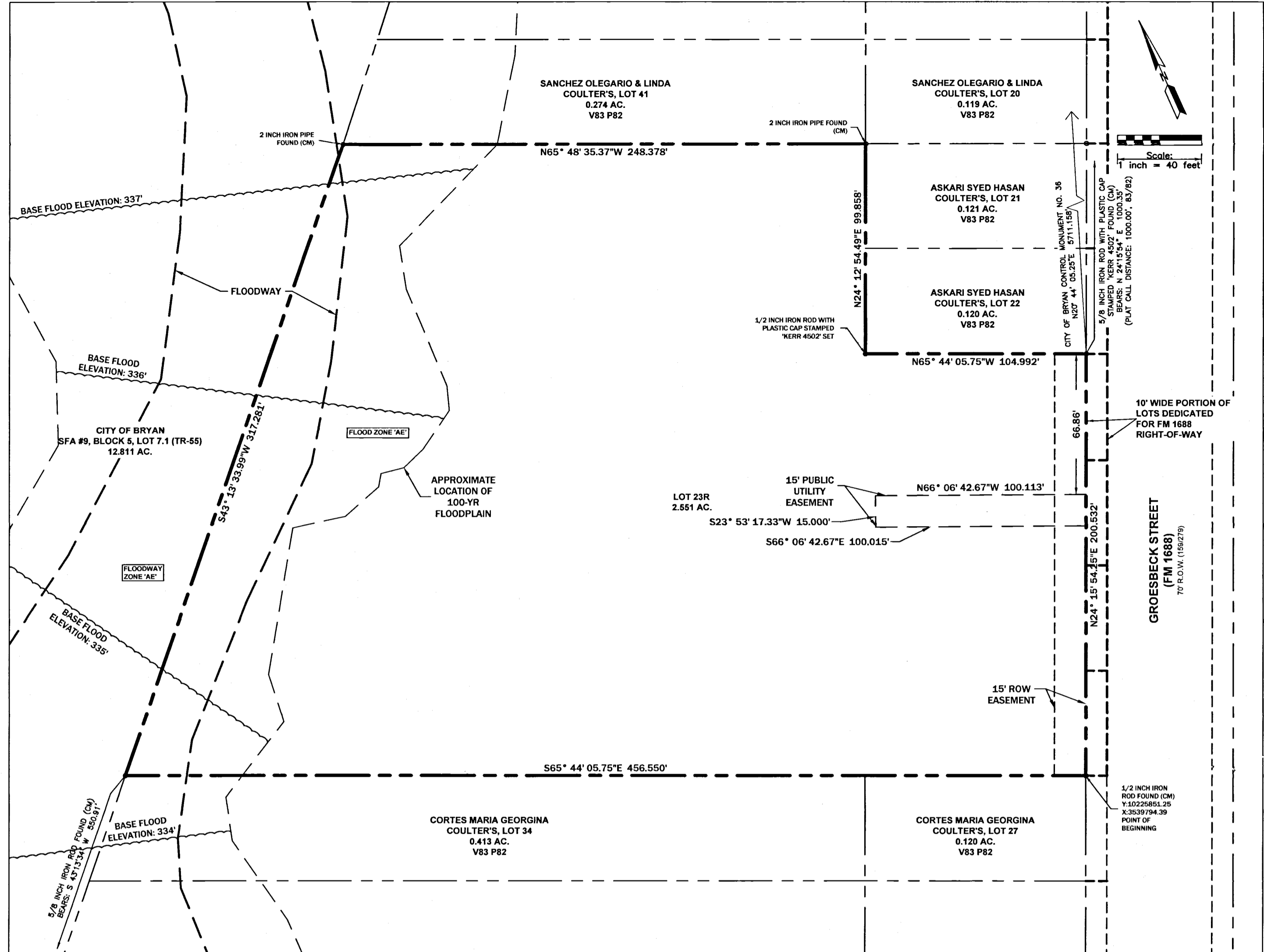


BASE FLOOD ELEVATION NOTE
 THE BASE FLOOD ELEVATIONS OF 335' AND 336' ARE BASED ON A STRAIGHT INTERPOLATION BETWEEN THE PROVIDED BASE FLOOD ELEVATIONS OF 334' AND 337'. NO FLOOD PROFILE WAS PROVIDED FOR THIS TRIBUTARY.

- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE, CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36 (N:10231375.303; E:3541898.795) AND AS ESTABLISHED BY GPS OBSERVATION.
- DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001126879458 (CALCULATED USING GEOID12B).
- ELEVATION DATUM: NAVD 1988 (BASED ON THE PUBLISHED ELEVATION OF THE CITY OF BRYAN CONTROL MONUMENT GPS-114: 354.26').
- CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY UNIVERSITY TITLE COMPANY, CF NO. 182619, DATED: 07-22-2018.
- THERE IS 100-YEAR FLOODPLAIN ON THIS PROPERTY PER FEMA MAP PANEL 48041C0195E DATED 7/7/2014. AS INDICATED ON THIS PLAT, THE BASE FLOOD ELEVATION RANGES FROM 337' TO 335' ACROSS THE PROPERTY. ANY STRUCTURE CONSTRUCTED ON THIS PROPERTY SHALL HAVE A MINIMUM FINISHED FLOOR 1 FOOT ABOVE THE ADJACENT 100-YEAR FLOODPLAIN ELEVATION.
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- THIS PROPERTY IS CURRENTLY ZONED COMMERCIAL DISTRICT (C-3).



EXISTING

REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I (We) Virgilio Ponce, 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 1519, Page 410, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, walkways, easements and public places hereon shown for the purposes identified.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Virgilio Ponce, 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 on this 4th day of April, 2019.
Dee L Wallwith
 Notary Public, Brazos County, Texas

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 7/1/2020 3:23:41 PM
 in the PLAT Records
 Doc Number: 2020-1397838
 Volume - Page: 16165-196
 Number of Pages: 1
 Amount: 73.00
 Ord# #: 20200701000131
 By: MO

COUNTY CLERK
 I hereby certify that this plat together with its certificates of _____, 2019, in the Official Records of Brazos

Karen McQueen
 County Clerk
 Brazos County, Texas
Michelle Decker
 Deputy Clerk

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr Registered Professional Land 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 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.

Brad Kerr, RPLS No. 4502



APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, 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 16th day of January, 2019, and same was duly approved on the 20th day of February, 2019, by said Commission.
Bobby Gutierrez
 Chair, Planning and Zoning Commission
 Bryan, Texas

APPROVAL OF CITY PLANNER

I, Martin Zimmermann, The undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 16th day of April, 2020.
Martin Zimmermann
 City Planner
 City of Bryan

APPROVAL OF CITY ENGINEER

I, Virgilio Ponce, 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 4th day of April, 2020.
Virgilio Ponce
 City Engineer
 City of Bryan

METES AND BOUNDS DESCRIPTION

2.551 ACRE TRACT
 ZENO PHILLIPS LEAGUE, A-45
 BRYAN, BRAZOS COUNTY, TEXAS
 METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 35-40, AND THE REMAINDER OF LOTS 23-26, COULTER'S ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 43, PAGE 82 OF THE DEED 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 (N-10223851.25, E-3539794.39) ON THE NORTHWEST CORNER OF SAID REMAINDER OF LOT 26 AND THE EAST CORNER OF THE REMAINDER OF LOT 27, COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE, CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-36 (N:10231375.303; E:3541898.795) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001126879458 (CALCULATED USING GEOID12B);

- THENCE:** N 65° 44' 06" E ALONG THE COMMON LINE OF SAID REMAINDER OF LOT 26 AND REMAINDER OF LOT 27 AND THE COMMON LINE OF SAID LOT 35 AND LOT 34 FOR A DISTANCE OF 456.55 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET ON THE SOUTHEAST LINE OF A CALLED 12.811 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 494, PAGE 194 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF SAID LOT 35 AND THE NORTH CORNER OF SAID LOT 34, FOR REFERENCE A 5/8 INCH IRON ROD FOUND BEARS: S 43° 13' 34" W FOR A DISTANCE OF 550.91 FEET;
- THENCE:** N 43° 13' 34" E ALONG THE COMMON LINE OF SAID LOTS 35-40 AND SAID 12.811 ACRE TRACT FOR A DISTANCE OF 317.28 FEET TO A 2 INCH IRON PIPE FOUND MARKING THE NORTH CORNER OF SAID LOT 40 AND THE WEST CORNER OF LOT 41;
- THENCE:** S 65° 48' 35" E ALONG THE COMMON LINE OF SAID LOT 40 AND LOT 41 FOR A DISTANCE OF 248.38 FEET TO A 2 INCH IRON PIPE FOUND MARKING THE COMMON CORNER OF SAID LOTS 40 AND 41 AND THE REMAINDER OF LOTS 20 AND 21;
- THENCE:** S 24° 12' 54" W ALONG THE COMMON LINE OF SAID LOT 40 AND SAID REMAINDER OF LOT 21 FOR A DISTANCE OF 99.86 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET MARKING THE COMMON CORNER OF SAID LOTS 38 AND 39 AND SAID REMAINDER OF LOT 23 AND THE REMAINDER OF LOT 22;
- THENCE:** S 65° 44' 06" E ALONG THE COMMON LINE OF SAID REMAINDER OF LOT 23 AND THE REMAINDER OF LOT 22 FOR A DISTANCE OF 104.99 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET ON THE NORTHWEST LINE OF GROESBECK STREET MARKING THE EAST CORNER OF SAID REMAINDER OF LOT 23, FOR REFERENCE A 5/8 INCH IRON ROD ON THE NORTHWEST LINE OF GROESBECK STREET BEARS: N 24° 15' 34" E FOR A DISTANCE OF 1000.35 FEET;
- THENCE:** S 24° 15' 34" E ALONG THE NORTHWEST LINE OF GROESBECK STREET FOR A DISTANCE OF 200.53 FEET TO THE POINT OF BEGINNING, CONTAINING 2.551 ACRES OF LAND AS SURVEYED ON THE GROUND.



FINAL PLAT

OF
LOT 23R
COULTER'S ADDITION
 BEING A REPLAT OF
 ALL OF LOTS 35-40 AND
 THE REMAINDER OF LOTS 23-26
COULTER'S ADDITION
 2.551 Acres
 BRYAN
 Brazos County, Texas

FINAL PLAT
 PREPARED AND
 SUBMITTED
 JANUARY 2019

SCALE 1"=40'

OWNER:
 VIRGLIO PONCE
 1000 S COULTER DR
 BRYAN, TX 77803

ENGINEER:
 MITCHELL & MORGAN, L.L.P.
 3204 EARL RUDDER FWY. SOUTH
 COLLEGE STATION, TX 77845
 PHONE (979) 260-6963

SURVEYOR:
 BRAD KERR, RPLS
 KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TX 77803
 (979) 268-3195