

**NOTES**

1. FENCES MEASUR.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 2018, CENTRAL ZONE, BASED ON GRS "SOLUTIONS" FROM COCS "NETWORK" COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00010779.
4. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0215F, DATED APRIL 25, 2014, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AC.
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON, AND FURTHER MORE THIS BOUNDARY IS VERIFIED FOR THE AVAILABLE DEED AND/OR PLAT AS SHOWN, AND STATED HEREON.
6. 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.

**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:

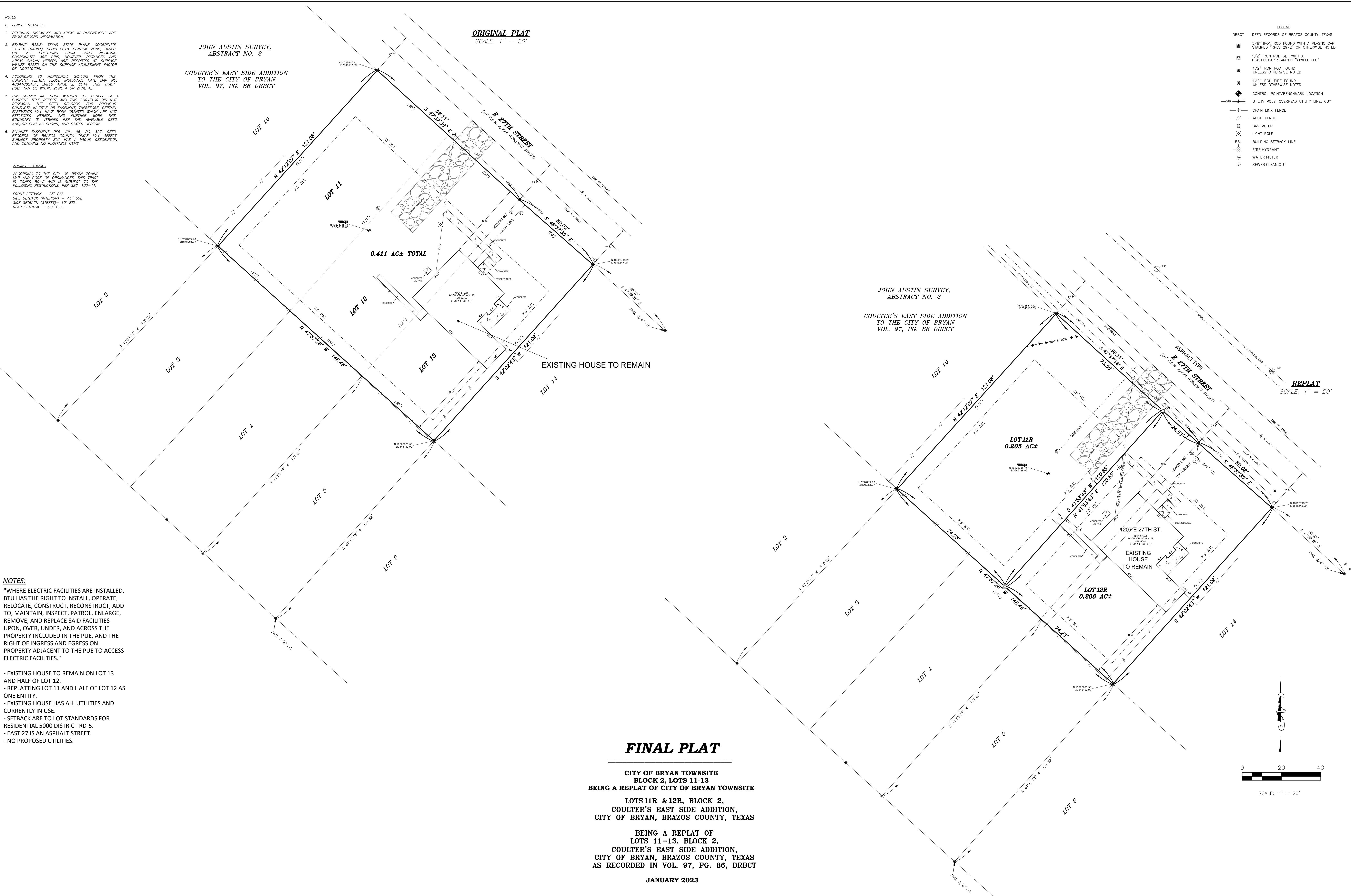
- FRONT SETBACK - 25' BSL
- SIDE SETBACK (INTERIOR) - 7.5' BSL
- SIDE SETBACK (STREET) - 15' BSL
- REAR SETBACK - 5.0' BSL

JOHN AUSTIN SURVEY,  
ABSTRACT NO. 2  
COULTER'S EAST SIDE ADDITION  
TO THE CITY OF BRYAN  
VOL. 97, PG. 86 DRBCT

**ORIGINAL PLAT**  
SCALE: 1" = 20'

**LEGEND**

- DRBCT DEED RECORDS OF BRAZOS COUNTY, TEXAS
- 5/8" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "RPLS 2972" OR OTHERWISE NOTED
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "WELL 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
- FIRE HYDRANT
- WATER METER
- SEWER CLEAN OUT



**NOTES:**

"WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REMOVE, AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES."

- EXISTING HOUSE TO REMAIN ON LOT 13 AND HALF OF LOT 12.
- REPLATTING LOT 11 AND HALF OF LOT 12 AS ONE ENTITY.
- EXISTING HOUSE HAS ALL UTILITIES AND CURRENTLY IN USE.
- SETBACK ARE TO LOT STANDARDS FOR RESIDENTIAL 5000 DISTRICT RD-5.
- EAST 27 IS AN ASPHALT STREET.
- NO PROPOSED UTILITIES.

**FINAL PLAT**

CITY OF BRYAN TOWNSITE  
BLOCK 2, LOTS 11-13  
BEING A REPLAT OF CITY OF BRYAN TOWNSITE

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

JANUARY 2023

**REPLAT**  
SCALE: 1" = 20'

