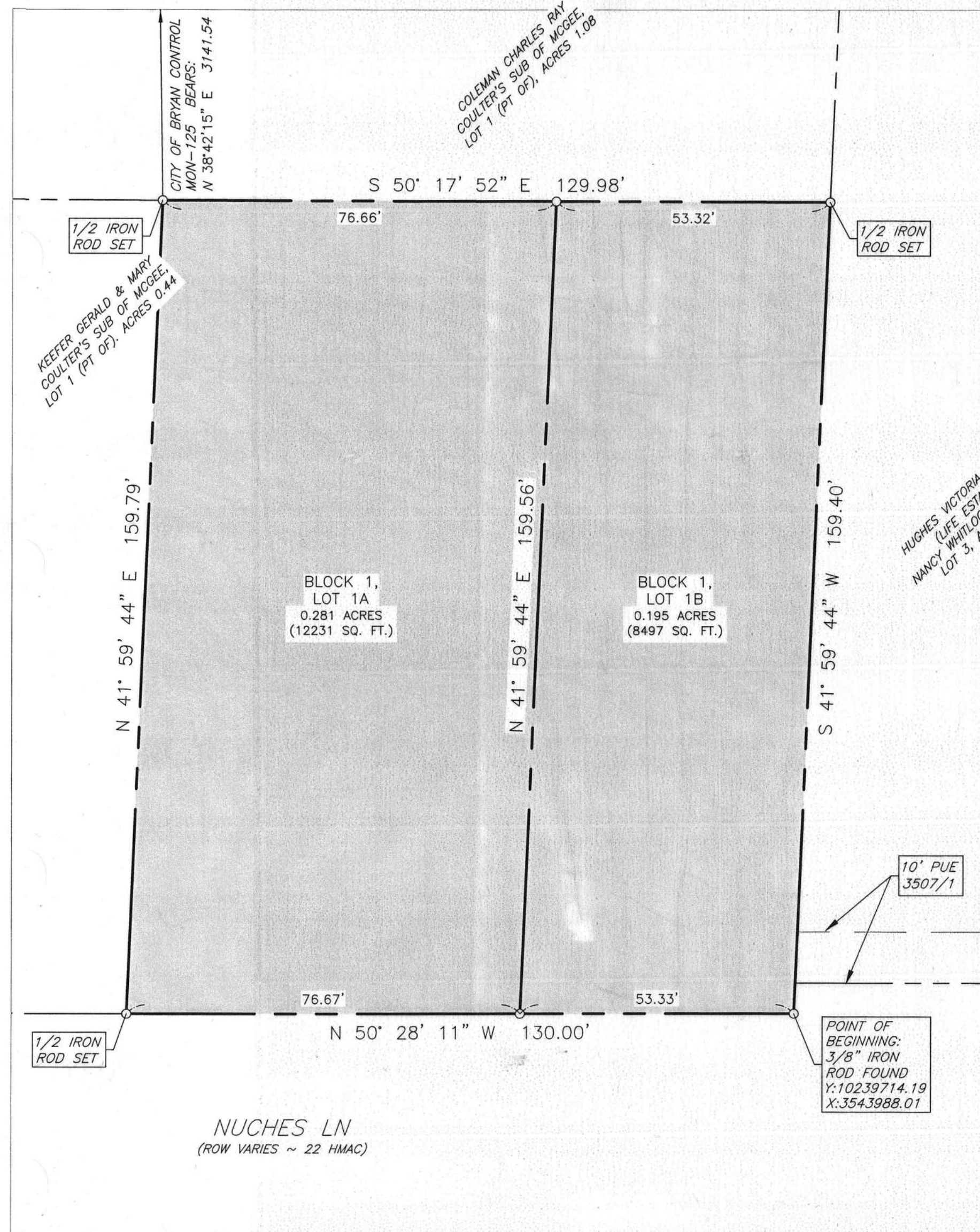
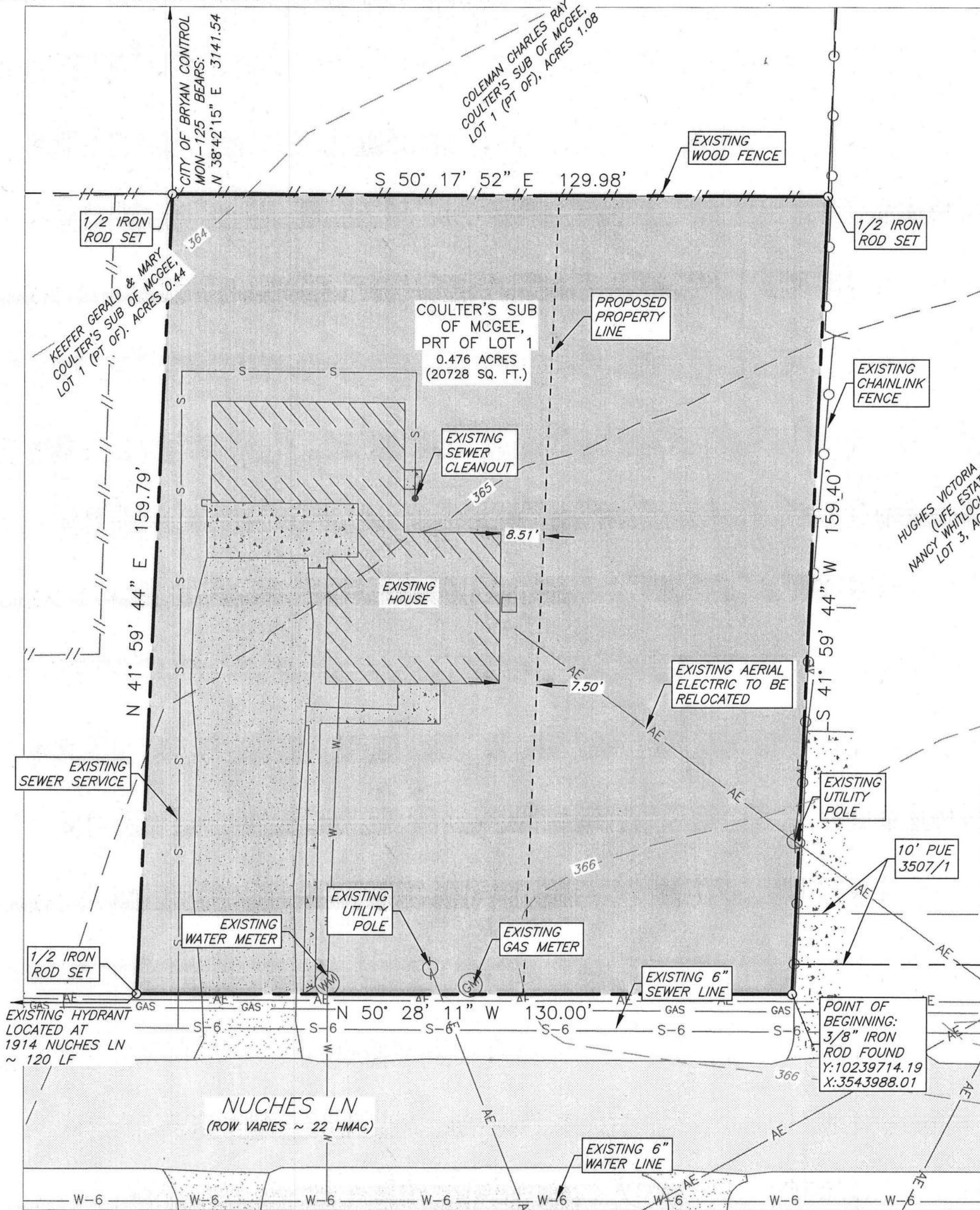


ORIGINAL PLAT

REPLAT



METES AND BOUNDS DESCRIPTION OF A 0.476 ACRE TRACT BEING ALL OF A CALLED 130' X 160' PORTION OF LOT 1 COULTER'S SUBDIVISION OF MCGEE TRACT STEPHEN F. AUSTIN LEAGUE NO. 10, A-63 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF A 0.476 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOT 1, COULTER'S SUBDIVISION OF MCGEE TRACT AS SHOWN ON THE PLAT RECORDED IN VOLUME 92, PAGE 421 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (J.R.B.C.T.) AND BEING THE SAME TRACT OF LAND AS DESCRIBED AS A 130' X 160' TRACT IN A DEED TO MARIE SALINAS RECORDED IN VOLUME 2535, PAGE 205 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.).

SAID 0.476 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND BENT (Y:10239714.19, X:3543988.01) ON THE NORTHEAST LINE OF NUCHES LANE (A CITY MAINTAINED PUBLIC ROAD - NO DEDICATION - R.O.W. WIDTH VARIES) MARKING THE SOUTH CORNER OF SAID 130' X 160' TRACT, FOR REFERENCE A 1/2" IRON ROD FOUND ON THE NORTHEAST LINE OF NUCHES LANE BEARS: S 50° 29' 31" E FOR A DISTANCE OF 252.39 FEET (COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-125 (Y:10242367.294, X:3545959.049) AND AS ESTABLISHED BY GPS OBSERVATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011773363859 [CALCULATED USING GEOID12B];

THENCE: N 50° 28' 11" W ALONG THE NORTHEAST LINE OF NUCHES LANE (BEING THE SOUTHWEST LINE OF SAID LOT 1) FOR A DISTANCE OF 130.00 FEET (DEED CALL AND MEASURED DISTANCE, 2535/205 O.P.R.B.C.T.) TO 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE WEST CORNER OF SAID 130' X 160' TRACT AND THE SOUTH CORNER OF A CALLED 0.44 ACRE PORTION OF SAID LOT 1 AS DESCRIBED IN A DEED TO GERALD KEEFER AND MARY KEEFER RECORDED IN VOLUME 13232, PAGE 137 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 3/8" IRON ROD FOUND BEARS: N 41° 59' 44" E A DISTANCE OF 0.73 FEET AND A 1/2" IRON ROD FOUND BENT ON THE SOUTHEAST LINE OF COLSON ROAD (CALLED 50' R.O.W., 92/421 D.R.B.C.T.) MARKING THE WEST CORNER OF SAID LOT 1 AND THE WEST CORNER OF SAID 0.44 ACRE TRACT BEARS: N 50° 28' 11" W A DISTANCE OF 120.03 FEET (DEED CALL: N 47° 45' 44" W - 120.00 FEET, 13232/137 O.P.R.B.C.T.);

THENCE: N 41° 59' 44" E THROUGH SAID LOT 1 AND ALONG THE NORTHWEST LINE OF SAID 130' X 160' TRACT FOR A DISTANCE OF 159.79 FEET (DEED CALL DISTANCE: 160 FEET, 2535/205 O.P.R.B.C.T.) TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE SOUTHWEST LINE OF A CALLED 1.001 ACRE PORTION OF SAID LOT 1 AS DESCRIBED IN A DEED TO CHARLES RAY COLEMAN RECORDED IN VOLUME 9136, PAGE 169 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 3/8" IRON ROD FOUND BEARS: S 03° 32' 06" E A DISTANCE OF 0.94 FEET, A 1/2" IRON ROD FOUND MARKING THE WEST CORNER OF SAID 1.001 ACRE TRACT BEARS: N 50° 17' 52" W A DISTANCE OF 116.79 FEET AND THE CITY OF BRYAN CONTROL MONUMENT GPS-125 BEARS: N 38° 42' 15" E A DISTANCE OF 3,141.54 FEET;

THENCE: S 50° 17' 52" E ALONG THE COMMON LINE OF SAID 130' X 160' TRACT AND SAID 1.001 ACRE TRACT FOR A DISTANCE OF 129.98 FEET (DEED CALL DISTANCE: 130 FEET, 2535/205 O.P.R.B.C.T.) TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE NORTHWEST LINE OF LOT 3, BLOCK 1, NANCY WHITLOCK SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 3507, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS MARKING THE EAST CORNER OF SAID 130' X 160' TRACT AND THE SOUTH CORNER OF SAID 1.001 ACRE TRACT, FOR REFERENCE A 3/8" IRON ROD FOUND BEARS: S 50° 17' 52" E A DISTANCE OF 0.74 FEET AND A 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE NORTH CORNER OF SAID LOT 3 BEARS: N 41° 59' 44" E A DISTANCE OF 53.59 FEET;

THENCE: S 41° 59' 44" W ALONG THE COMMON LINE OF SAID 130' X 160' TRACT AND SAID LOT 3, AT A DISTANCE OF 153.39 FEET PASS THE WEST CORNER OF SAID LOT 3, FOR REFERENCE A 1/2" IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 3 AND THE WEST CORNER OF LOT 2R, BLOCK 1, NANCY WHITLOCK SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 13498, PAGE 26 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS BEARS: S 50° 23' 13" E A DISTANCE OF 82.37 FEET (PLAT CALL: S 47° 25' 54" E - 82.40 FEET, 3507/1 O.P.R.B.C.T.), FROM WHICH A 1/2" IRON ROD WITH PINK CAP FOUND MARKING THE SOUTH CORNER OF SAID BLOCK 1 BEARS: S 50° 23' 13" E A DISTANCE OF 169.97 FEET (PLAT CALL: S 47° 25' 54" E - 170.00 FEET, 13498/26 O.P.R.B.C.T.), CONTINUING ALONG THE SOUTHEAST LINE OF SAID 130' X 160' TRACT FOR A TOTAL DISTANCE OF 159.40 FEET (DEED CALL DISTANCE: 160 FEET, 2535/205 O.P.R.B.C.T.) TO THE POINT OF BEGINNING CONTAINING 0.476 OF AN ACRE OF LAND (20,728 SQUARE FEET) AS MEASURED BY GRID DISTANCES, MORE OR LESS, AS SURVEYED ON THE GROUND APRIL 2020.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I, Katie Neason Managing Partner of NN Out Properties LTD, owner of the 0.476 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 2535, Page 205, and designated herein as Coulter's Sub of McGee, Block 1, Lots 1A & 1B, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

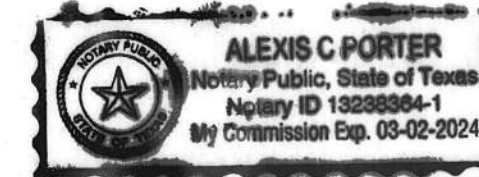
Katie Neason Managing Partner of NN Out Properties LTD, Owner

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Marie Salinas, 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 stated.

Given under my hand and seal on this 04th day of June, 2020.

Alexis C. Porter Notary Public, Brazos County, Texas



CERTIFICATION OF THE 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY PLANNER

I, Marla Zimmermann, 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 20th day of July, 2020.

Marla Zimmermann City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, W Paul Resper, 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 20th day of July, 2020.

W Paul Resper City Engineer, Bryan, Texas

APPROVAL OF 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 20th day of April, 2020 and same was duly approved on the 21st day of May, 2020 by said Commission.

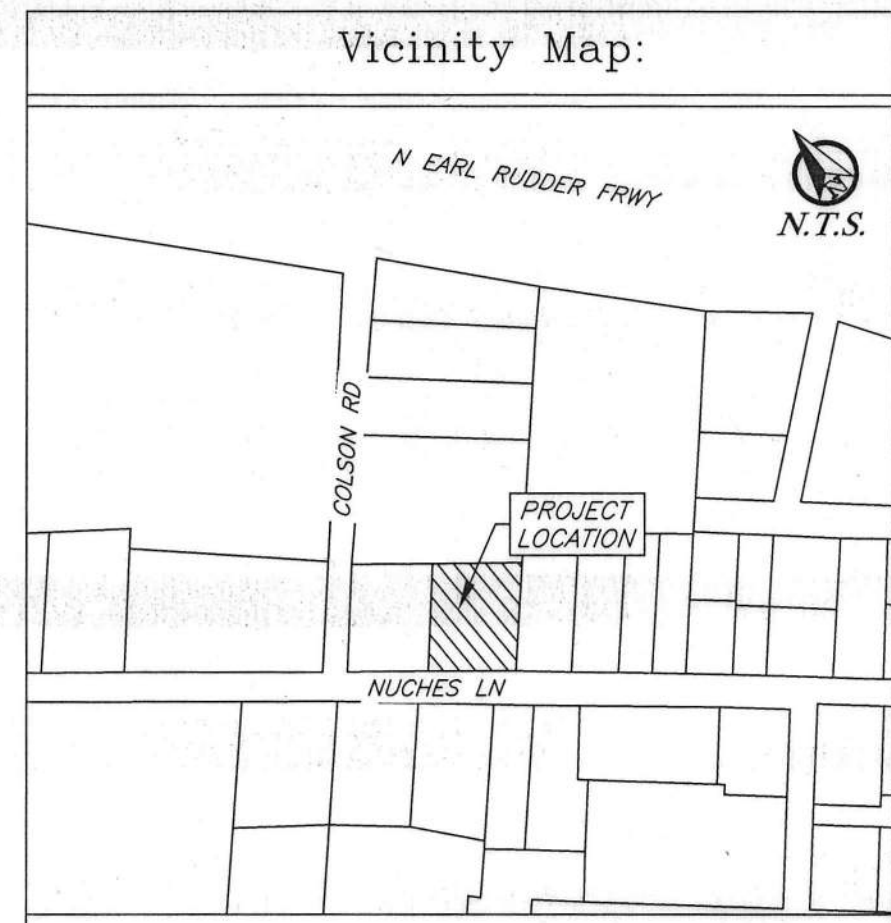
Filed for Record Official Public Records Of: Brazos County Clerk On: 7/20/2020 2:42:22 PM In the PLAT Records



Doc Number: 2020 - 1399732 Volume - Page: 16213 - 65 Number of Pages: 1 Amount: 73.00 Order#: 20200720000123 By: MO

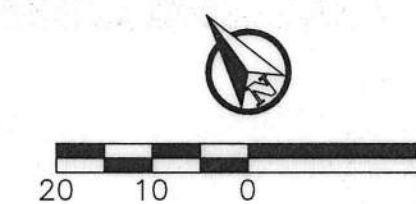
Karen McQueen County Clerk, Brazos County, Texas

said county, do hereby certify that this plat together with its certificates of 04th day of June, 2020, in the Official Records of



General Notes:

- 1. 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-125 (Y:10242367.294; X:3545959.049) and as established from gps observation.
- 2. Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.00011773363859 (Calculated Using GEOID12B).
- 3. 1/2" Iron rods with Yellow plastic cap stamped 'KERR 4502' will be set at all corners unless otherwise noted.
- 4. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0205F, effective April 2, 2014.
- 5. All utilities shown hereon are approximate locations.
- 6. This property is Zoned (RD-5), Residential District 5000.
- 7. The topography shown is from GIS Data.
- 10d: Blanket Easement to Humble Pipe Line Co., 57/359 (D.R.B.C.T.), does apply to this tract although actual pipeline does not cross this tract.
- 10e: Blanket Easement to Lone Star Gas Co., 71/397 (D.R.B.C.T.), does apply to this tract.



FINAL PLAT

Coulter's Sub of McGee Block 1, Lot 1A & 1B

Being a Replat of Coulter's Sub of McGee Prt of Lot 1 - 0.476 Acres Brazos County, Texas May 2020

Owner: NN Out Properties LTD 105 N Main St Bryan, TX 77803

Surveyor: Kerr Surveying LLC 409 N. Texas Ave Bryan, TX 77803 979-268-3195 TBPLS 10018500

Engineer: J4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPE F-9951

