

REPLAT

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, A.S. HICKLE, 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 22nd day of June, 2014, and same was duly approved on the 22nd day of June, 2014.

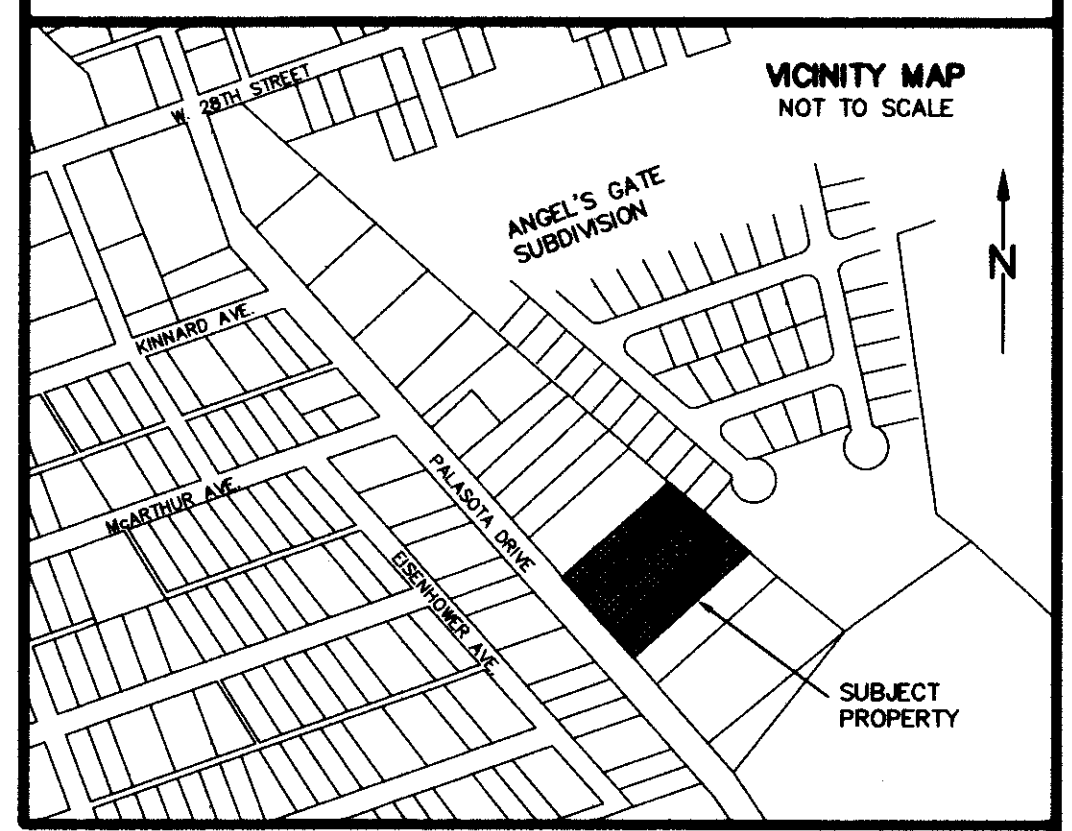
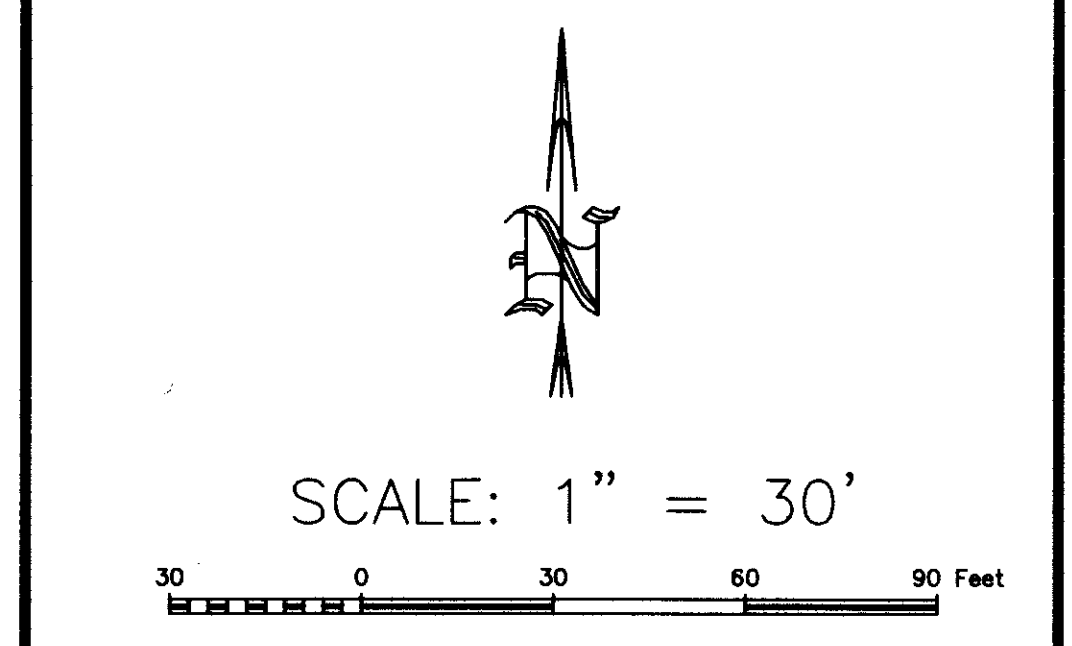
A.S. Hickle
 Chairman

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 22nd day of June, 2014.

[Signature]
 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 22nd day of June, 2014.

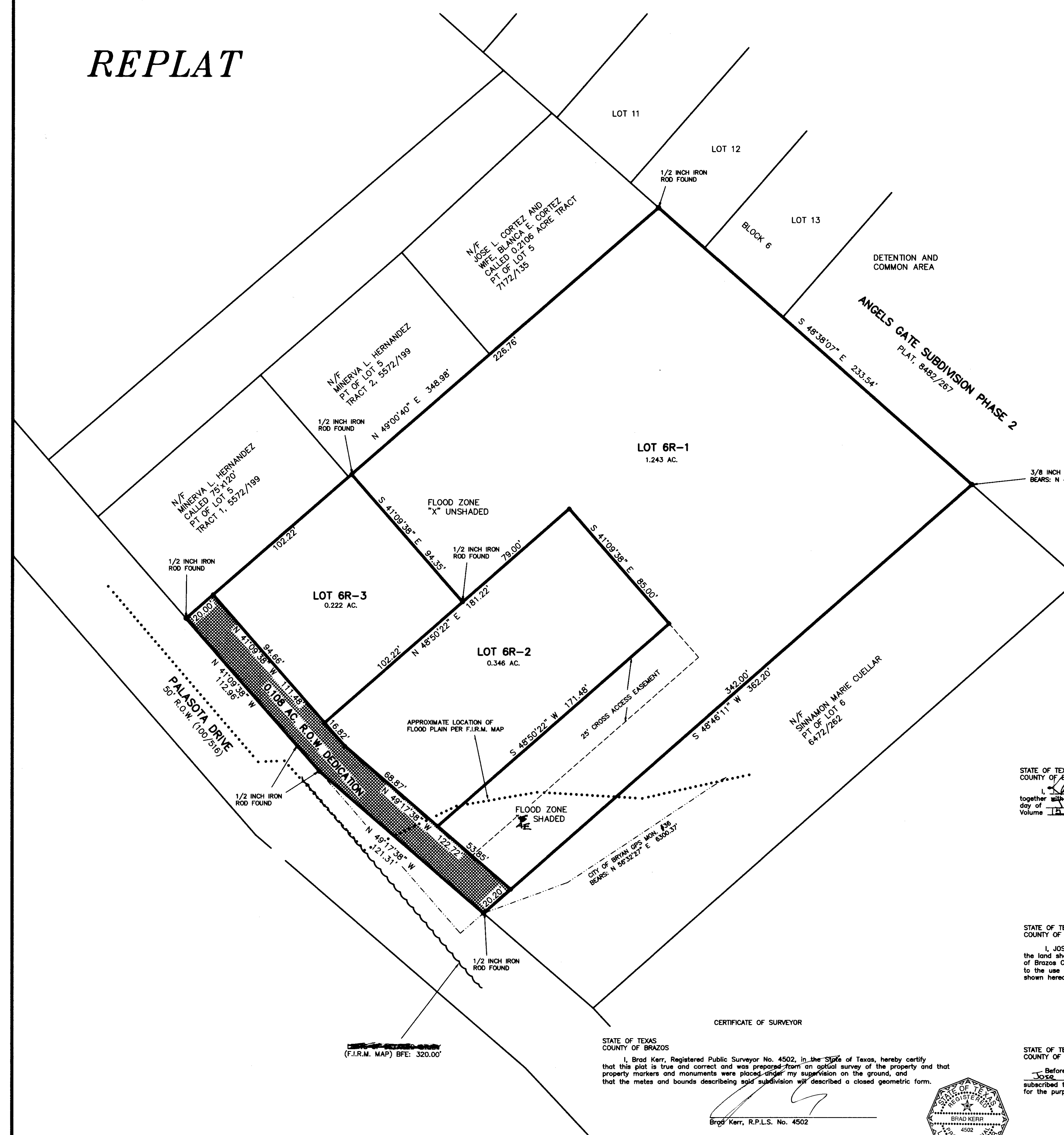
[Signature]
 City Engineer, City of Bryan



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.R.M. MAPS, COMMUNITY PANEL NO. 4804100195 E, DATED MAY 16, 2012.
3. 1/2 INCH IRON ROD TO BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE 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 PALASTOA DRIVE AS OF THE FILING OF THIS REPLAT.



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 We, U&C 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 9818, 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.

[Signature]
 Owner(s)

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared [Signature], 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 and consideration therein stated.

Given under my hand and seal on this 18th day of June, 2014.

[Signature]
 Notary Public, Brazos County, Texas

VIDIMARA GARCIA
 Notary Public, State of Texas
 My Commission Expires
 OCTOBER 22, 2016

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karen Maloney, 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 22nd day of June, 2014, in the Official Public Records of Brazos County, Texas, in Volume 101, Page 480.

Karen Maloney
 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 10686, Page 1, 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.

[Signature]
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Jose Reyes, 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 and consideration therein stated.

Given under my hand and seal on this 20th day of July, 2014.

[Signature]
 Notary Public, Brazos County, Texas

DELORES M SOTO
 MY COMMISSION EXPIRES
 November 14, 2017

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 property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision as described a closed geometric form.

[Signature]
 Brad Kerr, R.P.L.S. No. 4502

STATE OF TEXAS
 REGISTERED PUBLIC SURVEYOR
 BRAD KERR
 4502

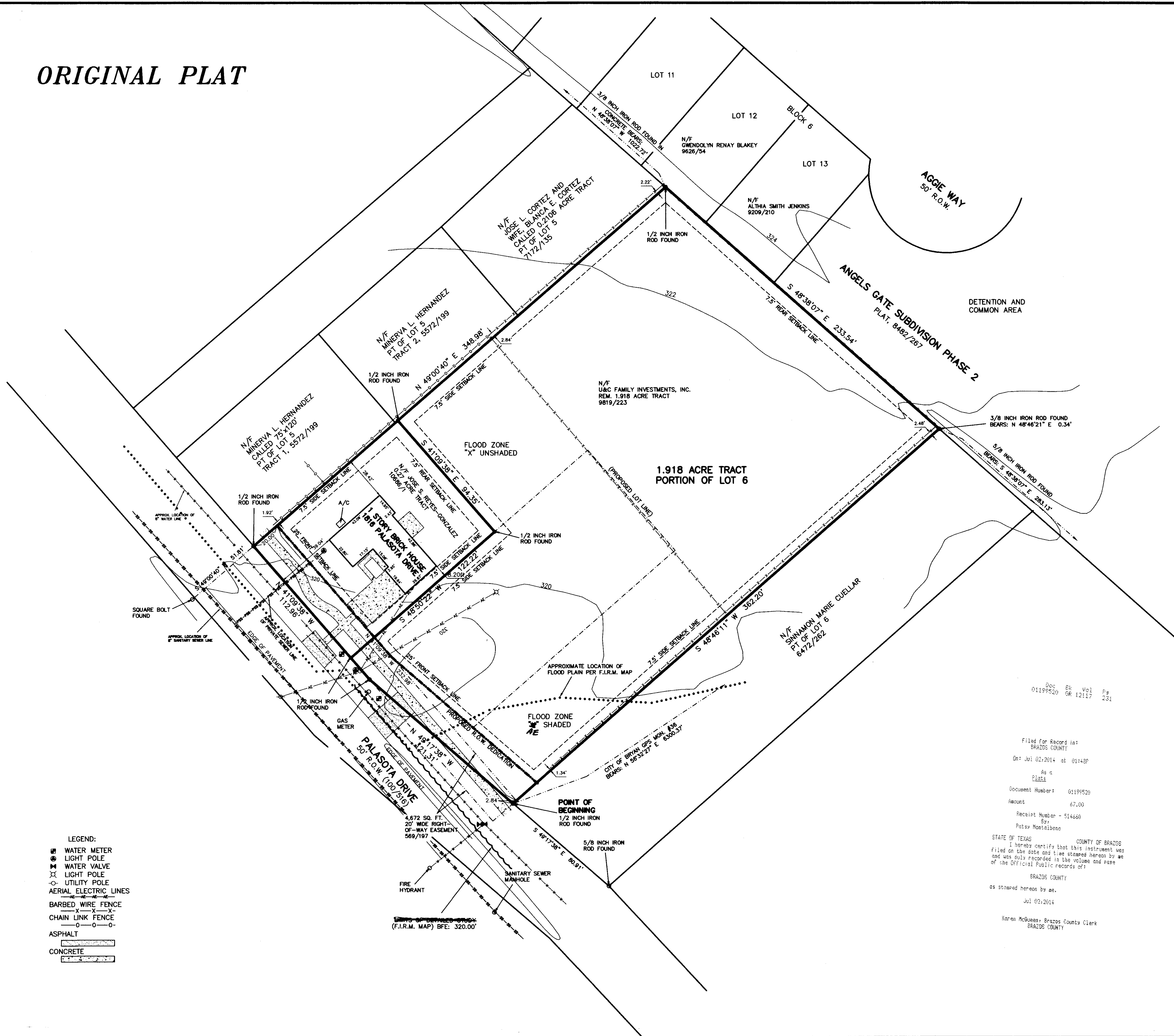
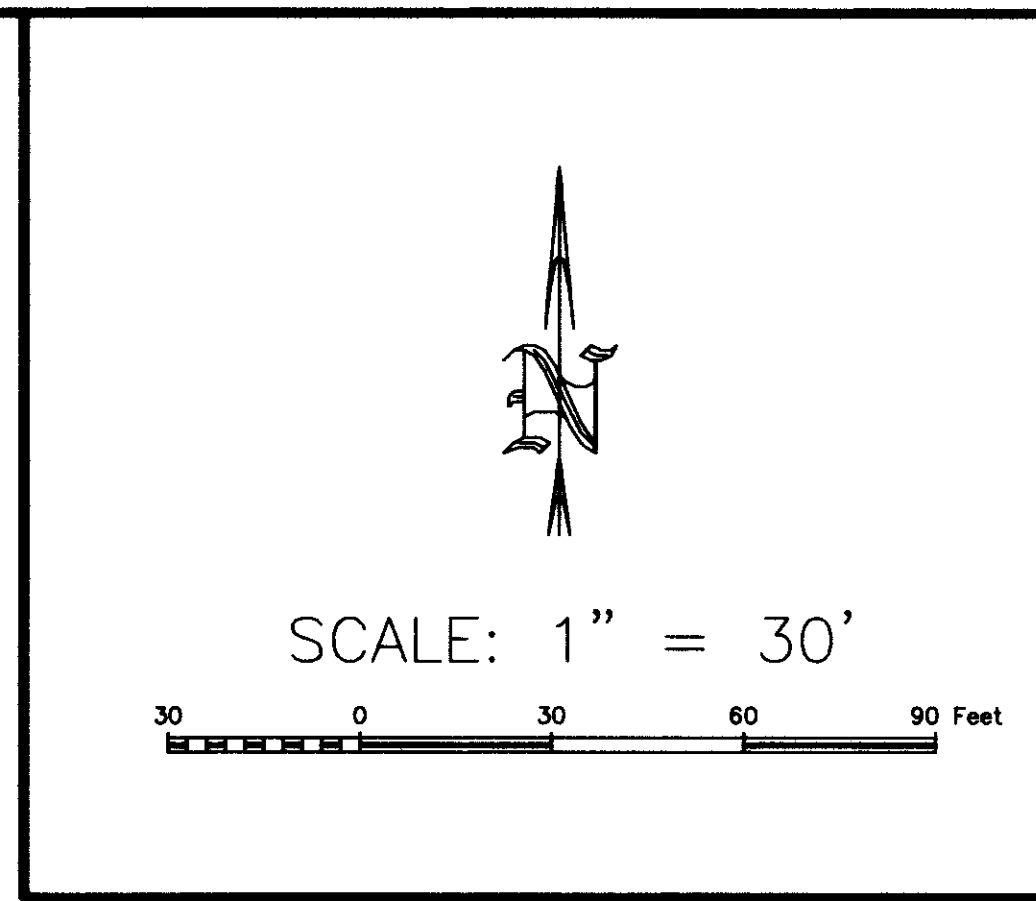
SHEET 1 OF 2
 SEE SHEET 2 FOR ORIGINAL PLAT

REPLAT
 OF
A PORTION OF LOT 6
W. J. COULTER SUBDIVISION
of the MORILLE TRACT
 VOLUME 101, PAGE 353
 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
 CRS FILE: BOT (cont); 12-133 (job)

PREPARED BY: KERR SURVEYING, LLC PREPARED FOR: U&C FAMILY INVESTMENTS
 409 N. TEXAS AVENUE 809 UNIVERSITY DRIVE E.
 BRYAN, TEXAS 77803 COLLEGE STATION, TEXAS 77840
 PHONE (979) 268-3195 PHONE (979) 575-6806

ORIGINAL PLAT



METES AND BOUNDS DESCRIPTION
 OF A
 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 LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 6, W. J. COULTER SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 101, PAGE 353 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 0.27 ACRE TRACT AS DESCRIBED BY A DEED TO JOSE S. REYES-GONZALEZ RECORDED IN VOLUME 10686, PAGE 1 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 U&C FAMILY INVESTMENTS, INC. RECORDED IN VOLUME 9819, 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 PALASOTA DRIVE MARKING THE SOUTH CORNER OF SAID REMAINDER OF 1.918 ACRE TRACT AND THE WEST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO SINNAMON MARIE CUELLAR RECORDED IN VOLUME 6472, PAGE 262 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 49° 17' 38" W ALONG THE NORTHEAST LINE OF PALASOTA DRIVE FOR A DISTANCE OF 121.31 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 41° 09' 38" W CONTINUING ALONG THE NORTHEAST LINE OF PALASOTA DRIVE FOR A DISTANCE OF 112.96 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.27 ACRE TRACT AND THE SOUTH CORNER OF LOT 5, W. J. COULTER SUBDIVISION;

THENCE: N 49° 00' 40" E ALONG THE COMMON LINE OF SAID LOT 6 AND SAID LOT 5, SAME BEING THE NORTHWEST 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, ACCORDING TO THE PLAT RECORDED IN VOLUME 8482, PAGE 267 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 AFOREMENTIONED CUELLAR TRACT, FOR REFERENCE A 3/8 INCH IRON ROD FOUND BEARS: N 48° 46' 21" E FOR A DISTANCE OF 0.34 FEET;

THENCE: S 48° 46' 11" W THROUGH SAID LOT 6 AND ALONG THE COMMON LINE OF SAID REMAINDER OF 1.918 ACRE TRACT AND SAID CUELLAR 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. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FORM GPS OBSERVATION.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502

SHEET 2 OF 2
 SEE SHEET 1 FOR REPLAT

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 PHONE (979) 575-6808

- LEGEND:**
- WATER METER
 - ⊙ LIGHT POLE
 - ⊕ WATER VALVE
 - ⊗ LIGHT POLE
 - ⊖ UTILITY POLE
 - AERIAL ELECTRIC LINES
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - ASPHALT
 - CONCRETE

Doc 01199520 Br Vol 101 Pg 261
 Filed for Record in: BRAZOS COUNTY
 On: Jul 02 2014 at 01:43P
 As a Plat
 Document Number: 01199520
 Amount: 67.00
 Receipt Number: 514660
 By: Patsy Montalbone
 STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on this 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 stated hereon by me.
 Jul 02 2014
 Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY