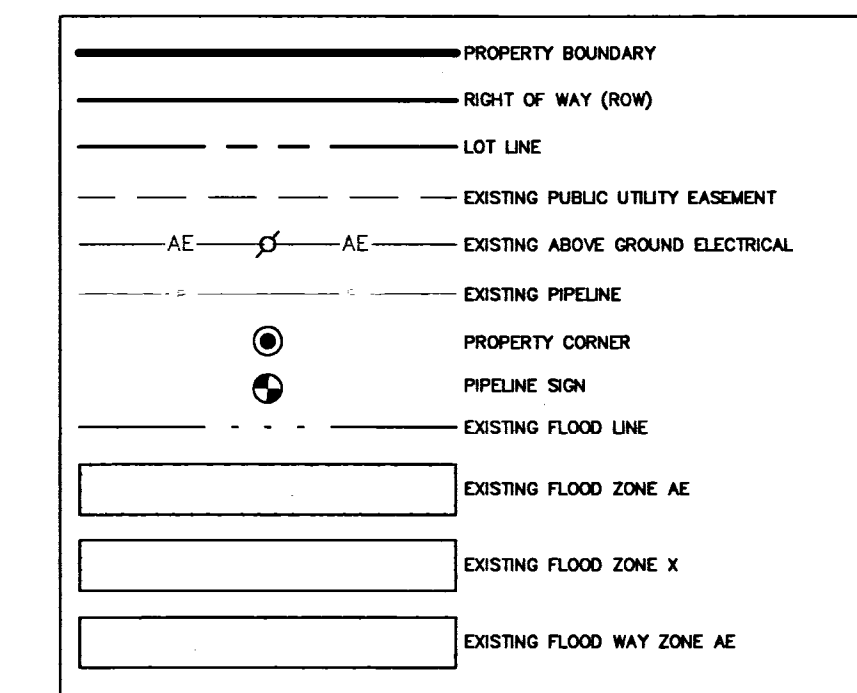


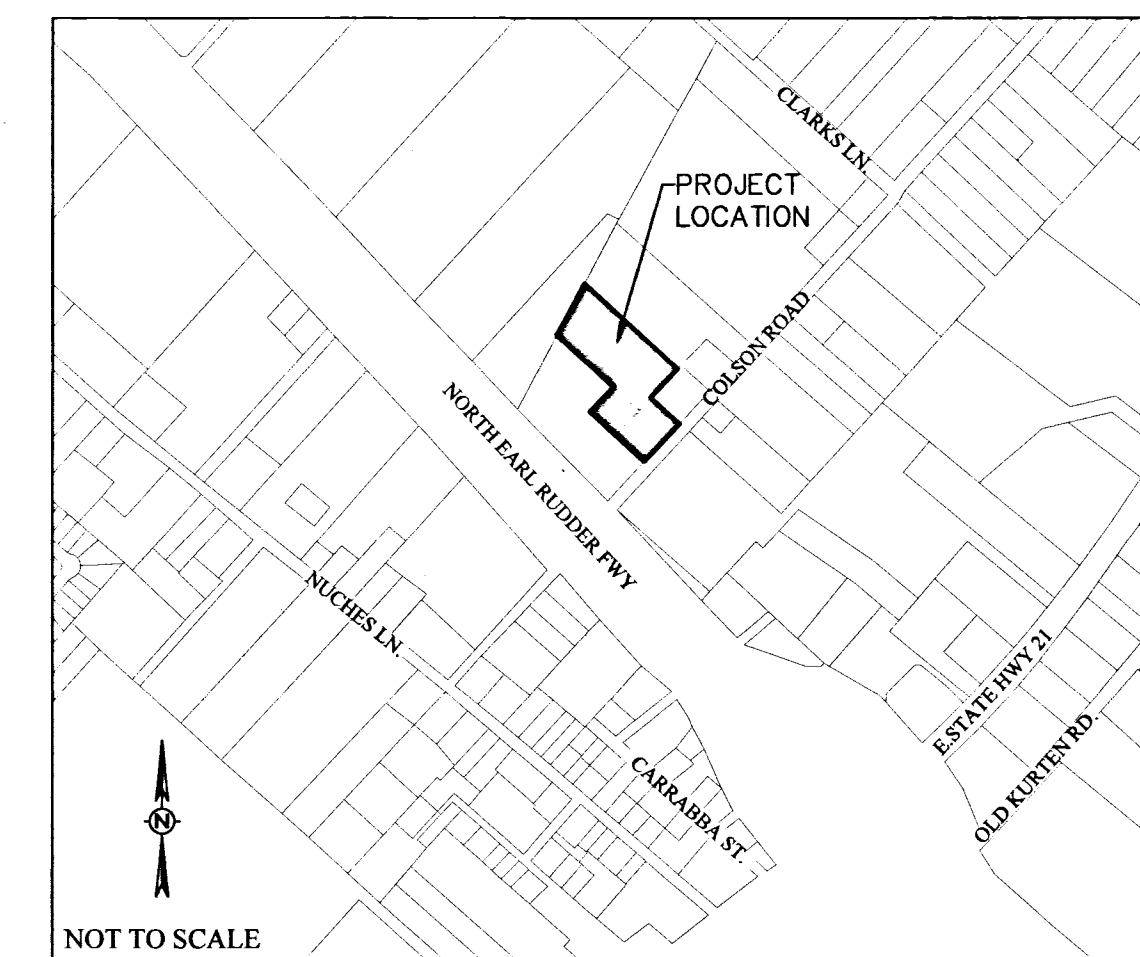
ORIGINAL PLAT
Volume 92, Page 421

- NOTES:
- 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 BY GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001174 (CALCULATED USING GEOID12A).
 - CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 00074749, EFFECTIVE DATE: MAY 19, 2008. EASEMENTS THAT MAY HAVE BEEN RECORDED AFTER THIS DATE ARE NOT ADDRESSED BY THIS SURVEY.
BLANKET EASEMENT TO HUMBLE PIPE LINE COMPANY, 57/359, DOES APPLY TO THIS TRACT
BLANKET EASEMENT TO LONE STAR GAS COMPANY, 71/397, DOES APPLY TO THIS TRACT
 - A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA, ZONES "X" SHADED AND "AE" AND FLOODWAY OF "AE", ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C 205F DATED APRIL 2, 2014.
 - ZONING FOR THIS TRACT IS COMMERCIAL DISTRICT (C-3).
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE LOT OWNER.
 - ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

LEGEND



VICINITY MAP



FINAL PLAT
COULTER'S SUBDIVISION
OF MCGEE
BLOCK 1, LOT 9R
3.691 ACRES
BRYAN, BRAZOS COUNTY, TEXAS
BEING A REPLAT OF
COULTER'S SUBDIVISION
OF MCGEE
PART OF LOTS 9 AND 10
VOLUME 92, PAGE 421

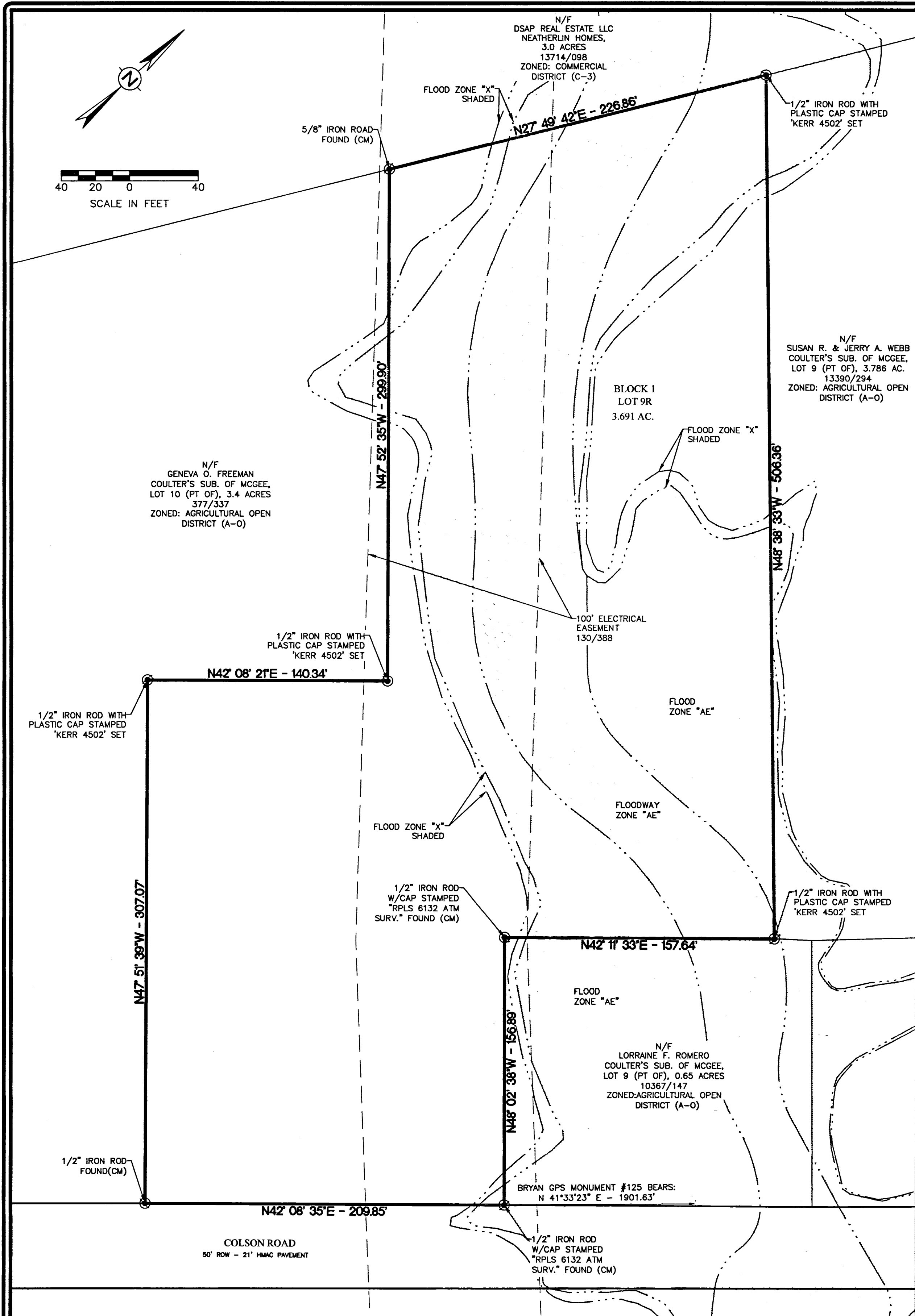
SCALE 1" = 40'
NOVEMBER 2019

OWNER:
Jason S. LaFollette
1723 Ball Circle
Bryan, TX 77845
(979)822-6055

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

TSPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900



REPLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

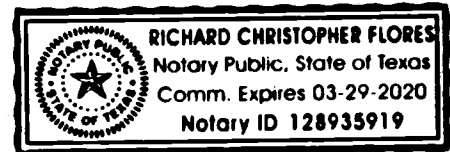
I, Jason S. LaFollette, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 8598, Page 251, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Jason S. LaFollette

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Jason S. LaFollette, 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 5th day of November, 2019.



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. It was prepared from an actual survey of the property and that the property corners and monuments were placed under my supervision on the ground, and the metes and bounds describing said subdivision will describe a closed geometric form.



R.P.L.S. No. 4502

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, that this plat together with my office the _____ of Brazos County, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 11/25/2019 2:38:43 PM
In the PLAT Record:

Doc Number: 2019-1378782
Volume - Page: 15708 - 158
Number of Pages: 2
Amount: 73.00
Order#: 2019112500086
By: HIG



APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, 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 11th day of November, 2019.

Martin Zimmerman
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Madison, 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 11th day of November, 2019.

Madison
City Engineer, Bryan, Texas

METES AND BOUNDS DESCRIPTION
OF A
3.691 ACRE TRACT
COULTER'S SUBDIVISION OF MCGEE TRACT
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF LOTS 8 AND 9, COULTER'S SUBDIVISION OF MCGEE TRACT, ACCORDING TO THE PLAT RECORDED IN VOLUME 92, PAGE 421 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 3.29 ACRE TRACT AS DESCRIBED BY A DEED TO JASON S. LAFOLLETTE RECORDED IN VOLUME 8598, PAGE 251 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 141' X 150' TRACT AS DESCRIBED BY A DEED TO JASON LAFOLLETTE AND RANDY ROBERTS RECORDED IN VOLUME 8828, PAGE 58 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 NORTHWEST LINE OF COLSON ROAD (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID REMAINDER OF 3.29 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 3.43 ACRE TRACT AS DESCRIBED BY A DEED TO ERNEST E. FREEMAN AND WIFE, GENEVA O. FREEMAN RECORDED IN VOLUME 377, PAGE 337 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD 83 (TEXAS STATE PLAIN 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 DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001174 (CALCULATED USING GEOID 12B).

THENCE: N 47° 51' 39" W ALONG THE COMMON LINE OF SAID REMAINDER OF 3.29 ACRE TRACT AND SAID 3.43 ACRE TRACT, AT 157.07 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 141' X 150' TRACT, CONTINUE ON FOR A DISTANCE OF 307.07 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET MARKING THE NORTH CORNER OF SAID 141' X 150' TRACT;

THENCE: N 42° 08' 21" E ALONG THE COMMON LINE OF SAID 141' X 150' TRACT AND SAID 3.43 ACRE TRACT FOR A DISTANCE OF 140.34 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET ON THE SOUTHWEST LINE OF SAID REMAINDER OF 3.29 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 141' X 150' TRACT BEARS: S 47° 52' 35" E FOR A DISTANCE OF 150.13 FEET;

THENCE: N 47° 52' 35" W ALONG THE COMMON LINE OF SAID REMAINDER OF 3.29 ACRE TRACT AND SAID 3.43 ACRE TRACT FOR A DISTANCE OF 299.90 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF NEATHERLIN HOMES, ACCORDING TO THE PLAT RECORDED IN VOLUME 1179, PAGE 507 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" FOUND MARKING THE COMMON CORNER OF SAID 3.43 ACRE TRACT AND NEATHERLIN HOMES BEARS: S 27° 49' 42" W FOR A DISTANCE OF 338.74 FEET;

THENCE: N 27° 49' 42" E ALONG THE COMMON LINE OF SAID REMAINDER OF 3.29 ACRE TRACT AND NEATHERLIN HOMES FOR A DISTANCE OF 226.86 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET MARKING THE WEST CORNER OF A CALLED 3.786 ACRE TRACT AS DESCRIBED BY A DEED TO JERRY ALLEN WEBB AND SUSAN RHEA WEBB RECORDED IN VOLUME 13390, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 5/8 INCH IRON ROD FOUND BEARS: N 27° 49' 42" E FOR A DISTANCE OF 952.10 FEET;

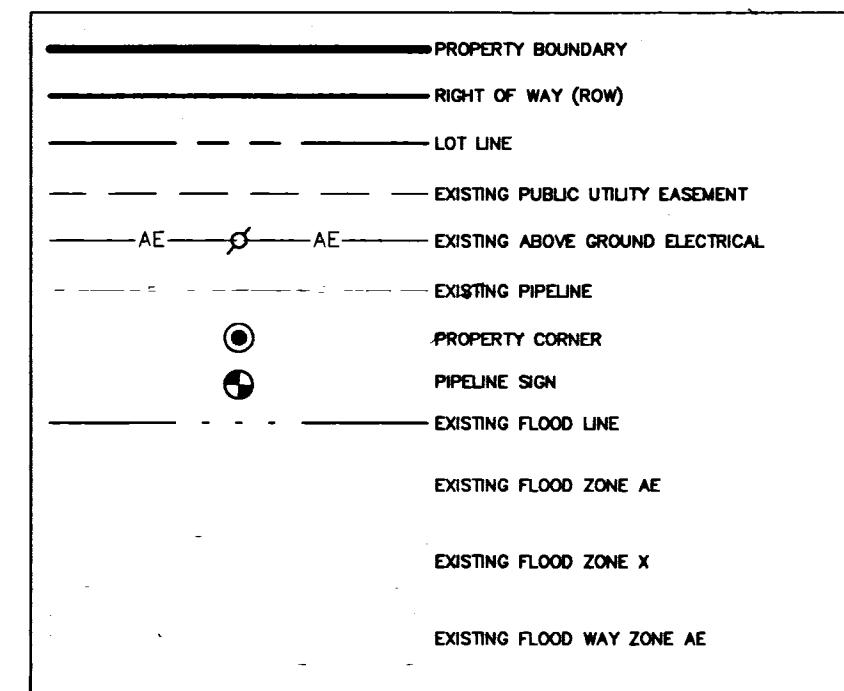
THENCE: S 48° 38' 33" E ALONG THE SOUTHWEST LINE OF SAID 3.786 ACRE TRACT, AT 1.24 FEET PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "GALINDO RPLS 4473" FOUND, AT 805.34 FEET PASS ANOTHER 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "GALINDO RPLS 4473" FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 508.36 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET ON THE NORTHWEST LINE OF A CALLED 0.65 ACRE TRACT AS DESCRIBED BY A DEED TO LORRAINE ROMERO RECORDED IN VOLUME 10367, PAGE 147 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID 0.65 ACRE TRACT MARKING THE ORIGINAL EAST CORNER OF SAID REMAINDER OF 3.29 ACRE TRACT BEARS: N 42° 11' 33" E FOR A DISTANCE OF 2.82 FEET;

THENCE: S 42° 11' 33" W ALONG THE COMMON LINE OF REMAINDER OF 3.29 ACRE TRACT AND SAID 0.65 ACRE TRACT FOR A DISTANCE OF 157.64 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "RPLS 6132 ATM SURV." FOUND MARKING THE WEST CORNER OF SAID 0.65 ACRE TRACT;

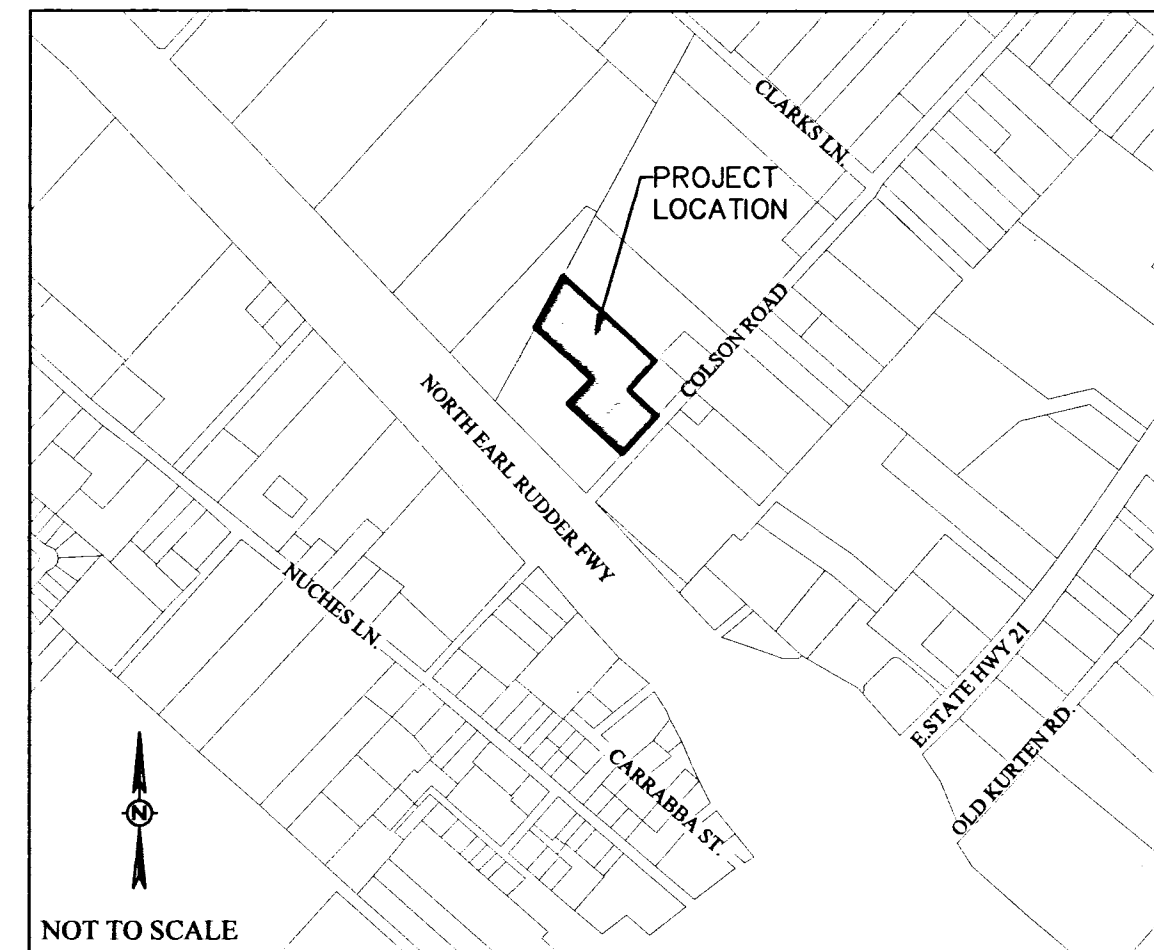
THENCE: S 48° 02' 38" E CONTINUING ALONG THE COMMON LINE OF SAID REMAINDER OF 3.29 ACRE TRACT AND SAID 0.65 ACRE TRACT FOR A DISTANCE OF 158.89 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "MLR 4089" FOUND ON THE NORTHWEST LINE OF COLSON ROAD MARKING THE SOUTH CORNER OF SAID 0.65 ACRE TRACT;

THENCE: S 42° 08' 35" W ALONG THE NORTHWEST LINE OF SAID COLSON ROAD FOR A DISTANCE OF 209.85 FEET TO THE POINT OF BEGINNING CONTAINING 3.691 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND.

LEGEND



VICINITY MAP



FINAL PLAT
COULTER'S SUBDIVISION
OF MCGEE
BLOCK 1, LOT 9R
3.691 ACRES
BRYAN, BRAZOS COUNTY, TEXAS
BEING A REPLAT OF
COULTER'S SUBDIVISION
OF MCGEE
PART OF LOTS 9 AND 10
VOLUME 92, PAGE 421

SCALE 1" = 40'
NOVEMBER 2019

OWNER:
Jason LaFollette
Ken Saiving, LLC
Bryan, TX 77845
(979)822-6055

SURVEYOR:
Brad Kerr, RPLS No. 4502
Ken Saiving, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGP.EER:
S. AULTZ
Ken Saiving, LLC
409 N. Texas Ave.
Bryan, TX 77803
College Station, Tex. 77840
TBPE: O. 12.27
911 SOUTHWEST PKWY E.
College Station, Tex. 77840
(979) 764-3900