

SURVEY LEGEND

	SUBJECT PROPERTY LINE		SEWER MANHOLE
	ADJOINING PROPERTY LINE		WATER METER
	UTILITY EASEMENT		WATER VALVE
	ORDINANCE BUILDING LINE(B.L.)		ELECTRIC METER
	PLATTED BUILDING LINE(B.L.)		POWER POLE
	RESTRICTIONS BUILDING LINE(B.L.)		GAS METER
	ELECTRICAL LINE		SEWER CLEANOUT
	CHAIN-LINK FENCE		
	WOOD FENCE		

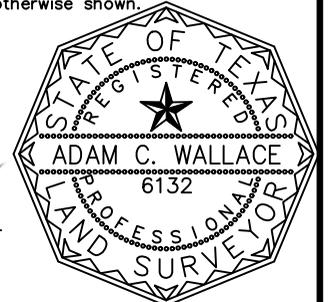
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND
- 3/8" IRON ROD FOUND - LEANING
- 3/8" IRON ROD FOUND MARKED "1130 WJB"
- 1/2" IRON ROD W/ MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
- 1/2" IRON FOUND MARKED "COTON SPENDEL"
- 1/2" IRON ROD FOUND
- COVERED CONC.

Survey Notes:

- 1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2", 5/8" & 3/8" iron rods found and referred to the previously recorded deed.
- 2). Drawing Scale is 1"=30'
- 3). Drawn by: Adam Wallace
- 4). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0215F effective date, 04-02-2014

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on November 3rd 2021, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

Adam Wallace



Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

SURVEY PLAT

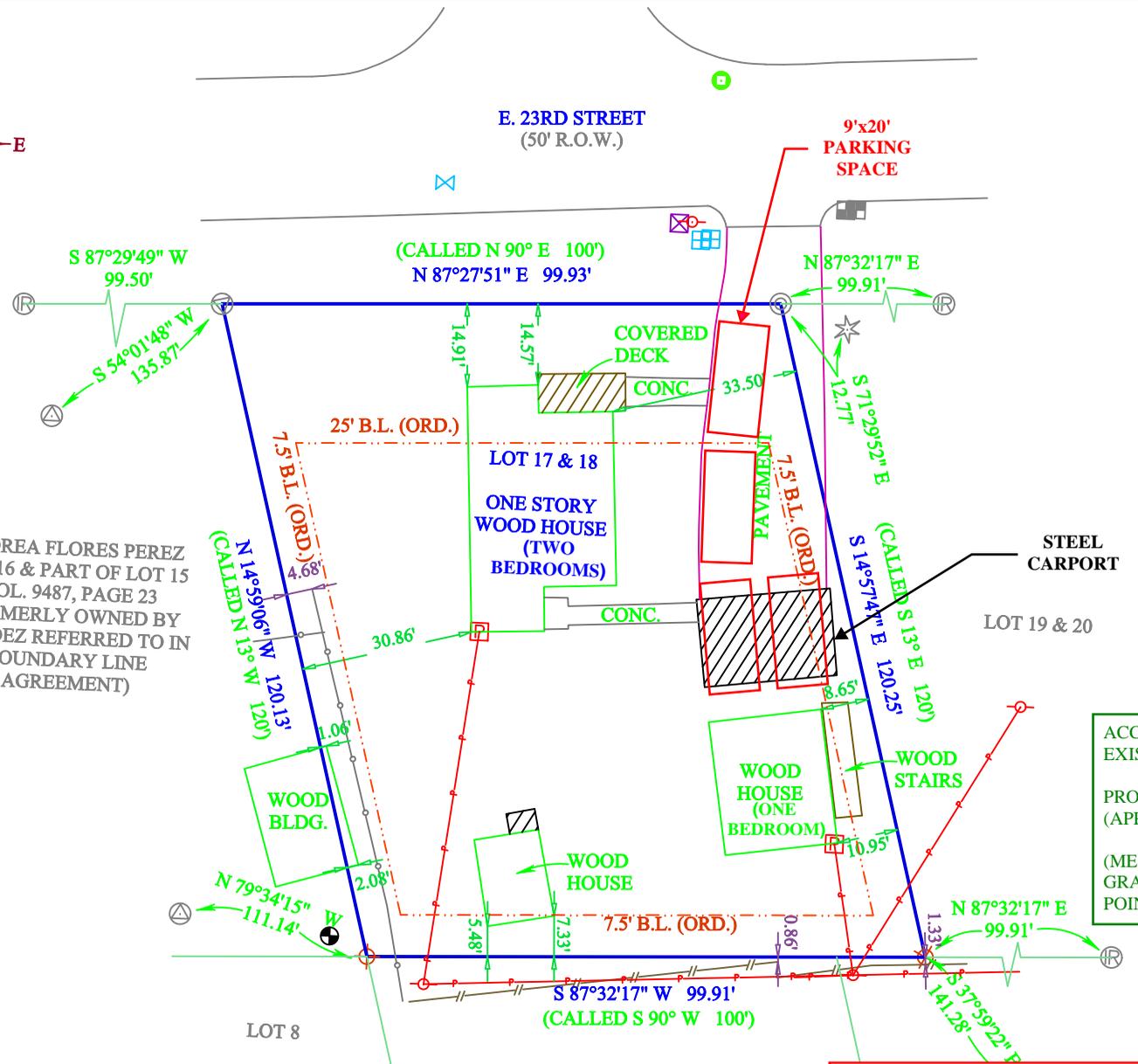
LOT: SEVENTEEN (17) & EIGHTEEN (18)
SUBDIVISION: W.T. JAMES RESUBDIVISION -
VOL. 74, PAGE 459

STREET ADDRESS: 1111 E. 23RD STREET
CITY: BRYAN, TEXAS COUNTY: BRAZOS

SURVEYED FOR: EMILY MULLINS
TITLE CO: UNIVERSITY TITLE GF# F211507

ATM Surveying

P.O. Box 10313, College Station, TX 77840
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www.ATMsurveying.com - FIRM #101784-00



CHANGES MADE TO ORIGINAL SURVEY FOR ILLUSTRATION:
 - NOTATION OF NUMBER OF BEDROOMS PER STRUCTURE
 - NOTATION OF STEEL CARPORT
 - NOTATION OF (4) '9'x20' PARKING SPACES
 (NOTE: 3 CARS FIT, AND ARE PARKED DAILY UNDER THE EXISTING CARPORT)
 - NOTATION OF EXISTING AND PROPOSED HEIGHT OF ACCESSORY DWELLING.

ANDREA FLORES PEREZ
LOT 16 & PART OF LOT 15
VOL. 9487, PAGE 23
(FORMERLY OWNED BY
MENDEZ REFERRED TO IN
BOUNDARY LINE
AGREEMENT)

ENCROACHMENTS SHOWN ARE ADDRESSED BY
A BOUNDARY LINE AGREEMENT IN VOL. 2457,
PAGE 74.

File name: 21 - 03682 - E 23RD ST - 1111.DWG
Plot date: 11/03/21

TS2 HOLDINGS LLC
LOT 11 & PART OF LOT 10
VOL. 12970, PAGE 260

ACCESSORY DWELLING
EXISTING HEIGHT:
18' 4"
PROPOSED HEIGHT
(APPROXIMATE MAX):
23' 6"
(MEASURED FROM
GRADE TO HIGHEST
POINT OF STRUCTURE)