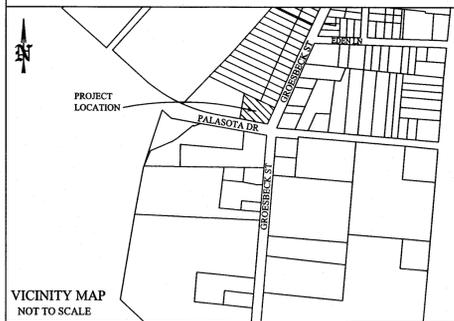
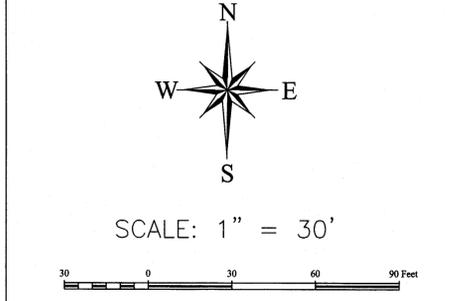
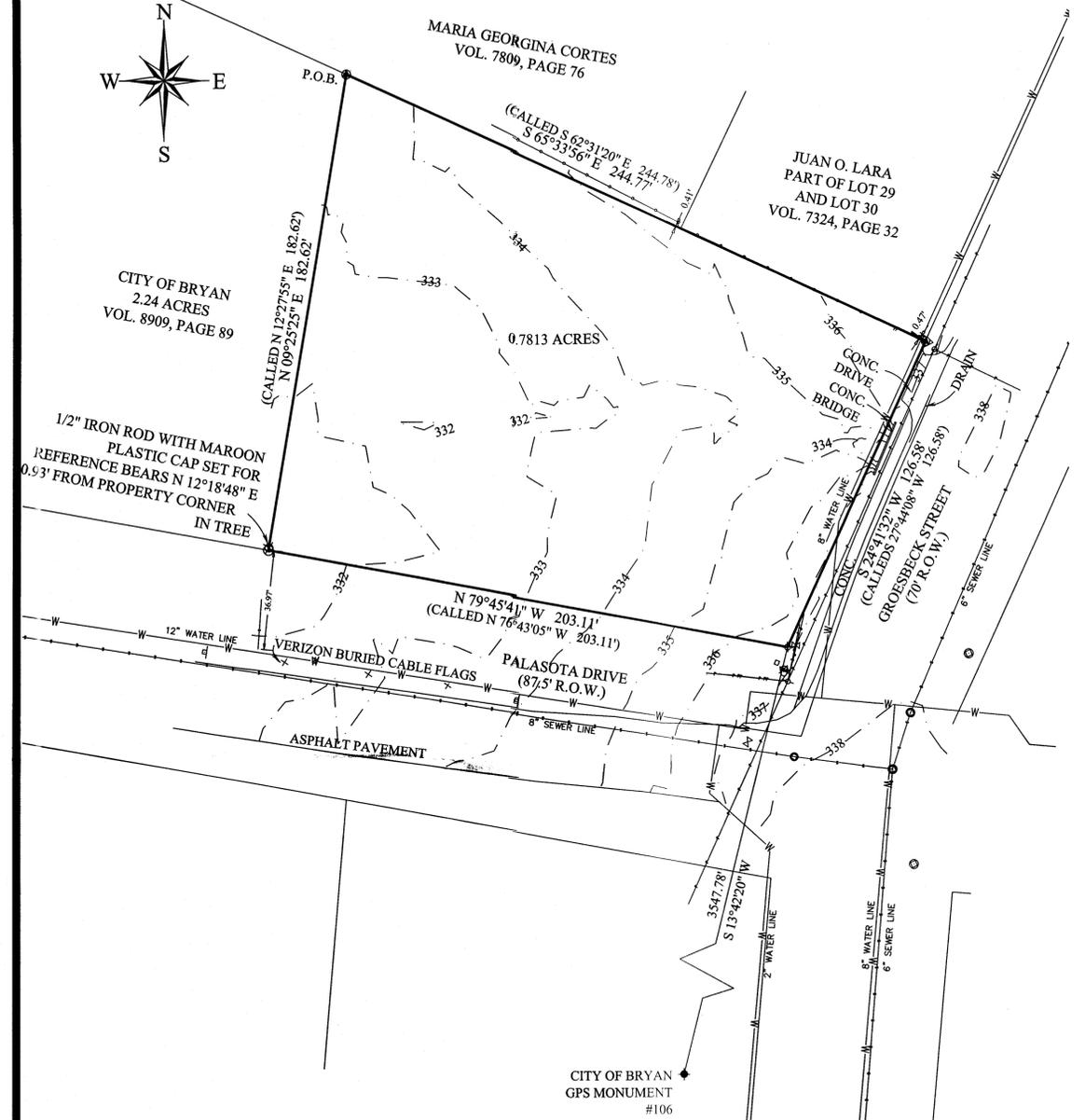


ORIGINAL PLAT



METES AND BOUNDS DESCRIPTION  
0.7813 ACRES  
ZENO PHILLIPS LEAGUE, A-45  
BRAZOS COUNTY, TEXAS

Being a tract of land containing 0.7813 acres, and being situated in the Zeno Phillips League, A-45, Brazos County, Texas, and being part of the Coulter's Addition to the City of Bryan, being part of Lot 53, as recorded in Vol. 83, Page 82, of the Brazos County Deed Records (B.C.D.R.), and being the same tract recorded in Vol. 10586, Page 208, of the Brazos County Official Records (B.C.O.R.) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83, and boundary referenced from the north and east corners as recorded in said previous deed, and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO RPLS 1562" found for the north corner of this tract, also being the northeast corner of the City of Bryan 2.24 acre tract, as recorded in Vol. 8909, Page 89, of the B.C.O.R., also being on the south line of the Maria Georgina Cortes, as recorded in Vol. 7809, Page 76, of the B.C.O.R.;

**THENCE** South 65°33'56" East, a distance of 244.77 feet along the common line between this tract and said Cortes tract, and then along the common line between this tract and the Juan O. Lara tract, being part of Lot 29, and Lot 30, as recorded in Vol. 7324, Page 32, of the B.C.O.R. to 5/8" iron rod with orange plastic cap marked "CARLOMAGNO RPLS 1562" found for the east corner of this tract, also being the southeast corner of said Lara tract, also being on the northwest right-of-way line of the Groesbeck Street (70' R.O.W.);

**THENCE** South 24°41'32" West, a distance of 126.58 feet along the common line between this tract and Groesbeck Street to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the southeast corner of this tract, also being at intersection of said Groesbeck Street, and the north right-of-way line of Palasota Drive (87.5' R.O.W.);

**THENCE** North 79°45'41" West, a distance of 203.11 feet along the common line between this tract and said right-of-way line of Palasota Drive to a point in the edge of a tree for the southwest corner of this tract, from which a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for referenced bears N 12°18'48" E, a distance of 0.93 feet, also being the southeast line of said City of Bryan tract;

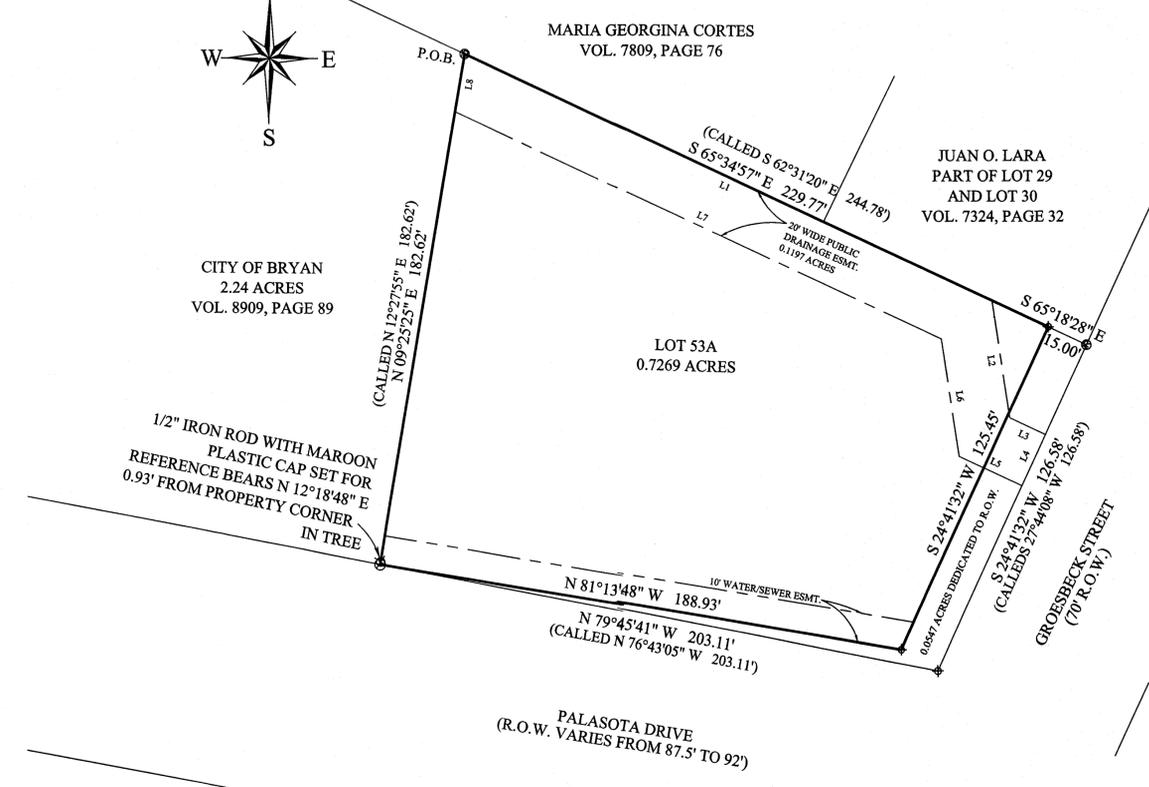
**THENCE** North 9°25'25" East, a distance of 182.62 feet along the common line between this tract and said City of Bryan tract to the **PLACE OF BEGINNING** containing 0.7813 acres.

**SURVEY LEGEND**

---	SUBJECT PROPERTY LINE	---	SEWER MANHOLE
---	ADJOINING PROPERTY LINE	---	WATER MANHOLE
---	UTILITY EASEMENT	---	WATER VALVE
---	ORDINANCE BOUNDARY LINE	---	FIRE HYDRANT
---	PLATTED BOUNDARY LINE	---	ELECTRIC METER
---	ELECTRICAL LINE	---	POWER POLE
---	SEWER LINE	---	METAL SIGN
---	WATER LINE	---	GALVANIZED SIGN
---	CHAIN LINE FENCE	---	LIGHT POLE
---	WOOD FENCE		

● 5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562"  
 ○ 1/2" IRON ROD ROUNDS  
 ◆ 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET

REPLAT



CITY OF BRYAN  
2.24 ACRES  
VOL. 8909, PAGE 89

MARIA GEORGINA CORTES  
VOL. 7809, PAGE 76

JUAN O. LARA  
PART OF LOT 29  
AND LOT 30  
VOL. 7324, PAGE 32

LOT 53A  
0.7269 ACRES

1/2" IRON ROD WITH MAROON  
PLASTIC CAP SET FOR  
REFERENCE BEARS N 12°18'48" E  
0.93' FROM PROPERTY CORNER  
IN TREE

PALASOTA DRIVE  
(R.O.W. VARIES FROM 87.5' TO 92')

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 10586, Page 208, 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 \_\_\_\_\_  
Notary Public, Brazos County, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat certificates of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2012, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_\_\_ Page \_\_\_\_\_

CERTIFICATE OF THE COUNTY CLERK

GENERAL NOTES

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83, USING THE TRIMBLE VRS NETWORK.
- SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 48041C0141C EFFECTIVE DATE, 07-02-1992, BUT IS NEAR ZONE X 500 YEAR FLOOD ZONE
- BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
- WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATED PER CITY OF BRYAN DIGITAL MAPS.

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 \_\_\_\_\_, 2012.

City Planner, City of Bryan

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 \_\_\_\_\_, 2012.

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 \_\_\_\_\_, 2012, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Chairman

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Adam Wallace, Registered Public Surveyor No. 6132, in the that this plat is true and correct and was prepared from an actual survey of the property and that the metes and bounds describing said subdivision will describe the same in a closed geometric form.

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



LOT 53A  
COULTER'S ADDITION  
**BEING A REPLAT**  
OF A 0.7813 ACRE PART OF  
LOT 53  
COULTER'S ADDITION  
VOLUME 10586, PAGE 208  
ZENO PHILLIPS LEAGUE, A-45  
BRYAN, BRAZOS COUNTY, TEXAS

SURVEY DATE: 4-19-12  
JOB NUMBER: 2012-0035

ATM Surveying  
P.O. Box 1013, College Station, TX 77840  
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com  
www.ATMSurveying.com

RECEIVED  
MAY 29 2012  
Development & Engineering Services