



METES AND BOUNDS DESCRIPTION

0.3296 ACRE TRACT
 LOTS 1, 2 AND ADJOINING 1/2 OF LOT 3, BLOCK 1
 COULTER'S EAST SIDE ADDITION
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING LOTS 1, 2 AND THE ADJOINING 1/2 OF LOT 3, BLOCK 1, COULTER'S EAST SIDE ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 97, PAGE 86 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT AS DESCRIBED BY A DEED TO SUE BUTTS RECORDED IN VOLUME 1, PAGE 1 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF 28TH STREET AND MARKING THE NORTH CORNER OF A TRACT DESCRIBED AS LOTS 5, 4 AND THE ADJOINING 1/2 OF LOT 3, BLOCK 1 OF SAID COULTER'S EAST SIDE ADDITION BY A DEED TO CHERYL ANN SCHOEN RECORDED IN VOLUME 966, PAGE 1 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 55' 37" W THROUGH SAID LOT 3 FOR A DISTANCE OF 115.30 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID SCHOEN TRACT, SAID IRON ROD ALSO LYING ON THE NORTHEAST LINE OF LOT 8, BLOCK 2 OF THE EAST SIDE RESURVEY ADDITION AS DESCRIBED BY A DEED TO WILLIAM J. SLOVACEK AND WIFE, BESS W. SLOVACEK, RECORDED IN VOLUME 487, PAGE 255 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 47° 49' 44" W ALONG THE SOUTHWEST LINE OF SAID LOT 1, 2 AND ADJOINING 1/2 OF LOT 3 FOR A DISTANCE OF 124.69 FEET TO A 3/8 INCH IRON ROD IN CONCRETE FOUND MARKING THE WEST CORNER OF THE AFOREMENTIONED LOT 1 AND LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF DILLARD STREET (40' R.O.W.);

THENCE: N 41° 50' 08" E ALONG THE RIGHT-OF-WAY LINE OF SAID DILLARD STREET FOR A DISTANCE OF 114.80 FEET TO A 5/8 INCH IRON ROD SET IN THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF DILLARD STREET AND THE SOUTHWEST RIGHT-OF-WAY LINE OF DILLARD STREET AND THE SOUTHWEST RIGHT-OF-WAY LINE OF 28TH STREET, FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF DILLARD STREET AND THE SOUTHWEST RIGHT-OF-WAY LINE OF 28TH STREET BEARS: N 48° 03' 41" W FOR A DISTANCE OF 40.00 FEET AND A 3/4 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF LOT 1, BLOCK 2 OF SAID COULTER'S EAST SIDE ADDITION BEARS: N 41° 57' 10" E FOR A DISTANCE OF 161.14 FEET;

THENCE: S 48° 03' 41" E ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF 28TH STREET FOR A DISTANCE OF 124.87 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3296 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND NOVEMBER, 1996. (NOTE: BEARING ORIENTATION IS BASED ON GRID NORTH AS ESTABLISHED FROM A G.P.S. OBSERVATION.)

STATE OF TEXAS
 COUNTY OF BRAZOS

I, City of Bryan Community Development, 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 2755, Page 159, and designated herein as Lot 1, Lot 2 and 1/2 Lot 3, Block 2 Coulter's East Side Addition, in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.

Gail Macmillan for
 City of Bryan Community Development
 405 W. 28th Street
 Bryan, Texas 77805 Phone: (409) 361-3610

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Gail Macmillan, 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 purpose and consideration therein stated.

Given under my hand and seal of office this 26 day of June, 1997.

Barbara J. Simpson
 Notary Public in and for Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Richard Perkins, 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 purpose and consideration therein stated.

Given under my hand and seal of office this _____ day of _____, 19____.

Barbara J. Simpson
 Notary Public in and for Brazos County, Texas

CERTIFICATE BY THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Mary Ann Ward, County Clerk in and for said County, do hereby certify that this plat conforms with its certification of authentication as filed for record in by office the 26th day of June, 1997, in the Official Public Records of Brazos County in Volume 966, Page 86.

Mary Ann Ward
 County Clerk, Brazos County, Texas

(SEAL)

CERTIFICATE OF PLANNING ADMINISTRATOR

I, the undersigned, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this Ordinance.

John C. ...
 Planning Administrator, Bryan, Texas

Filed for Record in:
 BRAZOS COUNTY,
 On: Oct 28, 1998 at 03:37P

As a
 Plat

Document Number: **0670010**

Amount: 55.00

Receipt Number - 120317
 By,
 Barbara Johnson

STATE OF TEXAS COUNTY OF BRAZOS

I, Richard Perkins, Chairman of the City 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 City Planning and Zoning Commission of the City of Bryan on the 26th day of June, 1997, and same was duly approved on the 26th day of June, 1997, by said Commission.

Richard Perkins
 Chairman, City Planning and Zoning Commission,
 Bryan, Texas

CERTIFICATE OF DEVELOPMENT ENGINEER

I, the undersigned, Development 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.

Brad Kerr
 Development Engineer, Bryan, Texas

SURVEYOR'S CERTIFICATE:

I, BRAD KERR, R.P.L.S. 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 MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

Brad Kerr
 BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502

0670010

METES AND BOUNDS DESCRIPTION
 OF A
 0.0143 ACRE TRACT
 STREET DEDICATION
 PORTION OF LOTS 1, 2, AND 3, BLOCK 1
 COULTER'S EAST SIDE ADDITION
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOTS 1, 2, AND 3, BLOCK 1, COULTER'S EAST SIDE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 97, PAGE 86 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE TRACT DESCRIBED AS LOTS 1 AND 2 AND THE ADJOINING 1/2 OF LOT 3, BLOCK 1, BY A DEED TO SUE BUTTS RECORDED IN VOLUME 1, PAGE 1, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF 28TH STREET (40 FOOT RIGHT-OF-WAY) MARKING THE NORTH CORNER OF A TRACT DESCRIBED AS LOTS 5, 4 AND THE ADJOINING 1/2 OF LOT 3, BLOCK 1 BY A DEED TO CHERYL ANN SCHOEN RECORDED IN VOLUME 966, PAGE 1 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 55' 37" W THROUGH SAID LOT 3 FOR A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD SET, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID BUTTS TRACT AND THE WEST CORNER OF SAID SCHOEN TRACT BEARS: S 41° 55' 37" W FOR A DISTANCE OF 110.30 FEET;

THENCE: N 48° 03' 41" W THROUGH SAID BUTTS TRACT FOR A DISTANCE OF 124.86 FEET TO A 5/8 INCH IRON ROD SET, FOR REFERENCE A 3/8 INCH IRON ROD FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF DILLARD STREET (40' R.O.W. - STREET NO BUILT) MARKING THE WEST CORNER OF SAID BUTTS TRACT BEARS: S 41° 50' 08" W FOR A DISTANCE OF 109.80 FEET;

THENCE: N 41° 50' 08" E ALONG THE SOUTHWEST LINE OF DILLARD STREET FOR A DISTANCE OF 5.00 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF 28TH STREET MARKING THE NORTH CORNER OF SAID BUTTS TRACT;

THENCE: S 48° 03' 41" E ALONG THE SOUTHWEST LINE OF 28TH STREET FOR A DISTANCE OF 124.87 FEET TO THE POINT OF BEGINNING CONTAINING 0.0143 OF AN ACRE OF LAND (624 SQUARE FEET) AS SURVEYED ON THE GROUND NOVEMBER 1996. BEARING ORIENTATION IS BASED ON GRID NORTH AS ESTABLISHED FROM ONE LOT GPS OBSERVATION.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502

REPLAT
 OF
 LOTS 1, 2 & 1/2 OF LOT 3,
 BLOCK 1
 COULTER'S EAST SIDE ADDITION
 VOLUME 97, PAGE 86
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
 SURVEY DATE: 11--96
 PLAT DATE: 06--04--97
 JOB NUMBER: 96-766
 CAD NAME: 96-766R
 CR5 FILE: 96-766

PREPARED BY:
 KERR SURVEYING CO.
 505 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE (409) 268-3195