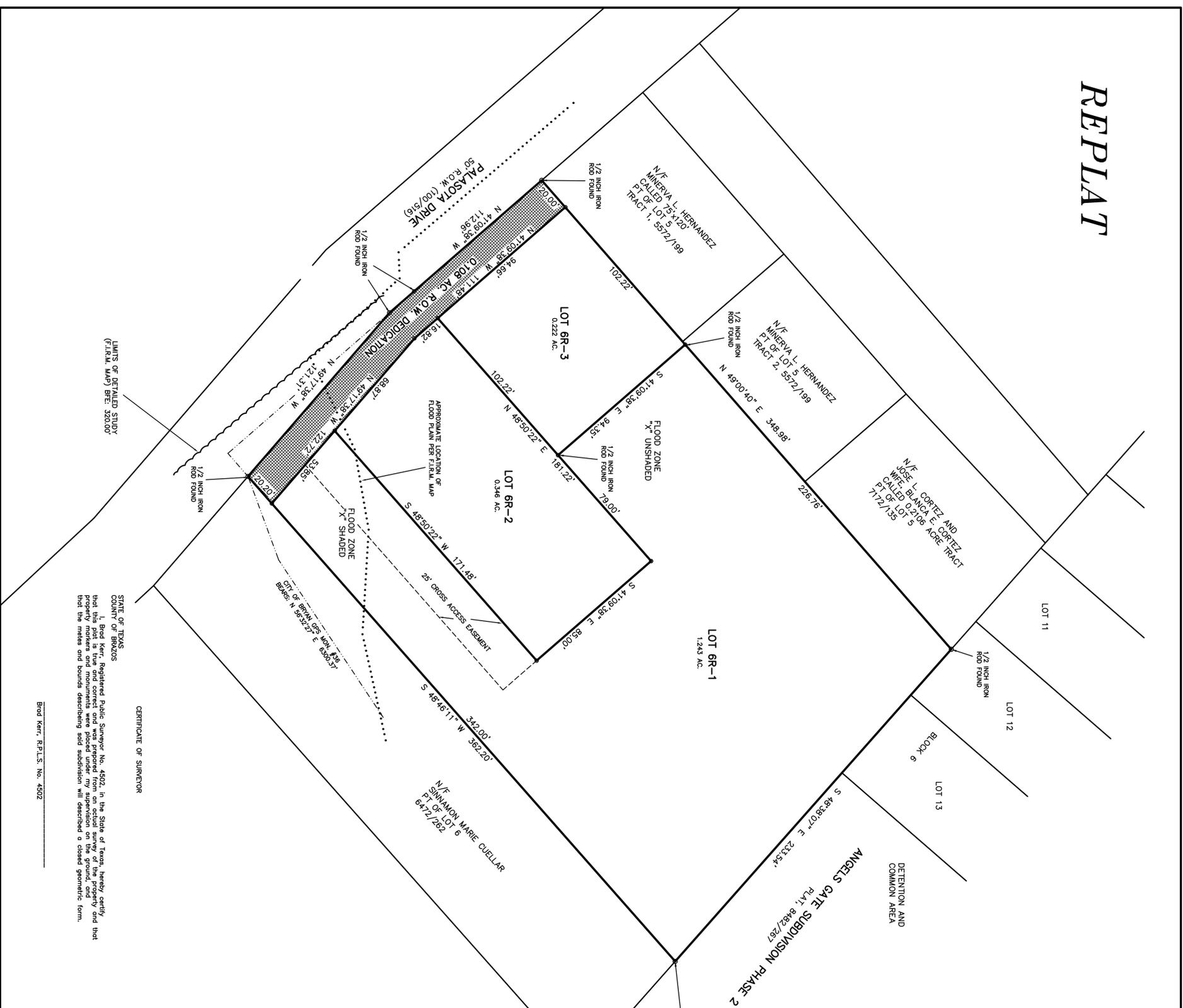


REPLAT



APPROVAL OF PLANNING AND ZONING COMMISSION
 Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certifies that the attached plat was duly filed for approval on the _____ day of _____, 2014, and same was duly approved on the _____ day of _____, 2014.

 Chairman

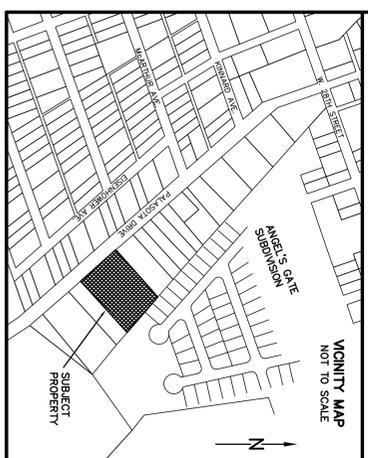
CERTIFICATE OF CITY PLANNER
 I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2014.

 City Planner, City of Bryan

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 _____, 2014.

 City Engineer, City of Bryan

GENERAL NOTES
 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. A PORTION OF THIS PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.C.M. MAPS, COMMUNITY DEVELOPMENT DEPARTMENT, CITY OF BRYAN, TEXAS.
 3. 1/2 INCH IRON ROD TO BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS OF LOT LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES FOR CURRENT ZONING.
 5. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.
 6. PROPERTY IS CURRENTLY ZONED RD-5.
 NOTE: 20' R.O.W. EASEMENT 569/197 NOW LIES WITHIN THE DEDICATED R.O.W. OF PALASTOVA DRIVE AS OF THE FILING OF THIS REPLAT.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 We, UIC FAMILY INVESTMENTS, INC. owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 9819, Page 223, 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.

Owner(s)

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/she/they executed the same for the purposes and consideration therein stated.
 Given under my hand and seal on this _____ day of _____, 2014.

 Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____, County Clerk, in and for said county do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 2014, in the Official Public Records of Brazos County, Texas, in Volumes _____ Page _____.

 County Clerk
 Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, JOSE REYES-GONZALEZ, 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 9819, Page 223, 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.

 Owner

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Public Surveyor No. 4502, 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 the metes and bounds describing said subdivision will describe a closed geometric form.

 Brad Kerr, R.P.L.S. No. 4502

LIMITS OF DETAILED STUDY
 (F.I.C.M. MAP) BEP: 32000

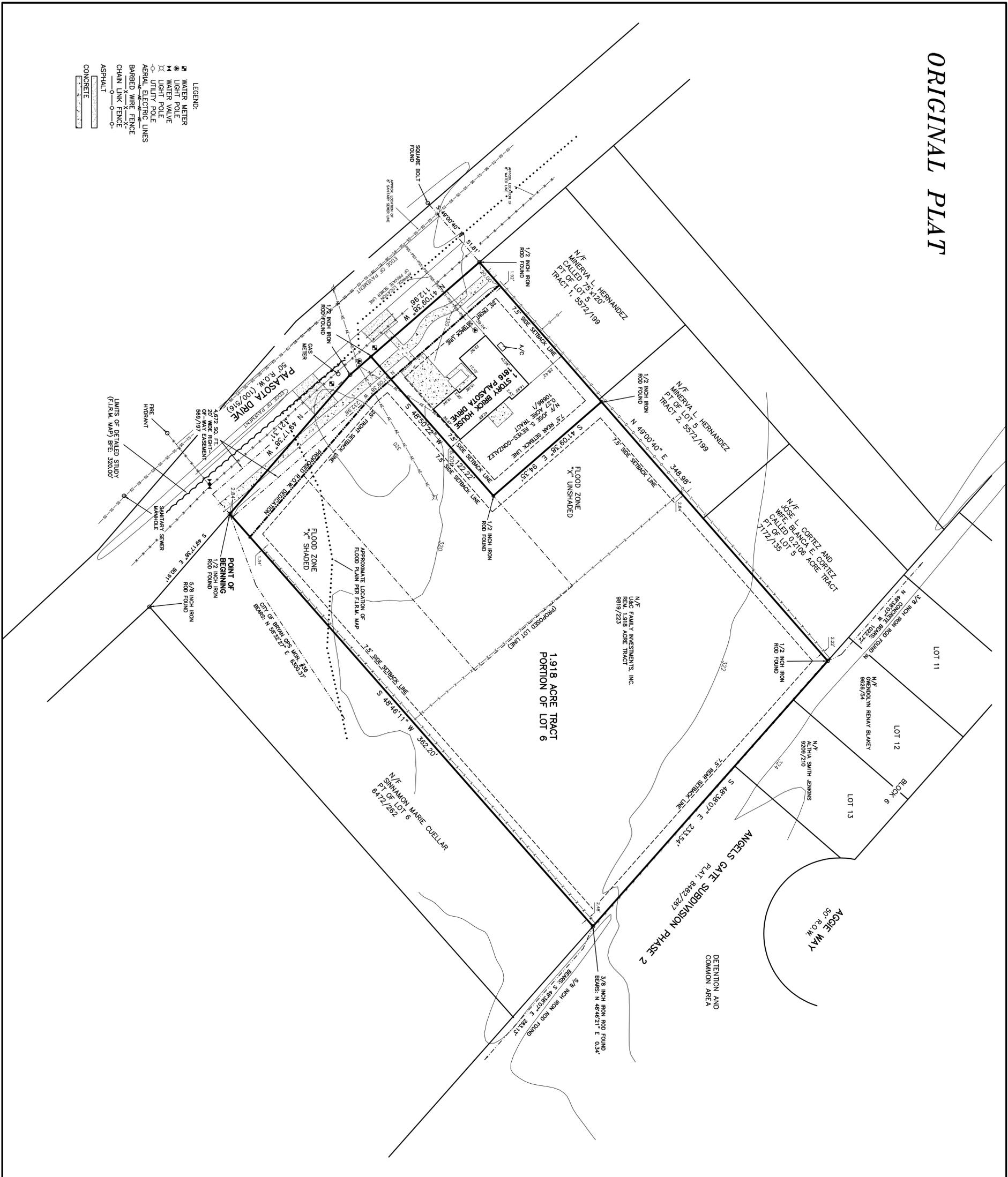
REPLAT
 OF
A PORTION OF LOT 6
W. J. COULTER SUBDIVISION
of the MORILLE TRACT
 TO CREATE
LOTS 6R-1, 6R-2 & 6R-3
W. J. COULTER SUBDIVISION
of the MORILLE TRACT
 1.918 ACRES, S. F. AUSTIN #9, A-62
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
 SURVEY DATE: 03-25-14
 PLAT DATE: 04-06-14
 REVISED: 05-06-14
 JOB NUMBER: 14-173
 CAD NAME: 14-173
 CDS FILE: BOT (cont): 12-133 (job)

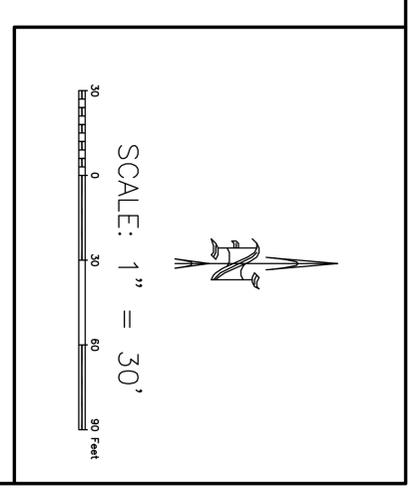
PREPARED BY: KERR SURVEYING, LLC
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

PREPARED FOR: UIC FAMILY INVESTMENTS
 COLLEGE STATION, TEXAS 77840
 PHONE (979) 575-8808

ORIGINAL PLAT



- LEGEND:
- WATER METER
 - LIGHT POLE
 - ⊕ WATER VALVE
 - ⊗ LIGHT POLE
 - ⊘ UTILITY POLE
 - ⊙ AIR/LELECTRICAL LINES
 - ⊙ BARBED WIRE FENCE
 - ⊙ CHAIN LINK FENCE
 - ⊙ ASPHALT
 - ⊙ CONCRETE



METES AND BOUNDS DESCRIPTION
1.918 ACRE TRACT
S. F. AUSTIN LEAGUE #9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 9, ABSTRACT # 101, PAGE 353 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, VOLUME 101, PAGE 353 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, TO CORSE BRETES-GONZALEZ RECORDED IN VOLUME 1568, PAGE 11 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 1.918 ACRE TRACT AS DESCRIBED BY A DEED TO ANGELS GATE SUBDIVISION PHASE 2, PLAN 8482/267, PAGE 223 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF THE REMAINDER OF SAID 1.918 ACRE TRACT AND THE WEST CORNER OF A CALLED TRACT OF LAND AS 1.918 ACRE TRACT AND THE WEST CORNER OF A CALLED TRACT OF LAND AS 1.918 ACRE TRACT AND THE WEST CORNER OF A CALLED TRACT OF LAND AS 1.918 ACRE TRACT, PAGE 287 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 49°17'35" W ALONG THE NORTHWEST LINE OF PALASOTA DRIVE FOR A DISTANCE OF 484.927 FEET TO A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT IN SAID LINE;

THENCE: N 41°09'38" W CONTINUING ALONG THE NORTHEAST LINE OF PALASOTA DRIVE FOR A DISTANCE OF 1238.027 FEET TO A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT IN SAID LINE;

THENCE: N 49°17'35" W CONTINUING ALONG THE NORTHEAST LINE OF PALASOTA DRIVE FOR A DISTANCE OF 484.927 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF SAID 0.27 ACRE TRACT AND SAID REMAINDER OF 1.918 ACRE TRACT, FOR A DISTANCE OF 348.98 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF ANGELS GATE SUBDIVISION PHASE 2, PLAN 8482/267, PAGE 223 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF SAID REMAINDER OF 1.918 ACRE TRACT;

THENCE: S 48°38'07" E ALONG THE COMMON LINE OF SAID REMAINDER OF 1.918 ACRE TRACT AND ANGELS GATE SUBDIVISION, PHASE 2, FOR A DISTANCE OF 233.54 FEET TO THE COMMON CORNER OF SAID REMAINDER OF 1.918 ACRE TRACT AND THE APPROXIMATE COLLARY TRACT, FOR REFERENCE A 3/8 INCH IRON ROD FOUND BEARS: N 49°40'21" E FOR A DISTANCE OF 0.34 FEET;

THENCE: S 48°48'11" W THROUGH SAID LOT 8 AND ALONG THE COMMON LINE OF SAID REMAINDER OF 1.918 ACRE TRACT AND THE COMMON LINE OF SAID REMAINDER OF 1.918 ACRE TRACT AND THE COMMON LINE OF SAID REMAINDER OF 1.918 ACRE TRACT FOR A DISTANCE OF 362.20 FEET TO THE POINT OF BEGINNING CONTAINING 1.918 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND, HEREIN IS BASED ON SAID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERRS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

SHEET 2 OF 2
SEE SHEET 1 FOR REPLAT

REPLAT
OF
A PORTION OF LOT 6
OF
W. J. COULTER SUBDIVISION
OF THE MORILLE TRACT
VOLUME 101, PAGE 353
TO CREATE
LOTS 6R-1, 6R-2 & 6R-3
OF THE MORILLE SUBDIVISION
OF THE MORILLE TRACT
1.918 ACRES, S. F. AUSTIN #9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

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