DATE: 9/28/2023 FIELD CREW: SF CLIENT: JESUS PALOMARES JOB NUMBER: 22001041

SHEET

OF

1207 E 27TH STREET, BRYAN, TEXAS

BEARING BASIS: TEXAS COORDINATE SYSTEM (NADB3), GEOID 2018, GENTRAL ZONE COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REFACE ADJUSTMENT FACTOR OF 1.00010799. ATTACHMENTS: DRAWING 22001041.DWG

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 TR, 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 OLATT ACRES, MORE OR LESS. NCE, LEAVING LOT 6 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, AND ALONG A FENCE, THE SOUTHWEST LINE OF LOT 13, 12, AND LOT 11 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, THE SOUTHWEST LINE OF REPLAI LOTS IR AND 2R, THE RITHEAST LINE OF LOT 15, LOT 4, AND LOT 3 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, AND THE SOUTHWEST LINE OF LOT 12 S DESCRIPTION, LAT'S TEAST SIDE ADDITION, BEING ALL LICE'S LINE OF LOT 4 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, BEING ALL LICE'S LINE OF LOT 4 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR THE SOUTHWEST LINE OF S DESCRIPTION AT 74.23 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 148.46 FEET, (150') TO A 5/8" CAPPED IRON ROD STANDED THE NEST CORNER OF LOT 10 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR THE WEST RIVER OF LOT 10, FABLULTER'S EAST SIDE ADDITION, FOR THE WEST CORNER OF LOT 2 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION ROOF FOUND FOR THE ULTER'S EAST SIDE ADDITION, FOR THE WEST CORNER OF LOT 3 OF SAID BLOCK 2, COULTER'S EAST SIDE ADDITION BEARS SA2'31'23"M, DISTANCE OF 120.92 FEET FOR REFERENCE;

THE SAID BLOCK 2. COULTER'S EAST SIDE ADDITION, THE SOUTHEAST LINE OF REPLAY LOT 2R, THE MORTHWEST LINE OF LOT OF SAID BLOCK 2. COULTER'S EAST SIDE ADDITION, THE SOUTHEAST LINE OF REPLAY LOT 2R, THE MORTHWEST LINE OF LOT 121.09 FEET, (121) TO A 5/8" CAPPED IRON ROD STAMPED "RPLS 2972" FOUND FOR THE SOUTH CORNER OF LOT 13 OF SAID DICK 2. COULTER'S EAST SIDE ADDITION, FOR THE SOUTH CORNER OF LOT 14 OF DITION, FOR THE EAST CORNER OF LOT 5 OF SAID BLOCK 2. COULTER'S EAST SIDE ADDITION, FOR THE MORTH 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 LOT 6 OF SAID BLOCK 2. COULTER'S EAST SIDE ADDITION, FOR THE SOUTH CORNER OF LOT 6 OF SAID THE MEST CORNER OF LOT 6 OF SAID BLOCK 2. COULTER'S EAST SIDE ADDITION, FOR THE SOUTH CORNER OF LOT 6 OF SAID BLOCK 2. COULTER'S EAST SIDE ADDITION, FOR THE SOUTH CORNER OF LOT 6 OF SAID BLOCK 2. COULTER'S EAST SIDE ADDITION BLARS SAI'42'18"M, A DISTANCE OF 121.52 FEET FOR REFERENCE. HE NORTHEAST LINE OF LOT 13 OF SAID BLOCK 2, COULTER'S EAST THE NORTHEAST LINE OF HIS TRACT, SAB'S J'35'E, A DISTANCE OF THEST RIGHT—OF—WAY LINE OF E 27TH/ STREET/BURLESON STREET, ER'S EAST SIDE ADDITION, FOR THE EAST CORNER OF REPLAT LOT 2R, LIER'S EAST SIDE ADDITION, FOR THE EAST CORNER OF THIS R THE EAST CORNER OF LOT 14 OF SAID BLOCK 2, COULTER'S EAST TOR REFERENCE.

SURVEY, ABSTRACT NO. 2 IN BRAZOS COUNTY, TEXAS, AND EAST SIDE ADDITION TO THE CITY OF BRYAN AS SHOWN ON BRAZOS COUNTY, TEXAS), AND BEING ALSO THE SAME WOLLOME BAST, PACE 264, OPRHOT (OFFICIAL PUBLIC RECORDS VALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

WAY LINE OF E 27TH/ STREET, ALSO KNOWN AS BURLESON TO SAID BLOCK 2, COULTER'S EAST SIDE ADDITION, FOR

L. THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIAT CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE DAY OF

SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN,
HEREBY CERTIFY THAT THIS PLAT IS IN COMPLANCE WITH THE APPROPRIATE CODES AND
ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _________DAY OF

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

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

STATE OF TEXAS, HEREBY CERTEY THAT THIS PLAT IS TRUE AND CORRESPOND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND PROPERTY MARKERS AND MONIMENTS WERE PLACED UNDER MY SUPER ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDINISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

AUDITOR OF THE PROPERTY AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDINISION WILL DESCRIBE A CLOSED GEOMETRIC FORM. CERTIFICATION BY THE COUNTY CLERK STATE OF TEXAS COUNTY OF BRAZOS

HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE DAY OF THE PAGE IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME.

Ø

1/2" IRON ROD SET WITH A
PLASTIC CAP STAMPED "ATWELL ILC"

DEED RECORDS OF BRAZOS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
5/8" IRON ROD FOUND WITH A PLASTIC CAP
STAMPED "RPLS 2972" OR OTHERWISE NOTED

LEGEND

GAS METER
LIGHT POLE
BUILDING SETBA

CONTROL POINT/BENCHMARK LOCATION
UTILITY POLE, OVERHEAD UTILITY LINE, GUY

1/2" IRON PIPE FOUND

1/2" IRON ROD FOUND

ADRIANA RAMOS
Notary ID #129291032
My Commission Expires
February 4, 2075

SCALE: 1"

daim GIVEN UNDER MY HAN

STATE OF TEXAS COUNTY OF BRAZOS

THE OWNER(S) AND DEVELOPER(S) OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO ME (U.S. IT) IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME, PAGE, PAGE AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE U.S.E OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

S COULTER DRIVE

STATE OF TEXAS COUNTY OF BRAZOS

REET

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.

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. 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. 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 80D NAIL) AS SHOWN ON THIS SURVEY.

BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION. NOTES

FENCES MEANDER.

OWNER

JUAN AND ELIZABETH VELA

506 W 24TH STREET,

BRYAN, TEXAS 77803

SURVEYOR

ATWELL, LLC

19 BRIAR HOLLOW LN. #145,
HOUSTON, TEXAS 77079

(713) 468-6000

