

1) ALL CORNERS ARE 5/8" IRON RODS FOUND UNLESS OTHERWISE NOTED.
 2) THIS TRACT IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041, PANEL MAP NO. 4804100133 C, EFFECTIVE DATE: JULY 2, 1992.
 3) THIS PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL - SF-5
 4) The bearing basis of this survey is the west line of the previous deed as recorded in Volume 5481, Page 210, of the Official Records of Brazos County, said bearing being N 45°00'00" W
 5) All setbacks shall be in accordance with the City of Bryan Ordinances

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Ross Bush, the 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 5481, Page 210, 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.

Ross T Bush
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Dante Carlomagno
 Texas Registered Professional Land Surveyor, Number 1562

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Ross Bush, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal of office this 11 day of February, 2004.

Jeannette Raines
 Notary Public, Brazos County, Texas
 My Comm. Exp. 2-7-2004

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karen McQueen, the County Clerk in and for said County, do hereby certify that this plat together with its certificate of authentication, was filed for record in my office the 10th day of May, 2004, in the Official Records of Brazos County in Volume 6028, Page 188.

Karen McQueen by Mary Garcia
 County Clerk, Brazos County, Texas

I, the undersigned, Planning Administrator 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 7th day of May, 2004.

Kim Casey
 Planning Administrator, Bryan, Texas

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 5th day of May, 2004.

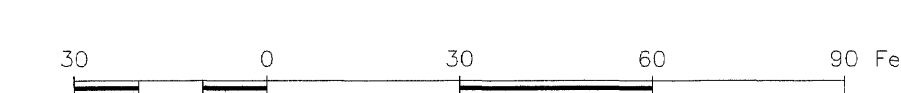
John RPR
 City Engineer, Bryan, Texas

Doc 00854683 BK OR Vol 6028 Pg 188
 BRAZOS COUNTY
 On: May 18, 2004 at 01:31 P
 PLAT
 Document Number: 00854683
 Record Number: 242883
 F.P. Number: 1562
 DATE OF THIS SURVEY: May 10, 2004
 I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that this plat together with its certificate of authentication, was filed for record in my office the 10th day of May, 2004, in the Official Records of Brazos County in Volume 6028, Page 188.

METES AND BOUNDS DESCRIPTION
 Being a tract of land containing 0.7824 acres, out of and part of Coulter's East Side Addition to the City of Bryan, County of Brazos, State of Texas, according to the plat thereof, recorded in Volume 97, Page 86 of the Brazos County Deed Records (B.C.D.R.), also being part of Lots six (6), seven (7) and Eleven (11) and all of Lots Eight (8), Nine (9) and Ten (10), Block Four (4), of said addition, also being the same tract of land conveyed to T. Properties, Inc. as recorded in Volume 5481, Page 213 of the Brazos County Official Records (B.C.O.R.), the 0.7824 acre tract being more particularly described as follows:
 BEGINNING at a 2" iron pipe found for the south corner of this tract, also being the south corner of Lot Ten (10), Block Four (4) of said addition, also being a point at the intersection of the northeast right-of-way line of 26th Street and the northwest right-of-way line of Coulter Drive;
 THENCE along said northeast right-of-way line, North 45°00'00" West, a distance of 148.50 feet to a 5/8" iron rod set for the southwest corner of this tract, also being the south corner of the Martin Harriet tract of land as recorded in Volume 451, Page 752 of the B.C.O.R.;
 THENCE along the common line between this tract and said Harriet tract, North 20°30'29" East, a distance of 98.90 feet to a 5/8" iron rod set for a west interior corner of this tract, also being the east corner of the said Harriet tract;
 THENCE along the common line between this tract and said Harriet, North 45°00'00" West, a distance of 54.00 feet to a 5/8" iron rod set for the west corner of this tract, also being the east corner of the said Harriet tract, also being a point on the east boundary line of the Salomon Cisneros tract of land recorded in Volume 5164, Page 89 of the B.C.O.R.;
 THENCE along the common line between this tract and said Cisneros tract, North 45°00'00" East, a distance of 85.00 feet to a 5/8" iron rod set for the north corner of this tract, also being the east corner of the said Cisneros tract, also being the south corner of the Pablo Rodriguez, Jr. tract of land as recorded in Volume 3080, Page 190 of the B.C.O.R., also being the west corner of the Frank Rodriguez tract of land as recorded in Volume 1207, Page 649 of the B.C.O.R.;
 THENCE along the common line between this tract and said Frank Rodriguez tract, passing said Frank Rodriguez tract, and continuing along the common line between this tract and the Jane Lee tract of land as recorded in Volume 129, Page 461 of the B.C.D.R., South 45°00'00" East, a distance of 222.65 feet to a 5/8" iron rod set for the east corner of this tract, also being the south corner of the said Lee tract, also being a point on the said northwest right-of-way line;
 THENCE along said northwest right-of-way line, South 38°12'20" West, a distance of 176.24 feet to the PLACE OF BEGINNING containing 34,083.10 square feet or 0.7824 acres.

LEGEND
 ● 5/8" IRON ROD FOUND
 ○ 5/8" IRON ROD SET
 — POWER POLE
 — ELECTRIC METER
 — GAS METER
 — WATER METER
 — SANITARY MANHOLE
 — STORM MANHOLE
 — BUILDING LINE(B.L.)
 — PUBLIC UTILITY EASEMENT(P.U.E.)
 — LIGHT POLE
 — FIRE HYDRANT
 — CITY WATER LINE
 — CITY SEWER LINE
 (CITY LINES FROM CITY OF BRYAN PLANS)

NOTE: SEWERLINE EASEMENTS ARE CENTERED ON EXISTING SEWER LINES, NOT LOCATABLE SINCE CONNECTING MANHOLE IS UNDER HOUSE



REPLAT OF
 COULTER'S EAST SIDE ADDITION
 PART OF LOTS SIX(6), SEVEN(7) AND ELEVEN(11),
 AND ALL OF LOTS EIGHT(8), NINE(9) AND TEN(10)
 TO
 LOTS 1R, 2R
 BLOCK 4
 204 N. COULTER
 0.7824 TOTAL ACRES
 VOL. 5481, PAGE 210
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 30'
 December 9th, 2003

T. PROPERTIES, INC.
 ROSS BUSH
 4210 OLD COLLEGE
 BRYAN TX, 77801

Carlomagno Surveying, Inc.
 2714 Finfeather Road, Bryan, Texas 77801
 Phone (979)775-2873, Fax (979)775-4787, E-mail CS@CarlomagnoSurveying.com

DRAWN BY: A. WALLACE
 DRAWING NO. 03760REPLAT
 SHEET 1 OF 1

on balance wd 5/26/04

File name: 03760REPLAT.DWG
 Plot date: 12/09/2003 at 13:35
 Revised: 12/23/2003
 Revised: 01/20/2003