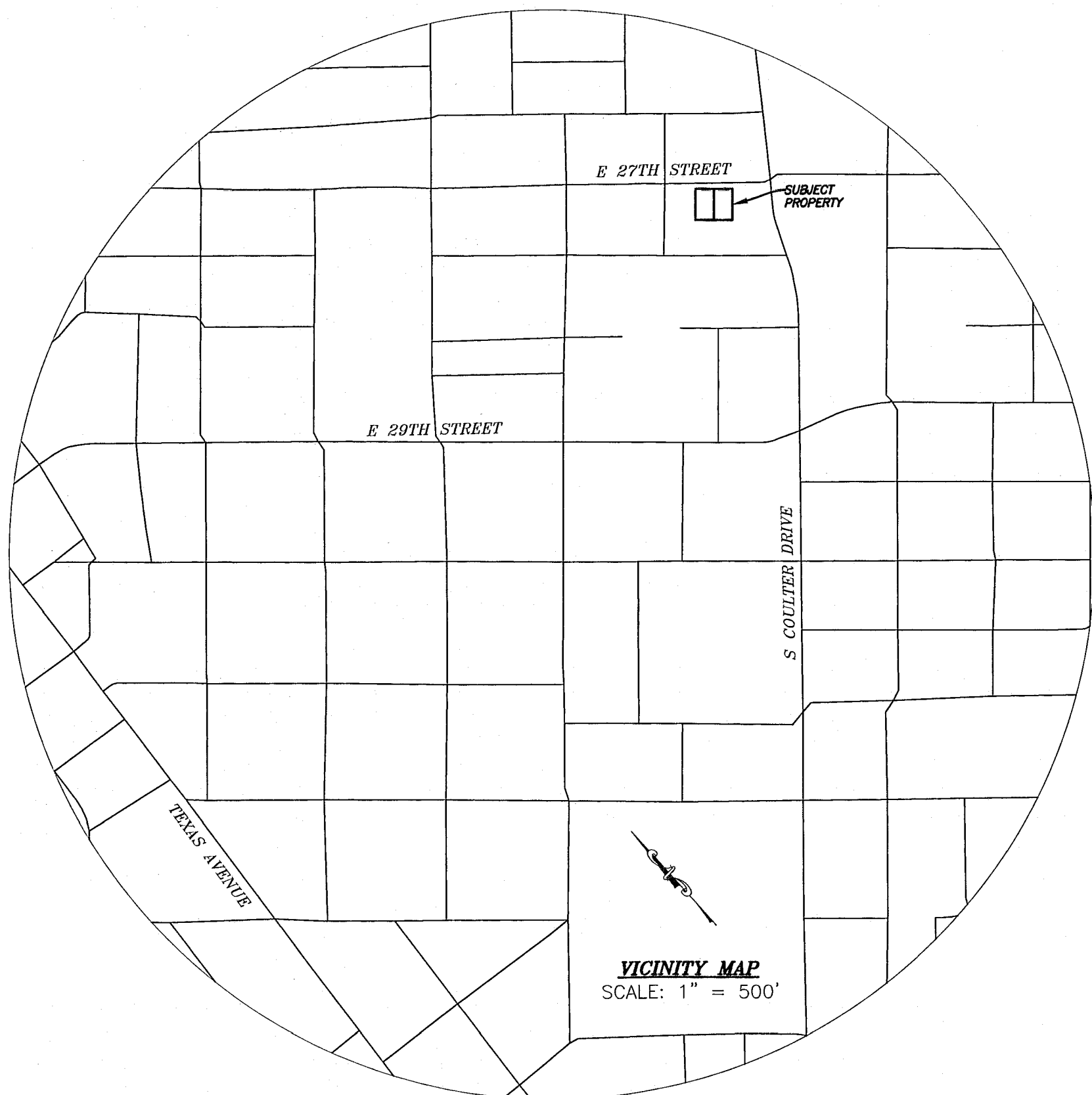




A DESCRIPTION OF 0.411 ACRES, MORE OR LESS, IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2 IN BRAZOS COUNTY, TEXAS, AND BEING A REPLAT OF LOTS 11, 12 AND 13 OF BLOCK 2 OF COULTER'S EAST SIDE ADDITION TO THE CITY OF BRYAN AS SHOWN ON PLAT RECORDED IN VOLUME 97, PAGE 86, DRBCT (DEED RECORDS OF BRAZOS COUNTY, TEXAS), AND BEING ALSO THE SAME PROPERTY DESCRIBED IN A DEED TO JUAN VELA, ET UX RECORDED IN VOLUME 8321, PAGE 264, OPRBCT (OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS); SAID 0.411 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF E 27TH STREET, ALSO KNOWN AS BURLESON STREET, (40' RIGHT-OF-WAY WIDTH), FOR THE NORTH CORNER OF LOT 11 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR THE NORTH CORNER OF REPLAT LOT 1R, FOR THE EAST CORNER OF LOT 10 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, AND FOR THE NORTH CORNER OF THIS DESCRIPTION;

THENCE, LEAVING LOT 10 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, AND ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF E 27TH STREET/BURLESON STREET, THE NORTHEAST LINE OF LOT 11 AND LOT 12 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, THE NORTHEAST LINE OF REPLAT LOTS 1R AND 2R, AND THE NORTHEAST LINE OF THIS TRACT, S47°32'39"E, PASSING A 1/2" CAPPED IRON ROD STAMPED "ATWELL, LLC" SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF E 27TH STREET/BURLESON STREET, BEING ALSO THE NORTHEAST LINE OF LOT 12 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR THE COMMON CORNER OF REPLAT LOTS 1R AND 2R, AND FOR AN ANGLE POINT IN THE NORTHEAST LINE OF THIS DESCRIPTION AT 73.58 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 98.11 FEET, (100') TO A 3/4" IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF E 27TH STREET/BURLESON STREET, FOR THE EAST CORNER OF LOT 12 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, AND FOR THE NORTH CORNER OF LOT 13 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR AN ANGLE POINT IN THE NORTHEAST LINE OF REPLAT LOT 2R, AND FOR AN ANGLE POINT IN THE NORTHEAST LINE OF THIS DESCRIPTION;

THENCE, LEAVING LOT 12 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, AND CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF E 27TH STREET/BURLESON STREET, THE NORTHEAST LINE OF LOT 13 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, THE NORTHEAST LINE OF REPLAT LOT 2R, AND THE NORTHEAST LINE OF THIS TRACT, S47°32'39"E, A DISTANCE OF 50.03 FEET, (50') TO A 1/2" IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF E 27TH STREET/BURLESON STREET, FOR THE EAST CORNER OF LOT 13 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR THE EAST CORNER OF REPLAT LOT 2R, FOR THE NORTH CORNER OF LOT 14 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR THE EAST CORNER OF THIS DESCRIPTION, AND FROM WHICH A 3/4" IRON ROD FOUND FOR THE EAST CORNER OF LOT 14 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION BEARS S47°32'39"E, A DISTANCE OF 50.03 FEET FOR REFERENCE;

THENCE, LEAVING THE SOUTHWEST RIGHT-OF-WAY LINE OF E 27TH STREET/BURLESON STREET, AND ALONG THE SOUTHEAST LINE OF LOT 13 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, THE SOUTHEAST LINE OF REPLAT LOT 2R, THE NORTHWEST LINE OF LOT 14 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, AND THE SOUTHEAST LINE OF THIS DESCRIPTION, S42°02'43"W, A DISTANCE OF 121.09 FEET, (121') TO A 5/8" CAPPED IRON ROD STAMPED "HPLS 2972" FOUND FOR THE SOUTH CORNER OF LOT 13 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR THE SOUTH CORNER OF REPLAT LOT 2R, FOR THE WEST CORNER OF LOT 14 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR THE NORTH CORNER OF LOT 6 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR THE EAST CORNER OF LOT 5 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR THE SOUTH CORNER OF THIS DESCRIPTION, AND FROM WHICH A 3/4" IRON ROD FOUND FOR THE SOUTH CORNER OF LOT 5 AND THE WEST CORNER OF LOT 6 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION BEARS S41°42'18"W, A DISTANCE OF 121.52 FEET FOR REFERENCE;

THENCE, LEAVING LOT 6 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, AND ALONG A FENCE, THE SOUTHWEST LINE OF LOT 13, LOT 12, AND LOT 11 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, THE SOUTHWEST LINE OF REPLAT LOTS 1R AND 2R, THE NORTHEAST LINE OF LOT 5, LOT 4, AND LOT 3 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, AND THE SOUTHWEST LINE OF THIS DESCRIPTION, N47°57'26"W, PASSING A 1/2" CAPPED IRON ROD STAMPED "ATWELL, LLC" SET IN THE SOUTHWEST LINE OF LOT 12 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, BEING ALSO THE NORTHEAST LINE OF LOT 4 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR THE COMMON CORNER OF REPLAT LOTS 1R AND 2R, AND FOR AN ANGLE POINT IN THE SOUTHWEST LINE OF THIS DESCRIPTION AT 74.83 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 146.46 FEET, (150') TO A 5/8" CAPPED IRON ROD STAMPED "HPLS 2972" FOUND FOR THE WEST CORNER OF LOT 11 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR THE WEST CORNER OF REPLAT LOT 1R, FOR THE NORTH CORNER OF LOT 3 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR THE EAST CORNER OF LOT 2 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR THE SOUTH CORNER OF LOT 10 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR THE WEST CORNER OF THIS DESCRIPTION, AND FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF LOT 2 AND THE WEST CORNER OF LOT 3 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION BEARS S48°51'23"W, A DISTANCE OF 120.92 FEET FOR REFERENCE;

THENCE, LEAVING LOT 2 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, AND ALONG THE NORTHWEST LINE OF LOT 11 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, THE NORTHWEST LINE OF REPLAT LOT 1R, THE SOUTHEAST LINE OF LOT 10 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, AND THE NORTHWEST LINE OF THIS TRACT, N42°12'07"E, A DISTANCE OF 121.08 FEET, (121') TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 0.411 ACRES, MORE OR LESS.

SURVEYED ON THE GROUND MARCH 30, 2022. BEARING BASIS: TEXAS COORDINATE SYSTEM (NAD83), GEOID 2018, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM SHARPE. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON SURFACE ADJUSTMENT FACTOR OF 1.00010799. ATTACHMENTS: DRAWING 22001041.DWG.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (WE), _____, THE OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (US, IT) IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____ AND WHISE 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.

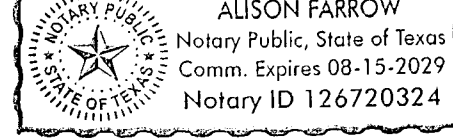
[Signature]
OWNER

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 OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF MAY 2024.

[Signature]
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

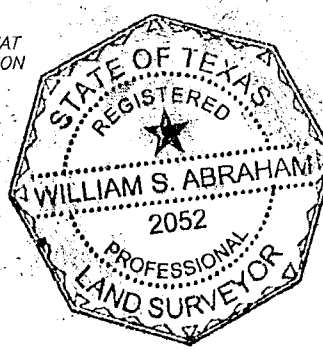


CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, WILLIAM S. ABRAHAM, REGISTERED PUBLIC SURVEYOR NO. 2052 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DEFINE A CLOSED GEOMETRIC FORM.

[Signature]
REGISTERED PUBLIC LAND SURVEYOR



CERTIFICATION BY THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 5/29/2026 11:15:12 AM
In the PLAT Records

Doc Number: 2026 - 1587500
Volume - Page: 20585 - 229
Number of Pages: 2
Amount: 72.00
Order#: 20260529000078
By: JS



APPROVAL OF THE CITY PLANNER

I, _____, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND 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 _____, 2024.

[Signature]
CITY PLANNER, BRYAN, TEXAS MTD

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 _____, 2024.

[Signature]
CITY ENGINEER, BRYAN, TEXAS J.S.

NOTES

- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
- BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 2018, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM CORS NETWORK; COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00010799.
- ELEVATIONS BASIS: CORS, NAVD 88, GEOID 2018, BASED ON GPS SOLUTIONS FROM CORS NETWORK & STATIC WITH OPUS REPORT CONFIRMATION. ORTHOMETRIC HEIGHT/ELEVATION = 330.40' USFT @ TBM-1 (SET 800 NAIL) AS SHOWN ON THIS SURVEY.
- ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0215F, DATED APRIL 2, 2014, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
- THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS OF A CATEGORY 1B, CONDITION III STANDARD LAND SURVEY.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND FURTHER MORE THIS SURVEY IS VERIFIED PER THE AVAILABLE DEEDS AND/OR PLAT AS SHOWN, AND STATED HEREON.

LEGEND

- DRBCT DEED RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBC OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 5/8" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "HPLS 2972" OR OTHERWISE NOTED
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "ATWELL, LLC"
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- CONTROL POINT/BENCHMARK LOCATION
- UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- CHAIN LINK FENCE
- WOOD FENCE
- GAS METER
- LIGHT POLE
- BSL BUILDING SETBACK LINE
- ATMOS GAS PIPELINE WARNING MARKER
- STORM SEWER LINE
- GAS LINE

FINAL PLAT OF
1207 E 27TH STREET,
BRYAN, TEXAS

SHEET 1 OF 2

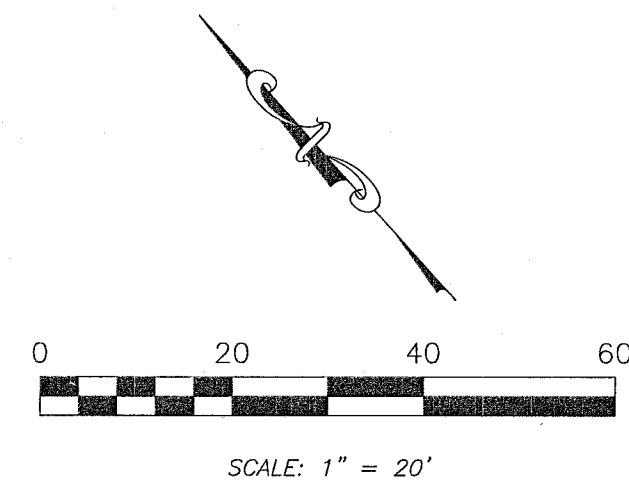
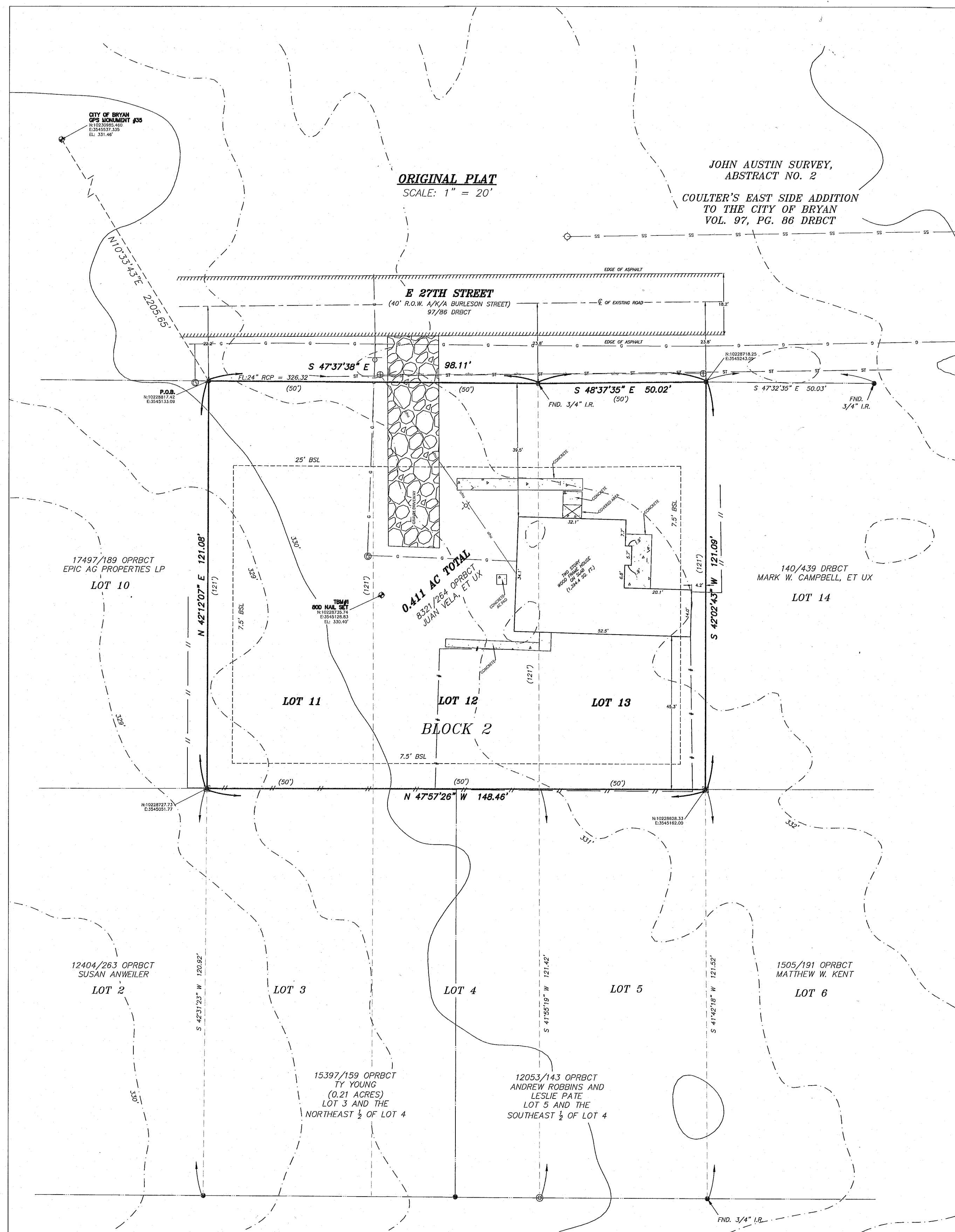
JOB NUMBER: 22001041
CLIENT: JESUS PALOMARES
DATE: 11/14/2024
FIELD CREW: SF
OFFICE: JL/BP
FB/PG: 22001041_SF.DXF

0.411 ACRE
LOTS 11R & 12R, BLOCK 2, COULTER'S EAST SIDE ADDITION,
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
BEING A REPLAT OF LOTS 11-13, BLOCK 2, COULTER'S EAST SIDE ADDITION,
CITY OF BRYAN, BRAZOS COUNTY, TEXAS AS RECORDED IN VOL. 97, PG. 86, DRBCT
SURVEYED MARCH 30, 2022

OWNER
JUAN AND ELIZABETH VELA
506 W 24TH STREET
BRYAN, TEXAS 77803
CYNTHIA D & JESSIE PALOMARES
4219 COUNTY ROAD 361
CALDWELL, TEXAS 77836

SURVEYOR
ATWELL, LLC
19 BRIAR HOLLOW LN, #145,
HOUSTON, TEXAS 77079
(713) 468-6000





- LEGEND**
- DRBCT DEED RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBCCT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 5/8" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "TBS 2872" OR OTHERWISE NOTED
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "ATWELL, LLC"
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- CONTROL POINT/BENCHMARK LOCATION
- UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- CHAIN LINK FENCE
- WOOD FENCE
- GAS METER
- LIGHT POLE
- BSL BUILDING SETBACK LINE
- ATMOS GAS PIPELINE WARNING MARKER
- ST STORM SEWER LINE
- G GAS LINE
- EX EXISTING
- W WATER METER

- NOTES**
- FENCES MEANDER.
 - BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
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 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND FURTHER MORE THIS SURVEY IS VERIFIED PER THE AVAILABLE DEEDS AND/OR PLAT AS SHOWN, AND STATED HEREON.
 - ALL UTILITIES & IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS NOTED OTHERWISE.

ZONING SETBACKS

ACCORDING TO THE CITY OF BRYAN ZONING MAP AND CODE OF ORDINANCES, THIS TRACT IS ZONED RD-5 AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS, PER SEC. 130-11:

FRONT SETBACK - 25' BSL
SIDE SETBACK (INTERIOR) - 7.5' BSL
SIDE SETBACK (STREET) - 15' BSL
REAR SETBACK - 7.5' BSL

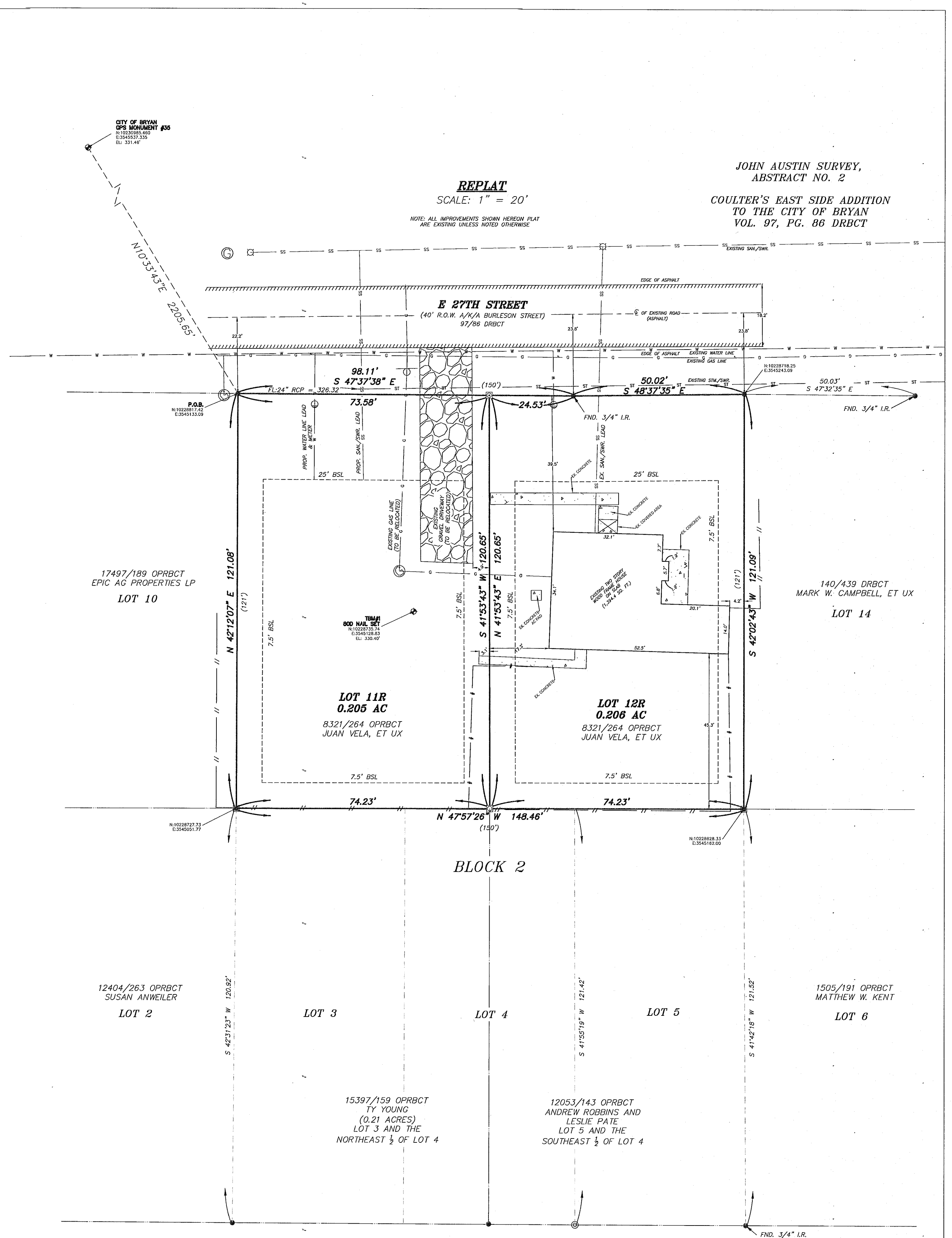
EASEMENTS

BLANKET EASEMENT PER VOL. 96, PG. 327, DEED RECORDS OF BRAZOS COUNTY, TEXAS MAY AFFECT SUBJECT PROPERTY BUT HAS A VAGUE DESCRIPTION AND CONTAINS NO PLOTTABLE ITEMS.

0.411 ACRE
LOTS 11R & 12R, BLOCK 2, COULTER'S EAST SIDE ADDITION,
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

BEING A REPLAT OF LOTS 11-13, BLOCK 2, COULTER'S EAST SIDE ADDITION,
CITY OF BRYAN, BRAZOS COUNTY, TEXAS AS RECORDED IN VOL. 97, PG. 86, DRBCT

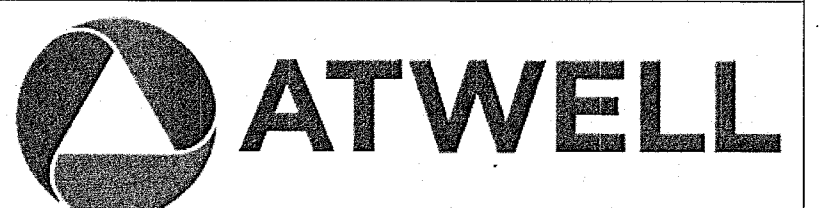
SURVEYED MARCH 30, 2022



OWNER
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506 W 24TH STREET
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FINAL PLAT OF
1207 E 27TH STREET,
BRYAN, TEXAS

SHEET 2 OF 2

JOB NUMBER: 22001041
CLIENT: JESUS PALOMARES
DATE: 10/14/2024
FIELD CREW: SF
OFFICE: JL/BP
FB/PG: 22001041_SF.DXF