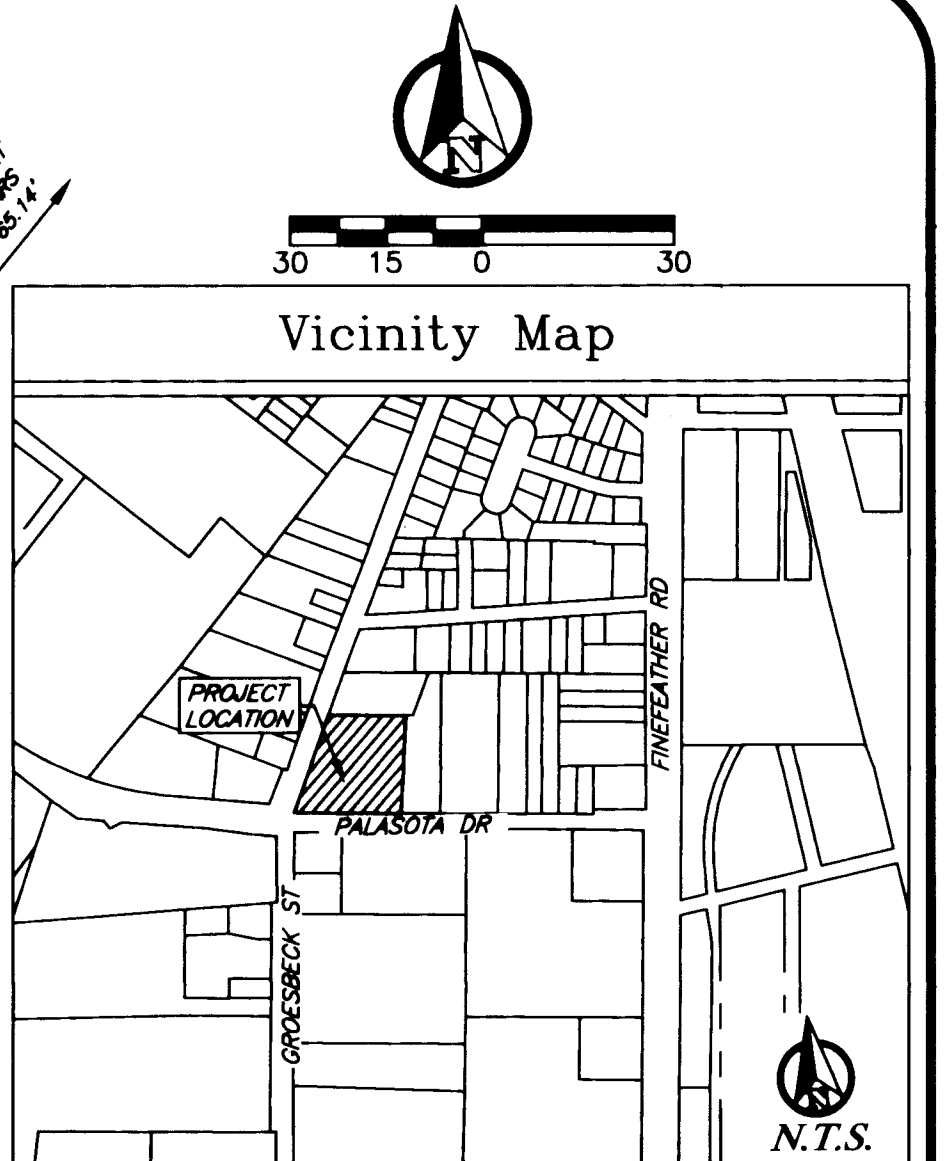
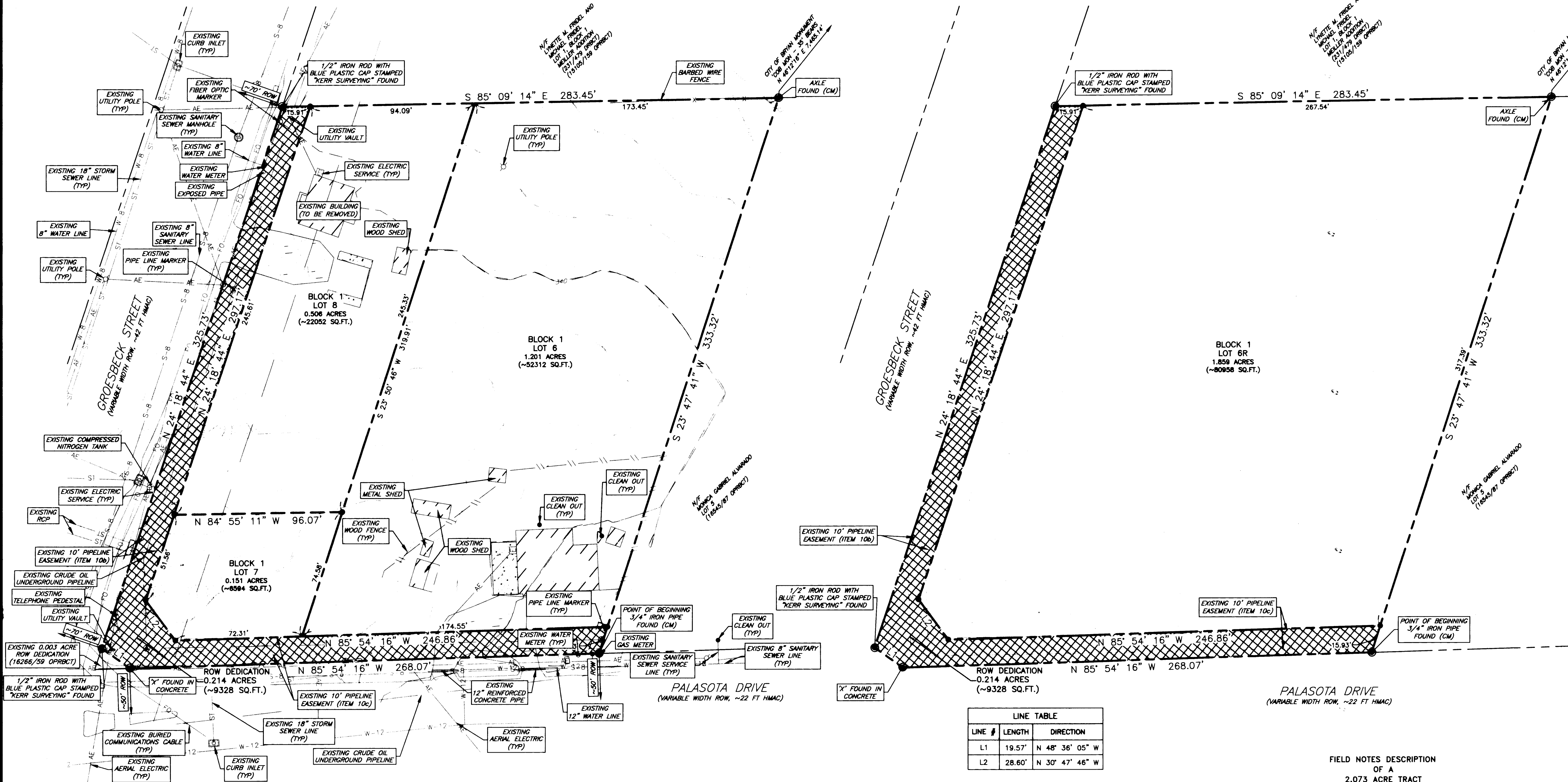


ORIGINAL

REPLAT



Annotations:
DRBCT- Dead Records Of Brazos County, Texas
ORBCT- Official Records Of Brazos County, Texas
OPBCT- Official Public Records Of Brazos County, Texas
()- Record information
(CM)- Controlling Monument used to establish property boundaries
N/F- Now or Formerly

General Notes:

- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4803), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances in US survey feet and decimals unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.0001259959711 (calculated using GEOID12B).
- No portion of this tract lies within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 4804(C0196) revised date: May 16, 2012 and LOMR case 12-06-1839P, effective May 18, 2012.
- 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown are approximate location.
- This property is zoned Retail District (C-2) per RZ 24-11, approved June 18, 2024, Ord. #2698.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, 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.
- This survey plat was prepared to reflect the title reports issued by lawyers title company, GF No. 547396, certification dated: 3-28-2024. Items listed on Schedule B are addressed as follows:
 - Item 10b: 10' wide right-of-way agreement in volume 591, page 443, DRBCT does apply, and an approximate location affects as shown.
 - Item 10c: 10' wide right-of-way agreement in volume 592, page 721, DRBCT, does apply, and an approximate location affects as shown.
- All other items are not survey items and/or are not addressed by the plat.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	19.57'	N 48° 36' 05" W
L2	28.60'	N 30° 47' 46" W

FIELD NOTES DESCRIPTION

OF A
2.073 ACRE TRACT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 2.073 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 6, 7 AND 8 OF THE COULTER'S SUBDIVISION, FILED IN VOLUME 95, PAGE 486, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), BEING ALL OF A CALLED 2.073 ACRE TRACT DESCRIBED IN A DEED TO R4 INVESTMENT VENTURES, LLC IN VOLUME 19370, PAGE 164, SAID LOTS 6 AND 7 BEING PREVIOUSLY DESCRIBED IN A DEED TO ALBERTA MENSIK AYERS AND H.R. AYERS IN VOLUME 273, PAGE 641 (DRBCT), AND SAID LOT 8 BEING DESCRIBED IN A DEED TO JOSEPHINE MENSIK IN VOLUME 239, PAGE 298 (DRBCT); SAID 2.073 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF PALASOTA DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), BEING THE SOUTHEAST CORNER OF SAID LOT 6, SAME BEING THE SOUTHWEST CORNER OF LOT 5 OF SAID COULTER'S SUBDIVISION, BEING DESCRIBED IN A DEED TO MONICA GABRIELA ALVARADO IN VOLUME 16545, PAGE 87 (OPRBCT);

THENCE, WITH THE SOUTH LINES OF SAID LOTS 6 AND 7, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID PALASOTA DRIVE, N 85° 54' 16" W, A DISTANCE OF 268.07 FEET TO AN "X" FOUND IN CONCRETE IN THE NORTH RIGHT-OF-WAY LINE OF SAID PALASOTA DRIVE, BEING THE EAST CORNER OF A CALLED 0.003 ACRE RIGHT-OF-WAY DEDICATION FILED IN VOLUME 16266, PAGE 59 (OPRBCT), SAME BEING IN THE SOUTH LINE OF SAID LOT 7;

THENCE, WITH THE NORTHEAST LINE OF SAID 0.003 ACRE RIGHT-OF-WAY DEDICATION, N 48° 36' 05" W, A DISTANCE OF 19.57 FEET TO A 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID PALASOTA DRIVE, BEING THE WEST LINE OF SAID LOT 7;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID GROESBECK STREET, SAME BEING THE WEST LINES OF SAID LOT 7 AND 8, N 24° 18' 44" E, A DISTANCE OF 325.73 FEET TO A 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND IN THE EAST LINE OF SAID GROESBECK STREET, BEING THE NORTHWEST CORNER OF SAID LOT 8, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF THE MEILLER ADDITION, FILED IN VOLUME 231, PAGE 479 (DRBCT), BEING DESCRIBED IN A DEED TO LYNETTE M. FRIDEL AND MICHAEL FRIDEL IN VOLUME 15105, PAGE 159 (OPRBCT);

THENCE, WITH THE NORTH LINES OF SAID LOTS 8 AND 6, SAME BEING THE SOUTH LINE OF SAID MEILLER ADDITION, S 85° 09' 14" E, A DISTANCE OF 283.45 FEET TO AN AXLE FOUND IN THE SOUTH LINE OF SAID MEILLER ADDITION, BEING THE NORTHEAST CORNER OF SAID LOT 6, SAME BEING A NORTHWEST CORNER OF SAID LOT 5, FROM WHICH CITY OF BRYAN MONUMENT "COB MON 35" BEARS N 46° 12' 16" E, A DISTANCE OF 7,465.14 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOTS 6 AND 5, S 23° 47' 41" W, A DISTANCE OF 333.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.073 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Shan Rajan, President of R4 Investment Ventures, LLC, the owner and developer of the land shown on this plat being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 19370, Page 164, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Shan Rajan, President of R4 Investment Ventures, LLC

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, David Powell Brister, Registered Professional Land Surveyor No. 6537, 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.

David Powell Brister, R.P.L.S. No. 6537

STATE OF TEXAS

COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared, Shan Rajan known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes stated. Given under my hand and seal on this 18th day of April, 2025.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, Jason Brister, 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 13th day of April, 2025.

Jason Brister, City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Mark Zimmerman, 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 13th day of April, 2025.

Mark Zimmerman, City Planner, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/23/2025 9:39:44 AM
In the PLAT Records

Doc Number: 2025-1554858
Volume-Page: 19805-187
Number of Pages: 1
Amount: 72.00
Order#: 20250423000025
By: JV

Karon McCrory
County Clerk
Brazos County, Texas

FINAL PLAT

Coulter's Subdivision
Block 1, Lot 6R
2.073 Acres

Being a Replat of Block 1, Lots 6-8
in Coulter's Subdivision
Volume 95, Page 486 DRBCT
Zeno Phillips League Survey, Abstract 45
Bryan, Brazos County, Texas

April 2025

Owner:
Shan Rajan, President of
R4 Investment Ventures, LLC
2001 S. College Ave
Bryan, TX 77801

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPEL F-9551

Surveyor:
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
979-268-3195
TBPELS #10018500
Proj # 24-758