

NOTES:

1. PROPERTY APPEARS TO BE VESTED IN JASON A. NUTT AND WIFE, REBECCA F. AND AXIA HOMES, LLC BY VIRTUE OF A DEED RECORDED IN VOLUME 14040, PAGE 004 AND VOLUME 15136, PAGE 157.
2. SURVEY PERFORMED WITH THE BENEFIT OF A TITLE PROVIDED BY SOUTHLAND TITLE COMPANY, AND ISSUED UNDER G.F. # 20210313, EFFECTIVE DATE APRIL 24, 2021, AND TITLE PROVIDED BY UNIVERSITY TITLE COMPANY, AND ISSUED UNDER G.F. # 190378, EFFECTIVE DATE JANUARY 22, 2019.
3. BASIS OF BEARINGS ARE SURFACE MEASUREMENTS AND REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 DATUM, AS OBTAINED BY GPS OBSERVATIONS AND REFERENCED TO THE LEICA SMARTNET NETWORK OF NORTH AMERICA.
4. THIS PROPERTY FALLS WITHIN ZONE X AND HAS LESS THAN A 1% ANNUAL CHANCE OF FLOOD HAZARD ACCORDING TO THE FEMA FIRM MAP FOR BRAZOS COUNTY, CITY OF BRYAN, TEXAS, COMMUNITY MAP NO. 400032, PANEL NO. 02155, MAP NO. 40003215, REVISED EFFECTIVE DATE OF APRIL 2, 2014.
5. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
6. THIS PROPERTY IS CURRENTLY ZONED RESIDENTIAL DISTRICT - 5000 (RD-5).
7. THE 0.04 ACRE PORTION OF THE ALLEY WAS ABANDONED BY ORDINANCE NO. 2411 AND ADOPTED BY THE BRYAN CITY COUNCIL ON THE 17 DAY OF March, 2020.

APPROVAL OF CITY ENGINEER

Sam J. Vernon, P.E., THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 20th DAY OF January, 2021.

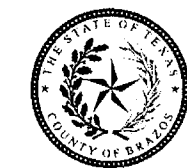
APPROVAL OF THE CITY PLANNER

Mark Zimmerman, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAN IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 20th DAY OF January, 2021.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

John Bush, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAN WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE 21st DAY OF August, 2020 AND SAME WAS DULY APPROVED ON THE 16th DAY OF February, 2021 BY SAID COMMISSION.

Filed for Record
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of M. C. C. A.

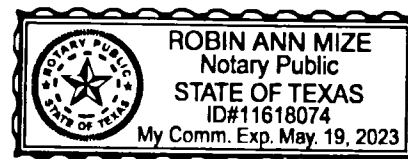
CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE), **Jason Nutt**, OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAN, BEING PART OF THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUMES 14040, PAGE 004 AND VOLUME 15136, PAGE 157, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

NOTARY PUBLIC CERTIFICATION

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Jason Nutt** KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

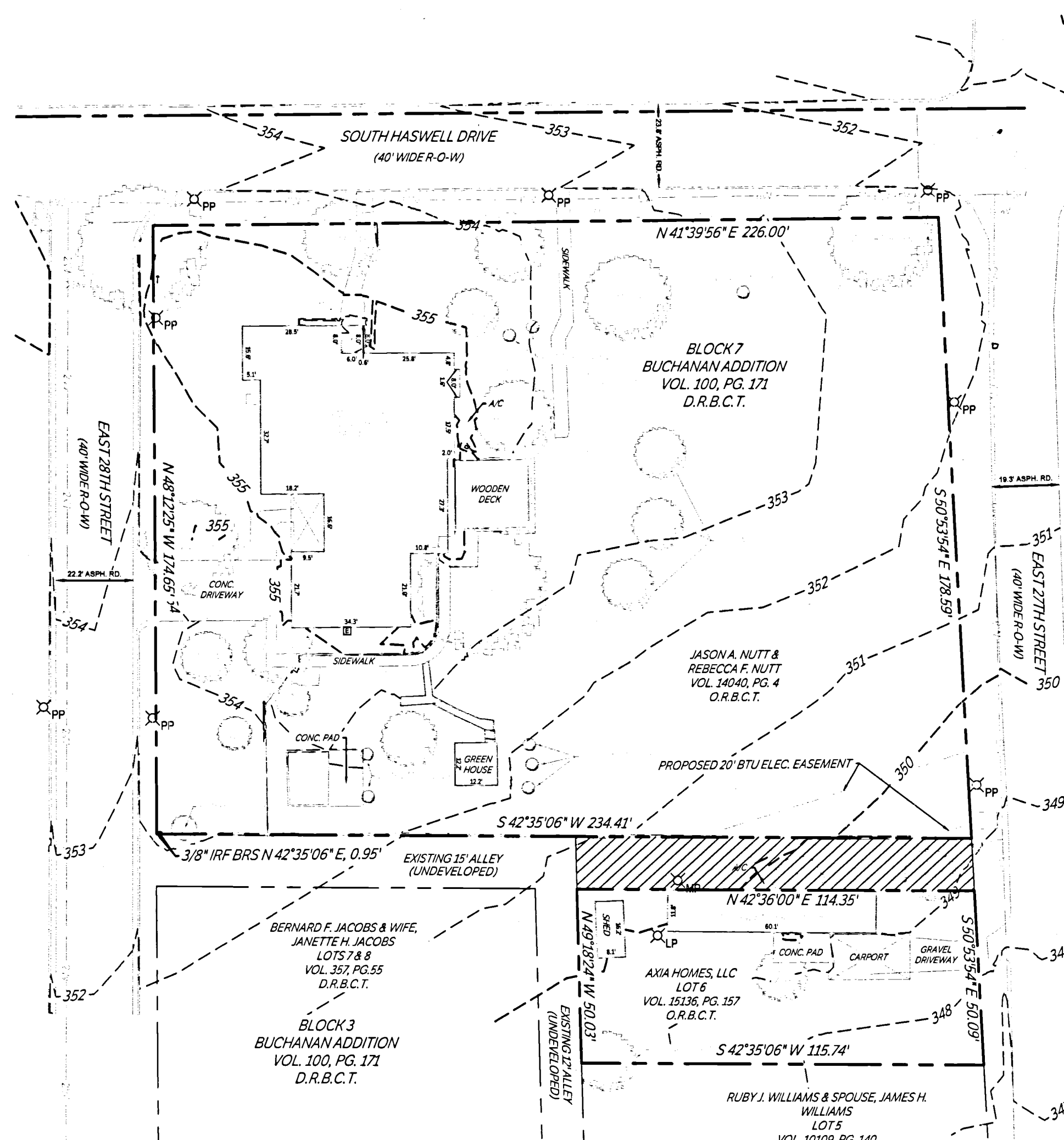
GIVEN UNDER MY HAND AND SEAL ON THIS 20th DAY OF February, 2021



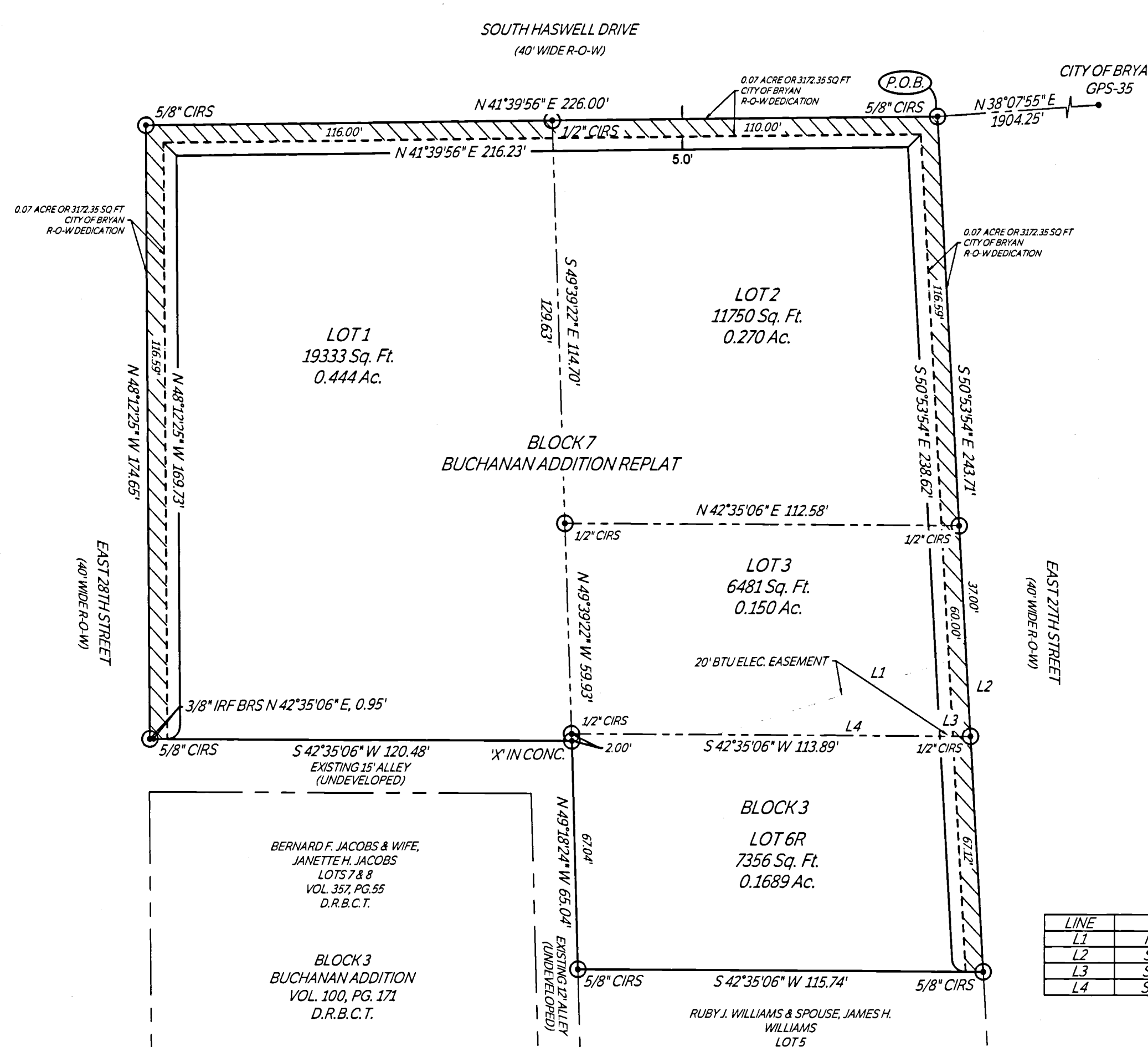
CERTIFICATE OF SURVEYOR

I, ENRIQUE C. ELIZONDO, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR VISIBLE EASEMENTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF EXCEPT AS SHOWN HEREON THIS 13th DAY OF FEBRUARY, 2020.

ENRIQUE C. ELIZONDO R.P.L.S. NO. 6386



ORIGINAL PLAT



FIELD NOTES

BEING 1.10 ACRES OF LAND, MORE OR LESS, SITUATED IN THE JOHN AUSTIN LEAGUE, A-2, BRAZOS COUNTY, TEXAS, BEING ALL OF BLOCK 7, LOT SIX (6), BLOCK 3, AND A 0.04 OF AN ACRE ALLEY WAY (TO BE ABANDONED) OF THE BUCHANAN ADDITION RECORDED IN VOLUME 100, PAGE 171, DEED RECORDS OF BRAZOS COUNTY, TEXAS, (D.R.B.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 5/8-INCH CAPPED IRON ROD, STAMPED "GESSNER" IN THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH HASWELL DRIVE (CALLED 40 FEET WIDE R-O-W) AND THE SOUTHWEST RIGHT-OF-WAY LINE OF EAST 27TH STREET (CALLED 40 FEET WIDE R-O-W) FOR THE NORTH CORNER OF BLOCK SEVEN (7), SAID BUCHANAN ADDITION DESCRIBED IN A DEED TO JASON A. & REBECCA F. NUTT RECORDED IN VOLUME 14040, PAGE 4, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), SAME BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND. FOR REFERENCE, A CITY OF BRYAN GPS MONUMENT 35, BEARS NORTH 38 DEGREES 07 MINUTES 55 SECONDS EAST, 1904.25 FEET.

THENCE CONTINUING WITH SAID SOUTHWEST LINE OF SAID EAST 27TH STREET SOUTH 50 DEGREES 53 MINUTES 54 SECONDS EAST, 243.71 FEET TO A SET 5/8-INCH CAPPED IRON ROD, STAMPED "GESSNER" FOR THE NORTH CORNER OF LOT FIVE (5), BLOCK THREE (3), BUCHANAN ADDITION DESCRIBED IN A DEED TO RUBY J. & JAMES H. WILLIAMS RECORDED IN VOLUME 10109, PAGE 140, (O.R.B.C.T.) FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT.

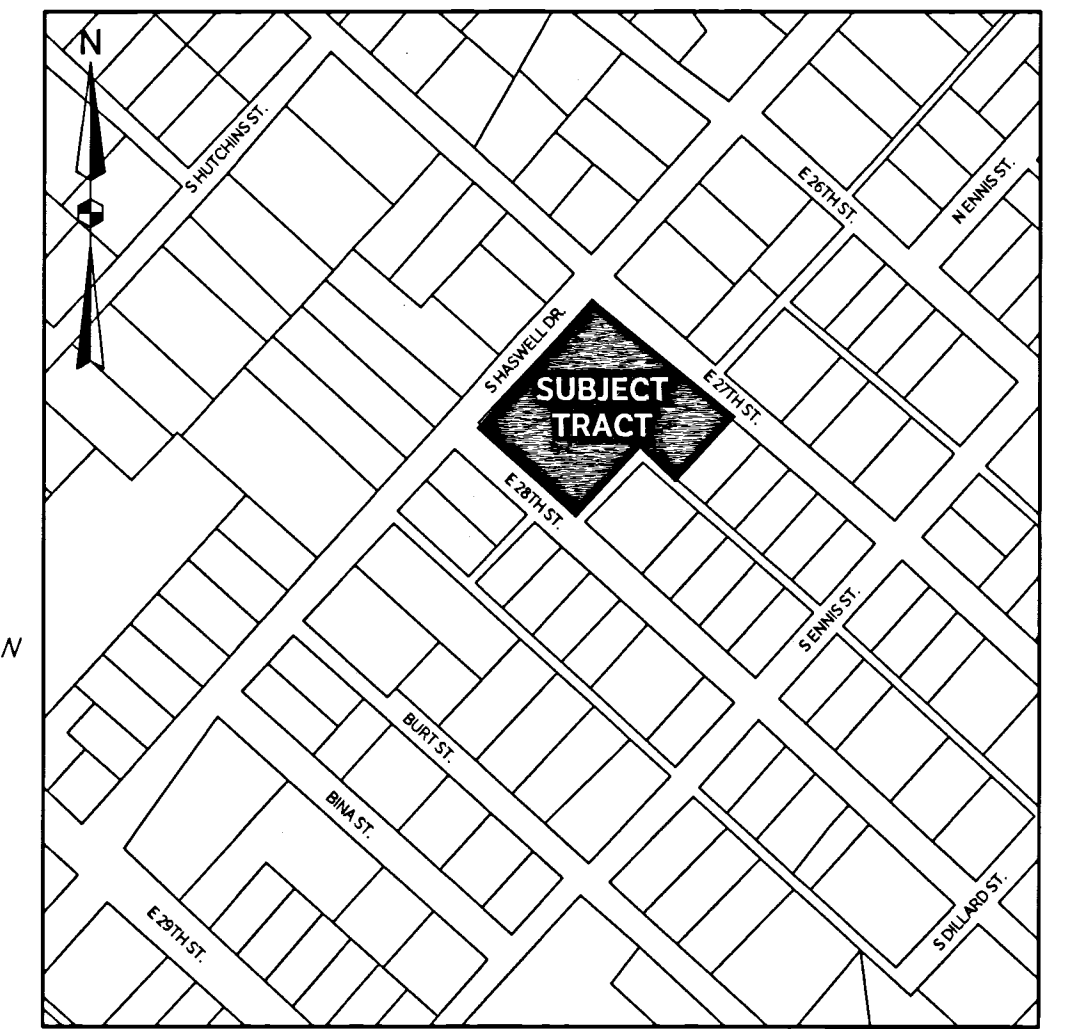
THENCE SOUTH 42 DEGREES 35 MINUTES 06 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID LOT SIX (6) 115.74 FEET TO A SET 5/8-INCH CAPPED IRON ROD, STAMPED "GESSNER" FOR THE SOUTH CORNER OF SAID LOT SIX (6) AND THE EASTERLY SOUTH CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 49 DEGREES 18 MINUTES 24 SECONDS WEST, LEAVING SAID SOUTHWEST LINE, WITH THE SOUTHWEST LINE OF SAID LOT SIX (6) 65.04 FEET TO A CUT X IN CONCRETE IN THE SOUTHWEST LINE OF SAID BLOCK SEVEN (7) FOR AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 42 DEGREES 35 MINUTES 06 SECONDS WEST, AT 119.53 FEET PASS A 3/8-INCH IRON ROD FOR REFERENCE IN SAID SOUTHWEST LINE OF BLOCK SEVEN (7), CONTINUING 120.48 FEET IN ALL TO A SET 5/8-INCH CAPPED IRON ROD, STAMPED "GESSNER" IN THE NORTHEAST RIGHT-OF-WAY LINE OF EAST 28TH STREET (CALLED 40 FEET WIDE R-O-W) AT THE SOUTH CORNER OF SAID LOT SEVEN (7) FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 48 DEGREES 12 MINUTES 25 SECONDS WEST, WITH SAID NORTH-EAST RIGHT-OF-WAY LINE OF SAID EAST 28TH STREET 174.65 FEET TO A SET 5/8-INCH CAPPED IRON ROD, STAMPED "GESSNER" AT THE INTERSECTION OF SAID NORTH-EAST RIGHT-OF-WAY LINE OF SAID EAST 28TH STREET AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH HASWELL DRIVE FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 41 DEGREES 39 MINUTES 56 SECONDS EAST, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTH HASWELL DRIVE 226.00 FEET TO POINT OF BEGINNING AND OCCUPYING 1.10 OF AN ACRE MORE OR LESS.



VICINITY MAP
NOT TO SCALE

LEGEND

- REFERENCE MONUMENT
- CAPPED IRON ROD SET MARKED "GESSNER"
- FOUND IRON ROD
- ADJOINING LOT LINE
- BOUNDARY LINE
- LOT LINE
- PROPOSED/EXISTING EASEMENT
- VACATED ALLEYWAY EASEMENT
- R-O-W DEDICATION
- WATER LINE
- GAS LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC LINE
- FIBER OPTIC LINE

LINE	BEARING	DISTANCE
L1	N 24° 38' 37" E	74.57'
L2	S 24° 38' 37" E	20.65'
L3	S 24° 38' 37" W	7.60'
L4	S 42° 35' 06" W	64.93'



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LAND SURVEYING | STRUCTURAL

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BRENNHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.305.4792

FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10193910

FINAL PLAT

ISSUE DATE: 10-23-19
DRAWN BY: MN
CHECKED BY: EE
PROJECT #: 19-0039

ADDRESS:
203 SOUTH HASWELL DRIVE
& 1007 E 27TH STREET
BRYAN, BRAZOS COUNTY, TEXAS

PREPARED FOR:
JASON NUTT
203 SOUTH HASWELL DR.
BRYAN, TEXAS 77803
&
AXIA HOME, LLC
203 SOUTH HASWELL DR.
BRYAN, TEXAS 77803

ELIZONDO & ASSOCIATES
LAND SURVEYING & MAPPING, L.L.C.
TEXAS LICENSED SURVEYING FIRM NO.
10193864

SURVEYOR:
HENRY ELIZONDO
11153 WESTWOOD LOOP SUITE 120
SAN ANTONIO, TEXAS 78253

FINAL PLAT
LOTS 1, 2 & 3 IN BLOCK 7
AND
LOT 6R IN BLOCK 3
1.10 ACRES
BUCHANAN ADDITION
BEING A REPLAT
OF BLOCK 7 AND LOT 6 IN BLOCK 3,
AND A 0.04 ACRE OF ABANDONED ALLEY
BUCHANAN SUBDIVISION
RECORDED IN VOLUME 100, PAGE 117
DEED RECORDS OF BRAZOS COUNTY, TEXAS