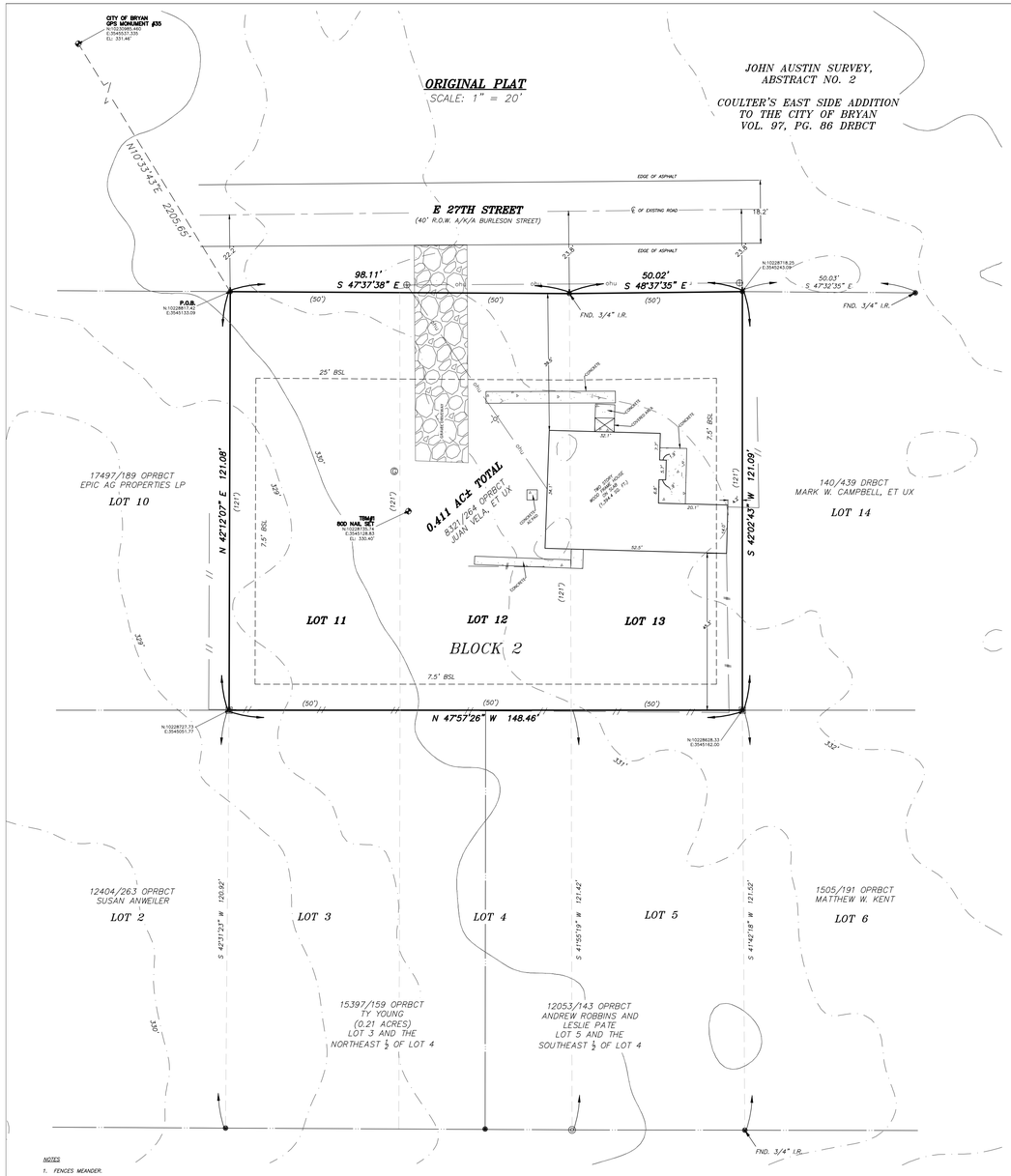
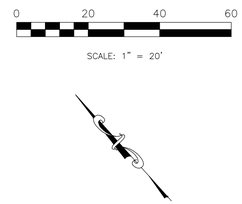




CERTIFICATE OF OWNERSHIP AND DEDICATION

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 WHOSE 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.

_____ 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 _____ DAY OF _____ AD_____.

_____ NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, BILLY A. PATTERSON, REGISTERED PUBLIC SURVEYOR NO. 6030 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 DESCRIBE A CLOSED GEOMETRIC FORM.

_____ REGISTERED PUBLIC LAND SURVEYOR

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS FIELD NOTES PLAT TOGETHER WITH ITS CERTIFICATE(S) OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ AD_____ IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____.

_____ COUNTY CLERK BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____ CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____ 20_____ AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 20_____ BY SAID COMMISSION.

_____CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER

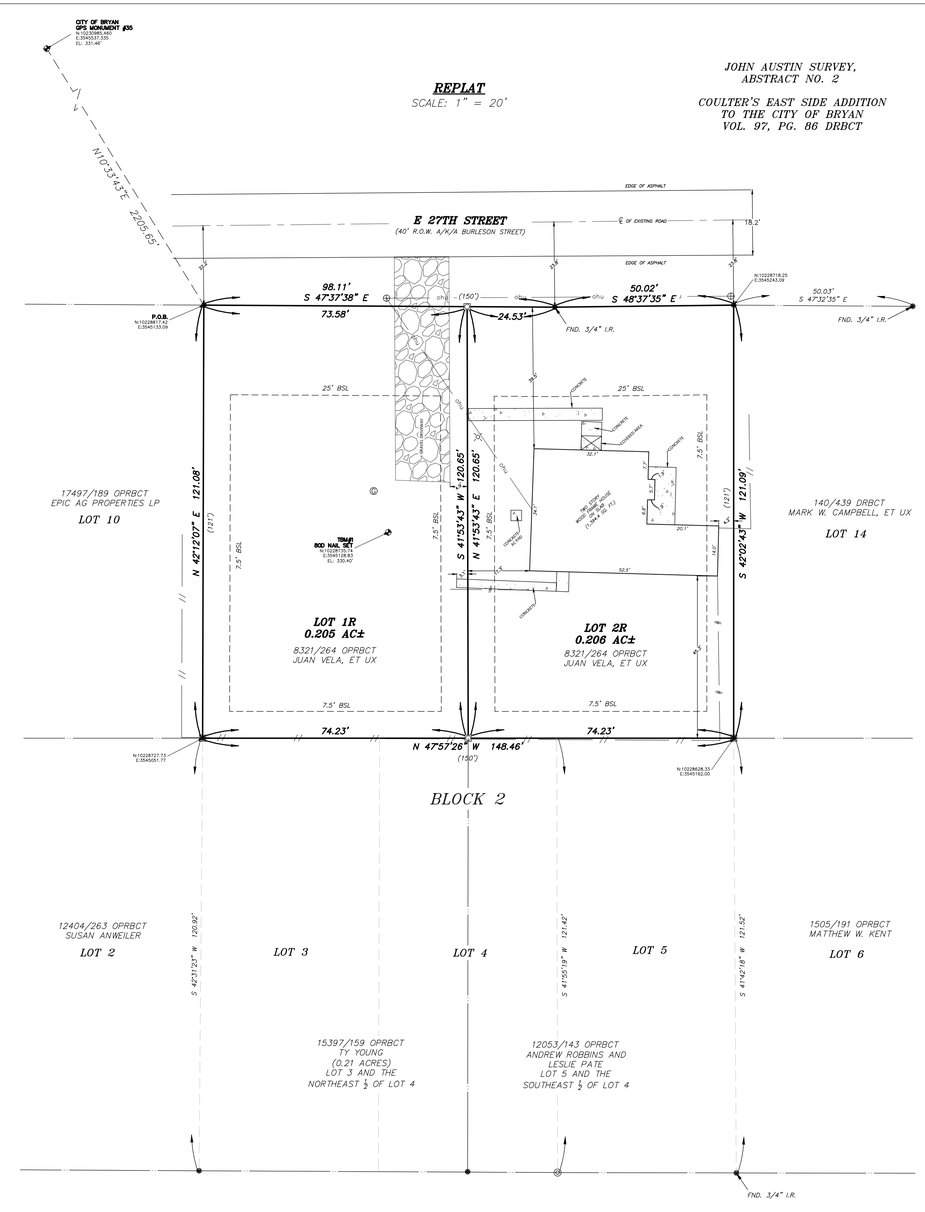
I, _____ THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____ 20_____.

_____ CITY PLANNER, BRYAN, TEXAS

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 _____ 20_____.

_____ CITY ENGINEER, BRYAN, TEXAS



NOTES

1. FENCES MEANDER.
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 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.
4. 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 60D NAIL) AS SHOWN ON THIS SURVEY.
5. 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.
6. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS OF A CATEGORY 1B, CONDITION II STANDARD LAND SURVEY.
7. 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.
8. 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 – 7.5' BSL

1207 E 27TH STREET, BRYAN, TEXAS
JOB NUMBER: 22001041
CLIENT: JESUS PALOMARES
DATE: 8/30/2022
FIELD CREW: SF
OFFICE: JL/BP
FB/PG: 22001041_SF.DXF

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;
N: 10228817.25
E: 3545243.09

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°37'38"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, S48°37'35"E, A DISTANCE OF 50.02 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°32'35"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 "RPLS 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 N42°14'16"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 NORTHWEST 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 74.23 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 148.46 FEET, (150') TO A 5/8" CAPPED IRON ROD STAMPED "RPLS 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 S42°31'23"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 SMARTNET. 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

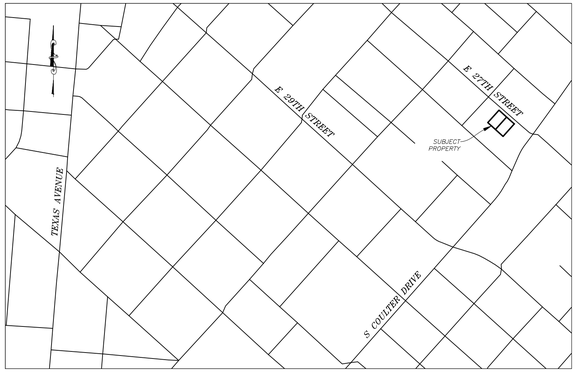
0.411 ACRES, MORE OR LESS,
LOTS 1R & 2R, BLOCK 2,
COULTER'S EAST SIDE ADDITION,
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

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

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



VICINITY MAP
NOT TO SCALE

LEGEND

DRBCT	DEED RECORDS OF BRAZOS COUNTY, TEXAS
OPRBCT	OFFICIAL PUBLIC 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 "ATWELL LLC"
	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
	1/2" IRON PIPE FOUND UNLESS OTHERWISE NOTED
	CONTROL POINT/BENCHMARK LOCATION
—OHW—(T)—	UTILITY POLE, OVERHEAD UTILITY LINE, GUY
—X—	CHAIN LINK FENCE
—//—	WOOD FENCE
	GAS METER
	LIGHT POLE
BSL	BUILDING SETBACK LINE

BRAZOS COUNTY, TEXAS

ATWELL
19 BRIAR HOLLOW LN. #145, HOUSTON, TX 77079
(713) 468-6000