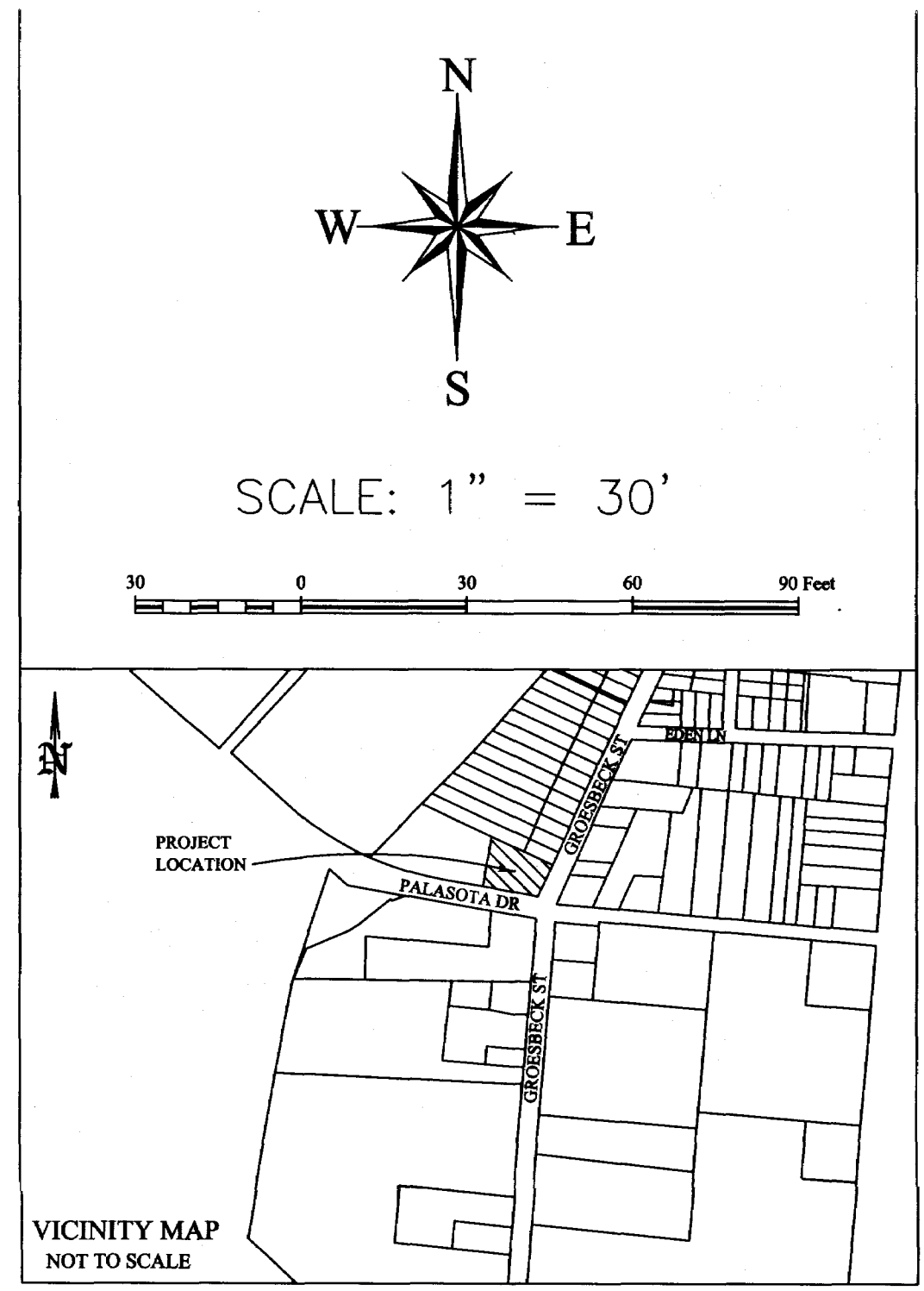
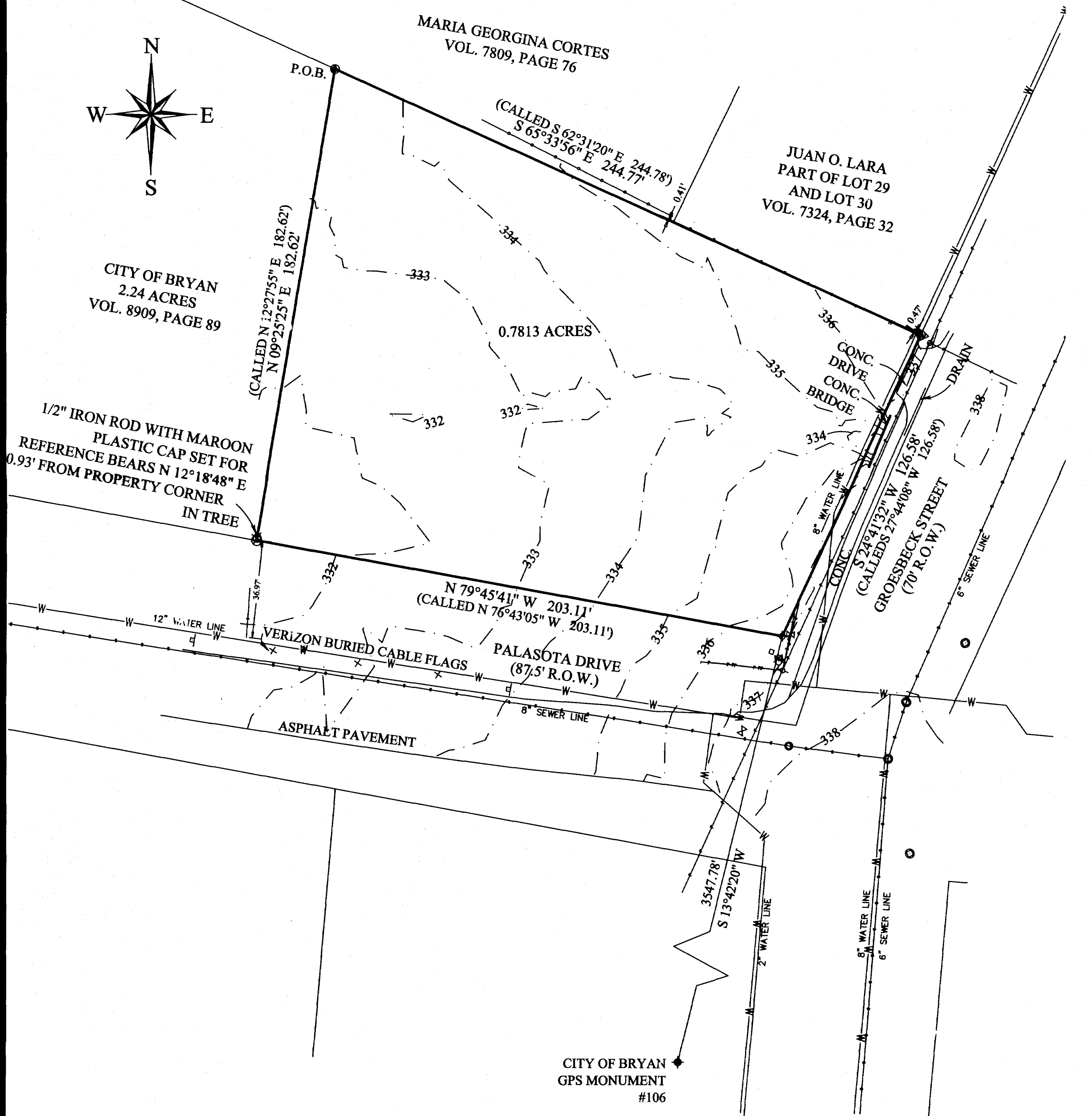


ORIGINAL PLAT



METES AND BOUNDS DESCRIPTION
 0.7813 ACRES
 ZENO PHILLIPS LEAGUE, A-45
 BRAZOS COUNTY, TEXAS

Being a tract of land containing 0.7813 acres, and being situated in the Zeno Phillips League, A-45, Brazos County, Texas, and being part of the Coulter's Addition to the City of Bryan, being part of Lot 53, as recorded in Vol. 83, Page 82, of the Brazos County Deed Records (B.C.D.R.), and being the same tract recorded in Vol. 10586, Page 208, of the Brazos County Official Records (B.C.O.R.) The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83, and boundary referenced from the north and east corners as recorded in said previous deed, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with orange plastic cap marked "CARLOMAGNO RPLS 1562" found for the north corner of this tract, also being the northeast corner of the City of Bryan 2.24 acre tract, as recorded in Vol. 8909, Page 89, of the B.C.O.R., also being on the south line of the Maria Georgina Cortes, as recorded in Vol. 7809, Page 76, of the B.C.O.R.;

THENCE South 65°33'56" East, a distance of 244.77 feet along the common line between this tract and said Cortes tract, and then along the common line between this tract and the Juan O. Lara tract, being part of Lot 29, and Lot 30, as recorded in Vol. 7324, Page 32, of the B.C.O.R. to 5/8" iron rod with orange plastic cap marked "CARLOMAGNO RPLS 1562" found for the east corner of this tract, also being the southeast corner of said Lara tract, also being on the northwest right-of-way line of the Groesbeck Street (70' R.O.W.);

THENCE South 24°41'32" West, a distance of 126.53 feet along the common line between this tract and Groesbeck Street to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the southeast corner of this tract, also being at intersection of said Groesbeck Street, and the north right-of-way line of Palasota Drive (87.5' R.O.W.);

THENCE North 79°45'41" West, a distance of 203.11 feet along the common line between this tract and said right-of-way line of Palasota Drive to a point in the edge of a tree for the southwest corner of this tract, from which a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for referenced bears N 12°18'48" E, a distance of 0.93 feet, also being the southeast corner of said City of Bryan tract;

THENCE North 9°25'25" East, a distance of 182.62 feet along the common line between this tract and said City of Bryan tract to the PLACE OF BEGINNING containing 0.7813 acres.

Doc Bk Vol Pg
 01138546 BR 11018 38

Filed for Record in:
 BRAZOS COUNTY
 On Nov 20 2012 at 01:38:66

As a
 Plat

Document Number: 01138546
 Record: 63.00
 Record Hueber - 454353
 By:
 Cynthia Ricton

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was
 filed on the date and time stamped hereon by me
 and was duly recorded in the volume and page
 of the Official Public Records of:

BRAZOS COUNTY
 as stamped hereon by me,
 Nov 20, 2012

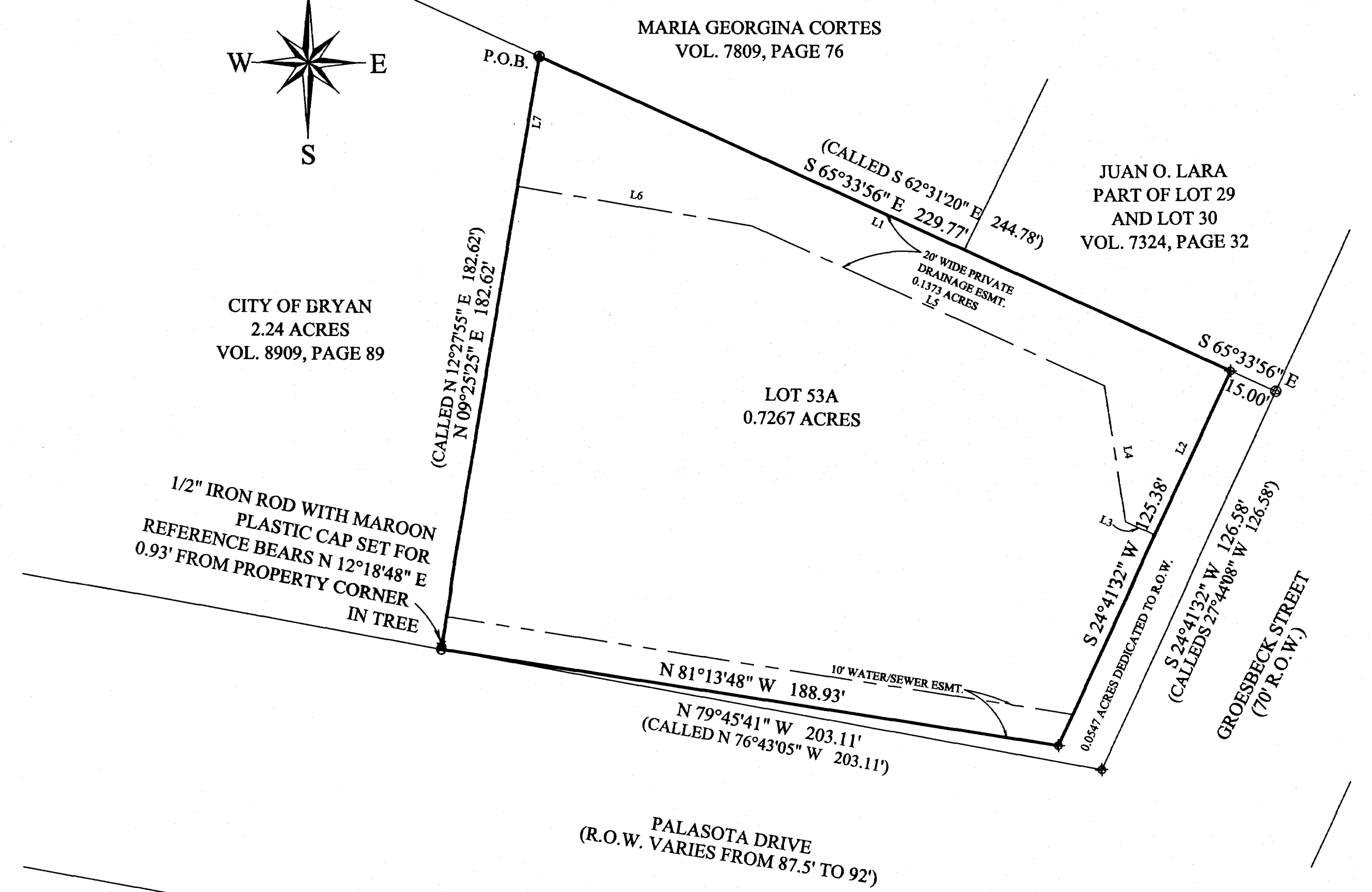
Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY

CERTIFICATION 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 19th day of November, 2012.

Lindsay Condit
 City Planner, City of Bryan

REPLAT



SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY BASIN/SET
- PLATTED BUILDING LINE
- SEWER LINE
- WATER LINE
- CHAIN LINE FENCE
- WOOD FENCE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- WATER METER
- WATER VALVE
- SEWER VALVE
- ELECTRIC METER
- PIPER POLE
- UTILITY POLE
- LIGHT POLE

5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562"
 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET

20" WIDE PRIVATE DRAINAGE ESMT. 0.1373 ACRES

LINE	DISTANCE	BEARING
L1	229.77'	S 65°33'56" E
L2	55.00'	S 24°41'32" W
L3	9.72'	N 08°50'21" W
L4	41.86'	N 08°50'21" W
L5	116.99'	S 65°33'56" W
L6	71.95'	N 80°34'35" W
L7	40.00'	N 09°25'25" E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, *Jose Maximino Martinez*, 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 10586, Page 208, 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: *Jose Maximino Martinez*

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Jose Maximino Martinez*, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this 13 day of November, 2012.

Jose Maximino Martinez
 Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, *Karen McQueen*, 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 20th day of Nov 2012, in the Official Public Records of Brazos County, Texas, in Volume 11018.

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Karen McQueen
 County Clerk
 Brazos County, Texas

LOT 53A
 COULTER'S ADDITION
BEING A REPLAT
 OF A 0.7813 ACRE PART OF
 LOT 53
 COULTER'S ADDITION
 VOLUME 10586, PAGE 208
 ZENO PHILLIPS LEAGUE, A-45
 BRYAN, BRAZOS COUNTY, TEXAS

SURVEY DATE: 4-19-12
 JOB NUMBER: 2012-0035

ATM Surveying
 P.O. Box 10313, College Station, TX 77840
 PHONE: (979)209-9291 email: Adam@ATMSurveying.com
 www.ATMSurveying.com

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 19th day of November, 2012.

W. Paul Kruger
 City Engineer, City of Bryan

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *Michael Beckendorf*, Chairman 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 & Zoning Commission of the City of Bryan on the 20th day of Nov 2012, and same was duly approved on the 20th day of November, 2012.

Michael Beckendorf
 Chairman

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, Adam Wallace, Registered Public Surveyor No. 6132, 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.

Adam Wallace
 Adam Wallace, R.P.L.S. No. 6132

STATE OF TEXAS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 6132

File name: 2012-0035-GROESBECK.DWG
 Plot date: 05/20/12
 Revised: 06/8/12
 Revised: 10/9/12