to a 5/8" iron rod with an orange plastic cap marked "CARLOMAGNO - RPLS 1562" found for the east corner of this tract, also being the south corner of said Holman tract, also being a point on the northwest line of the Woodbine Court #2 called 16.25 acre tract, as recorded in Vol. 6665, Page 223, of the B.C.O.R.;

THENCE along the common line between this tract and said Woodbine Court #2 for the following calls:

South 41°24'09" West, a distance of 40.00 feet along the common line between this tract and said Woodbine Court #2 to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point on the southeast line of this tract, also being a point on the northwest line of the said Woodbine Court #2;

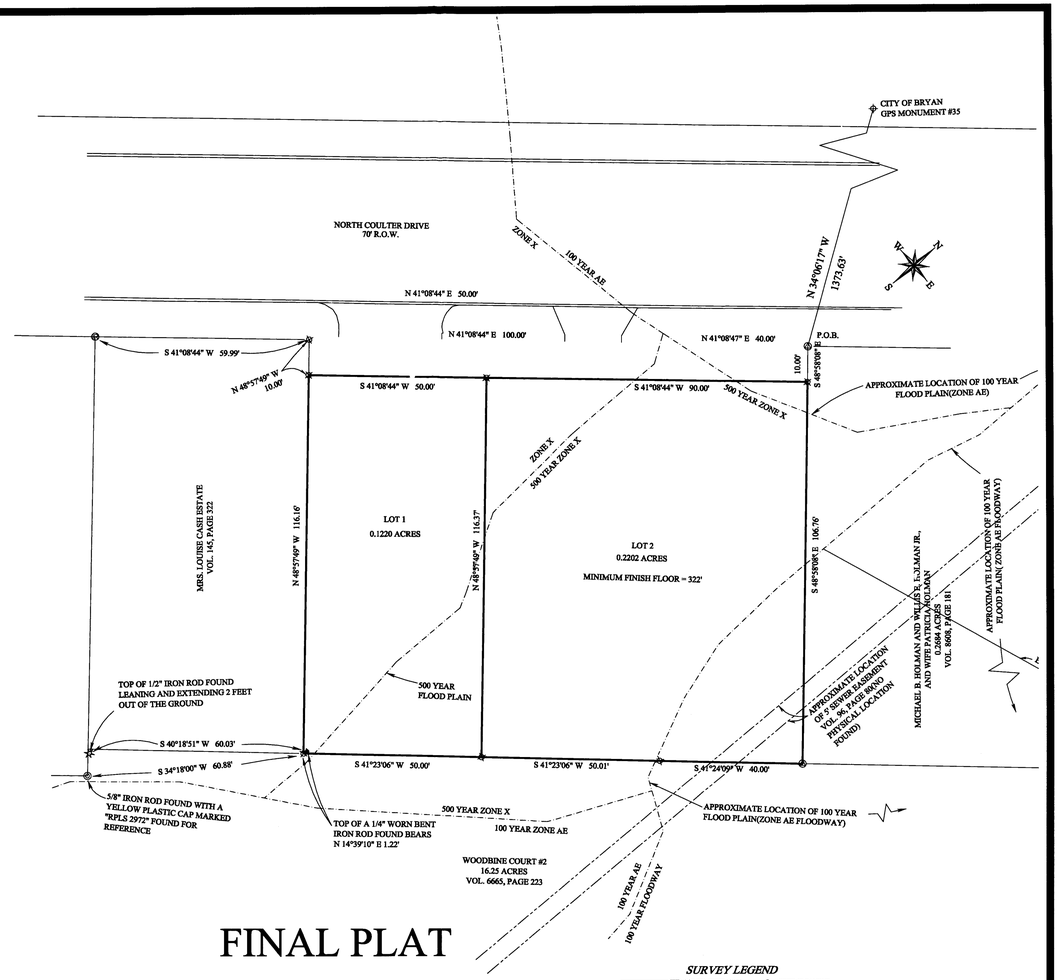
South 41°23'13" West, a distance of 100.01 feet along the common line between this tract and said Woodbine Court #2 to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the south corner of this tract, also being the east corner of Mrs. Louise Cash Estate tract, as recorded in Vol. 145, Page 322, of the Brazos County Deed Records (B.C.D.R.), and also being a point on the northwest line of the said Woodbine Court #2, from which the top of a 1/4" worn bent iron rod found bears N 14°39'10" E a distance of 1.22 feet for reference, also a 5/8" iron rod with a yellow plastic cap marked "RPLS 2972" found for reference bearing S 34°18'00" W, a distance of 60.88 feet, and also found for reference was the top of a 1/2" iron rod found leaning and extending 2' out of the ground, which bears S 40°18'51" W, a distance of 60.03 feet;

THENCE North 48°57'49" West, a distance of 116.16 feet along the common line between this tract and said Cash tract to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract, also being the north corner of said Cash tract, also being a point on the southeast line of said North Coulter Drive, from which a 1/2" iron rod found bears S 41°08'44" W, a distance of 59.99 feet;

THENCE along the common line between this tract and said North Coulter Drive for the following calls:

North 41°08'44" East, a distance of 100.00 feet along the common line between this tract and said right-of-way line of North Coulter Drive to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for a point on the northwest line of this tract, also being a point on the southeast line of said North Coulter Drive;

THENCE North 41°08'47" East, a distance of 40.00 feet along the common line between this tract and said North Coulter Drive to the **PLACE OF BEGINNING** containing 0.3743 acres.



FINAL PLAT

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- ELECTRICAL LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- WATER LINE
- SEWER LINE
- SEWER CLEANOUT
- WATER METER
- WATER VALVE
- ELECTRIC METER
- POWER POLE
- GAS METER
- LIGHT POLE
- STREET SIGN
- SEWER CLEANOUT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
- 1/2" IRON ROD FOUND LEANING
- 5/8" IRON ROD WITH YIELLOW PLASTIC CAP MARKED "RPLS 2972" FOUND
- 1/4" WORN BENT IRON ROD
- 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" FOUND

SCALE: 1" = 20'

20 0 20 40 60 Feet

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 _____, 2014.

_____
City Engineer, City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 2014, and same was duly approved on the ____ day of _____, 2014.

_____
Chairman

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Adam Wallace, Registered Public Surveyor No. 6132, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on October 1st, 2014 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.

_____
Adam Wallace, R.P.L.S. No. 6132

STATE OF TEXAS
REGISTERED
ADAM C WALLACE
6132
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011) EPOCH 2010
2. SAID LOT DOES APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 48041C0215F EFFECTIVE DATE, 04/02/2014
3. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. THE ZONING OF THIS TRACT AND ALL ADJOINING TRACTS IS RESIDENTIAL DISTRICT-5000
5. BLANKET EASEMENTS TO THE CITY OF BRYAN ARE RECORDED IN VOL. 221, PAGE 91, AND VOL. 96, PAGE 80.
6. NO NEW CONSTRUCTION IS PROPOSED ON THIS PROPERTY.
7. CARPORT ENCROACHES IN THE PUBLIC RIGHT-OF-WAY
8. APPROXIMATELY 10.5' OF THE CARPORT COVER WILL BE IN THE PUBLIC RIGHT-OF-WAY.
9. THE FUTURE DEVELOPMENT OF EITHER LOT WILL REQUIRE SHARED ACCESS AND A LAYOUT THAT WILL PROVIDE ADEQUATE MANEUVERING SPACE AS VEHICLES WILL NOT BE ABLE TO BACK DIRECTLY INTO NORTH COULTER DRIVE

CERTIFICATION OF 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 _____, 2014.

_____
City Planner, City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 11897, Page 199, 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.

_____
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 2014.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentification was filed for record in my office on the _____ day of _____, 2014, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

JOHN AUSTIN LEAGUE, A-2
TRACT 1 – 0.2672 ACRES
TRACT 2 – 0.1071 ACRES
BEING A FINAL PLAT
COULTER NORTH ADDITION
0.3743 ACRES
LOT 1 AND 2
BLOCK 1
VOLUME 10975, PAGE 119
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
BRENT AND KRISTINA HAIRSTON
3009 HUMMINGBIRD CIR.
BRYAN TX 77807
(979) 575-5637

ATM Surveying
P.O. Box 10313, College Station, TX 77840
PHONE: (979)209-9291 email: Adam@ATMsurveying.com
www.ATMsurveying.com - FIRM #101784-00

Cody

File name: 14-0655-N COULTER-415-415A-415B-REPLAT.DWG
Plot date: 09/29/14