

PRELIMINARY PLAN

METS 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. Halston and Kristina Ann Halston, as recorded in Vol. 18975, 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 based on the ground survey on October 1st, 2014. This description is also referred to the plat prepared by ATM Surveying, Project No. 2014-0665, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with an orange plastic cap marked "CARLOMAGNO - RPLS 1562" set for the south corner of this tract, also being the west corner of the Michael B. Holman and Willis E. Holman Jr. and with Patricia Holman called 0.2694 acre tract, as recorded in Volume 6608, 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°58'00" East, a distance of 114.76 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" set for the east corner of this tract, also being the south corner of said Holman tract, also being a point on the southwest 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 call:

South 41°24'00" 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 southwest 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. Lonnie Cash Estate tract, as recorded in Vol. 145, Page 222, of the Brazos County Trust Records (B.C.T.R.), and also being a point on the southwest 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 near 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 60.83 feet;

THENCE North 48°57'49" West, a distance of 114.16 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 call:

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 southeast line of this tract, also being a point on the southeast line of said North Coulter Drive;

THENCE North 41°08'44" 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.

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. 4804100219 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-3000
5. BLANKET BASEMENTS 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
10. THIS PLAN IS AN AMENDING PLAN TO CORRECT A SCRIVENER'S ERROR FOR THE LOT LENGTHS FOR THE PLAT RECORDED IN VOL. 12736, PAGE 253

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 duly filed for record on the 14th day of July, 2015.

Adam Wallace
City Engineer, City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

A. S. HICKLE
Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that this plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 14th day of July, 2014, and same was duly approved on the 14th day of July, 2015.

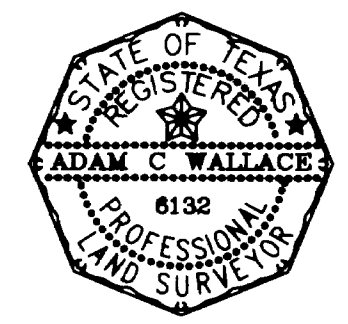
Adam Wallace
Chairman

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



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 14th day of July, 2015.

Adam Wallace
City Planner, City of Bryan

FILED FOR RECORD IN:

BRAZOS COUNTY

On: Jul 22, 2015 at 09:49A

As a
Plat

Document Number: 01237518

Amount: 67.00

Receipt Number: 550262

By:
Debbie Baker

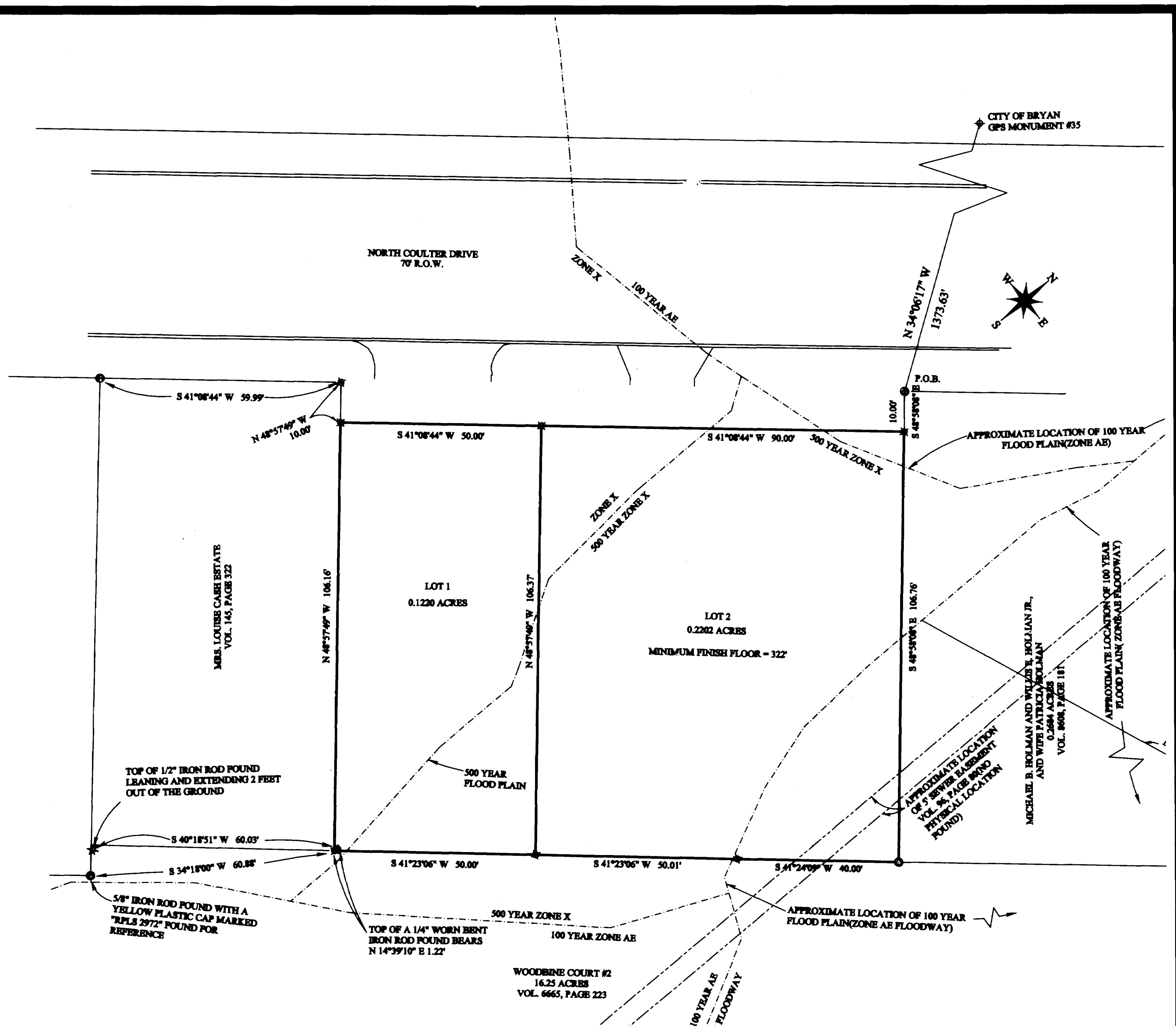
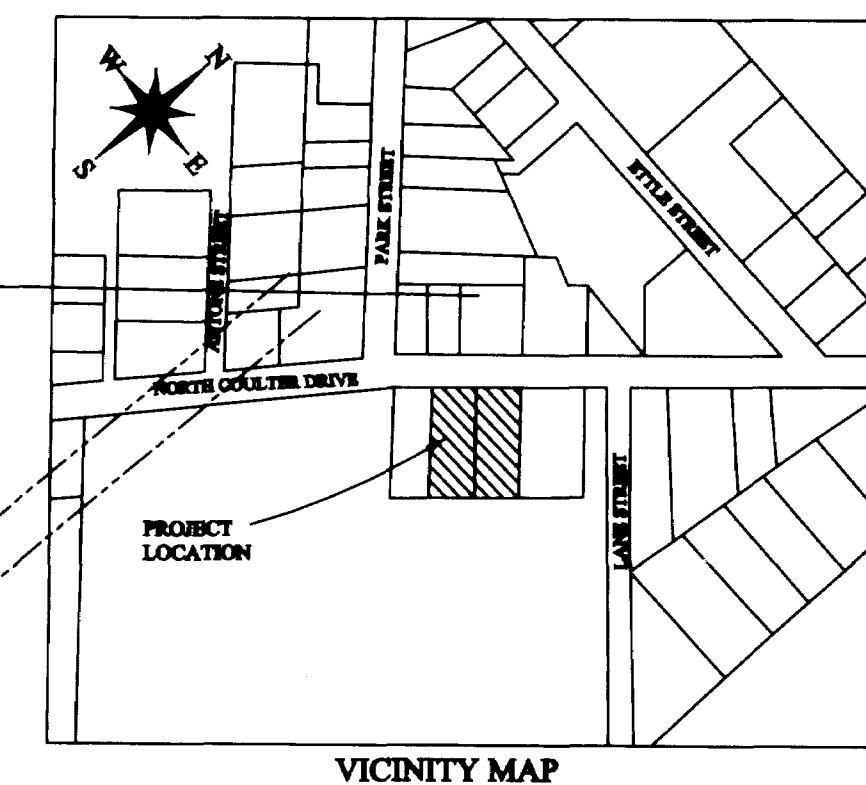
STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY

as stamped hereon by me,
Jul 22-2015

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY



FINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, H. Brent Halston, 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 1897, 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.

H. Brent Halston
Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared H. Brent Halston, 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 22nd day of June, 2015

Debbie Baker
Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 22nd day of July, 2015, in the Official Public Records of Brazos County, Texas, in Volume 12736.

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Karen McQueen
County Clerk
Brazos County, Texas

Debbie Baker
Deputy Clerk.

SURVEY LEGEND

---	PROPERTY BOUNDARY LINE	---	SEWER CLEANOUT
---	ADJOINING PROPERTY LINE	---	WATER METER
---	UTILITY BOUNDARY	---	WATER VALVE
---	PLATTED BOUNDARY LINE	---	ELECTRIC METER
---	CHANGELINE FENCE	---	POWER POLE
---	WOOD PILE	---	CONCRETE
---	WATER LINE	---	5/8" IRON ROD
---	SEWER LINE	---	5/8" IRON ROD

● 1/2" IRON ROD FOUND
 ● 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
 ● 1/2" IRON ROD WITH YELLOW 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'

0 20 40 60 Feet

AMENDING PLAT PER GENERAL NOTE #10

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 12736, PAGE 253
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
BRENT AND KRISTINA HALSTON
3008 HANSHORNBURG CIR.
BRYAN TX 77807
(979) 575-5437

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