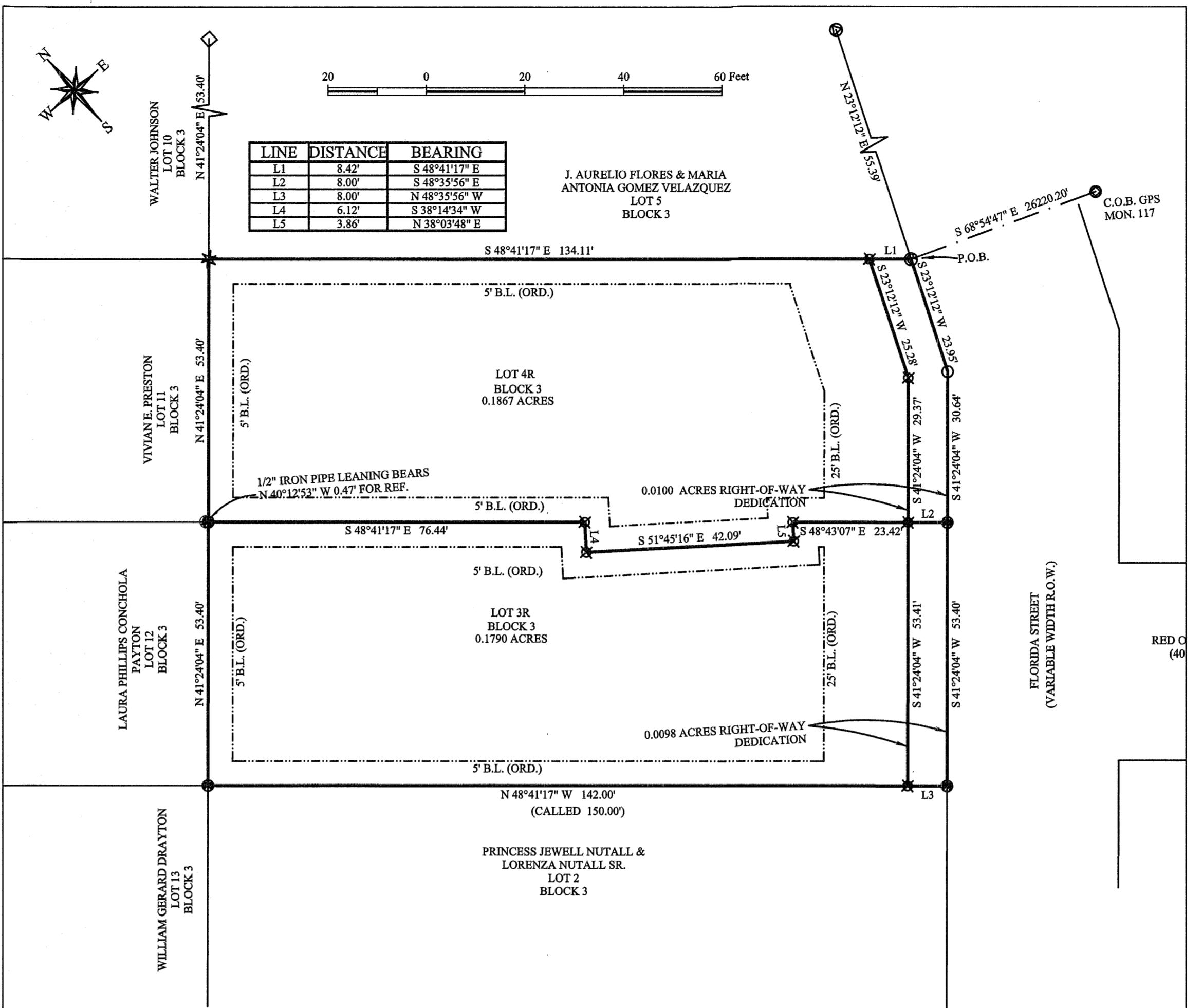
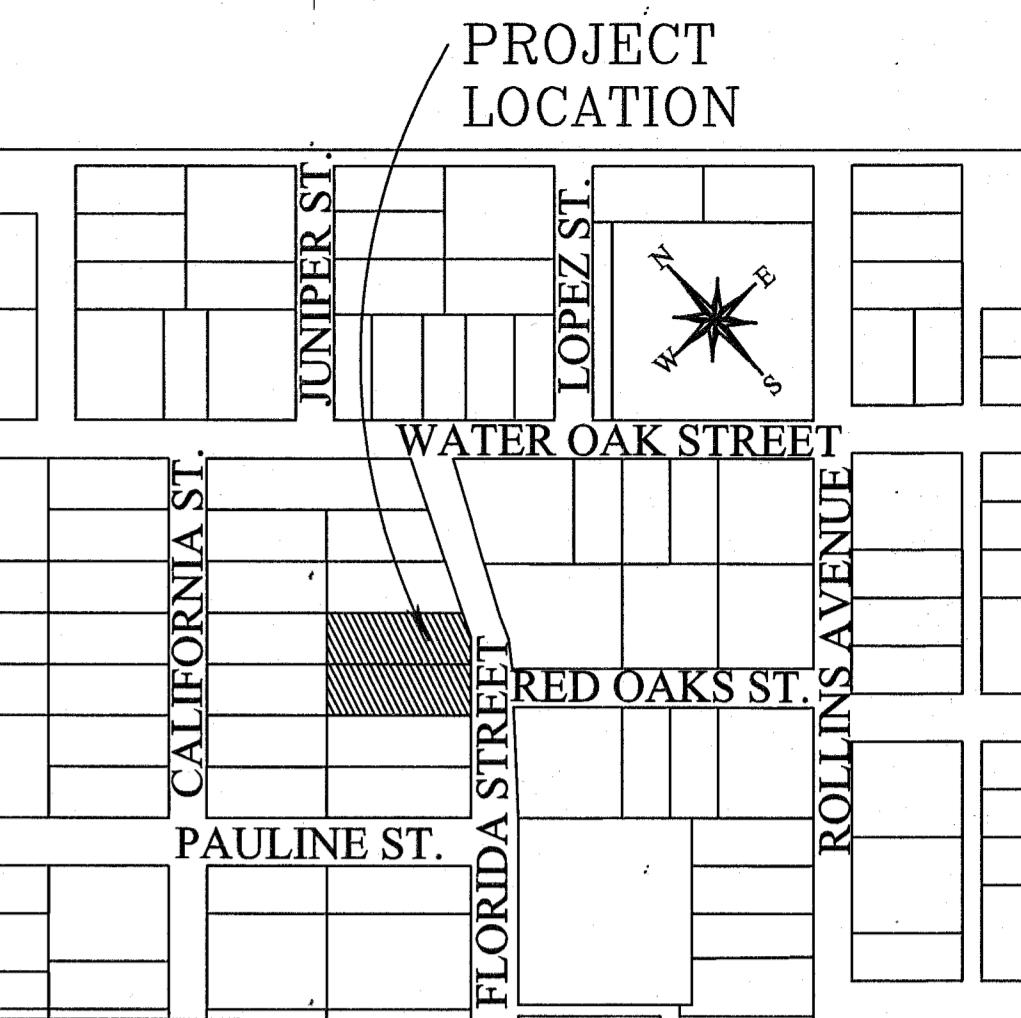


ORIGINAL PLAT



REPLAT



VICINITY MAP

N.T.S.

METRES AND BOUND DESCRIPTION

Being a tract of land containing 0.3658 acres, being all of Lots 3 and 4, Block 3, McCulloch Addition Number 13, Brazos County, Texas, as plat recorded in Vol. 102, Page 602 of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" and 3/8" iron rods called for and found as noted in the previously recorded deed, and as surveyed on September 10th of 2025. This description is also referred to the plat prepared by ATM Surveying, Project No. 2025-7602, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for the corner of this tract, also being a point in the northwest right-of-way line of Florida Street (Variable Width R.O.W.), also being the east corner of Lot 4, Block 3, also being the south corner of the J. Aurelio Flores and Maria Antonia Gomez Velazquez called Lot 5, Block 3;

THENCE along the common line between this tract and said Florida Street, for the following calls:

South 23°12'12" West, a distance of 23.95 feet to a calculated bend in this tract;

South 41°24'04" West, a distance of 30.64 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" found for a point in the southeast line of this tract;

South 41°24'04" West, a distance of 3.40 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the southeast line of this tract;

South 41°24'04" West, a distance of 50.00 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" found for the south corner of this tract, also being the east corner of the Princess Jewell Nutall and Lorenza Nutall Sr. called Lot 2, Block 3 of the said subdivision;

THENCE along the common line between this tract and said Nutall tract, for the following calls:

North 48°41'56" West, a distance of 8.00 feet to a point for corner;

North 48°41'55" West, a distance of 142.00 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" found for the south corner of this tract, also being the east corner of William Gerard Drayton called Lot 13, Block 3, also being the south corner of the Laura Phillips Conchola Payton called Lot 12, Block 3;

THENCE along the common line between this tract and said Payton tract, for the following calls:

North 41°24'04" East, a distance of 50.00 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northwest line of this tract;

North 41°24'04" East, a distance of 3.40 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northwest line of this tract, also being the south corner of the Vivian E. Preston called Lot 11, Block 3, from which a 1/2" iron pipe found leaning bears N 40°12'53" W, a distance of 0.47 feet for reference;

THENCE along the common line between this tract and said Velazquez tract, for the following calls:

South 48°41'17" East, a distance of 134.11 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northeast line of this tract;

South 48°41'17" East, a distance of 8.42 feet to the PLACE OF BEGINNING containing 0.3658 acres.

FINAL PLAT

LOTS 3R AND 4R

BLOCK 3

McCULLOCH ADDITION,

NUMBER 3

BEING A REPLAT OF

LOTS 3 & 4

BLOCK 3

0.3658 ACRES

McCULLOCH ADDITION,

NUMBER 3

VOL. 120, PAGE 602

Bryan, Brazos County, Texas

NOVEMBER, 2025

SURVEYOR:

Adam Wallace, RPLS 6132

ATM Surveying

1403 Lemon Tree

College Station TX 77840

(979) 209-9291

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

I, DARIUS D. MCCOY SR., the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 10332, Page 184 of the B.C.O.R., whose name is subscribed hereunto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner: Darius D. McCoy

DARIUS D. MCCOY SR.

STATE OF TEXAS

COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Darius D. McCoy Sr., known to me to be the persons whose names 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 of office this 15th day of December, 2025. Notary Public, Brazos County, Texas:

Notary Public, Brazos County, Texas

STEPHANIE RAHMAN
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 08/19/28
NOTARY ID 132632392

APPROVAL OF THE CITY ENGINEER

I, Zach Kinnard, 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 27th day of December, 2025.

City Engineer, Bryan, Texas: Zach Kinnard

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 1/7/2026 2:48:13 PM
In the PLAT Records

Doc Number: 2026-1575719
Volume - Page: 20302-4
Number of Pages: 1
Amount: 72.00
Order#: 202601070000078
By: PS By: Zach Kinnard

Zach Kinnard
County Clerk, Brazos County, Texas

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 27th day of December, 2025.

City Planner, Bryan, Texas: Martin Zimmerman

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Adam Wallace, Registered Professional Land Surveyor No. 6132, in the State of Texas, hereby certify that this plot is true and correct and was prepared from an actual survey of the property and instruments were placed under my supervision on the ground, and the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace
Registered Professional
Land Surveyor, Number 6132
STATE OF TEXAS
REGISTERED
PROFESSIONAL
LAND SURVEYOR
6132
ADAM C. WALLACE
SURVEYOR
11/1/2025

SURVEY LEGEND

1/2" IRON ROD FOUND

1/2" IRON ROD W/PINK PLASTIC CAP MARKED "ATM SURVEY" SET

1/2" IRON ROD W/PINK PLASTIC CAP MARKED "ATM SURVEY" FOUND

COVERED CONC:

1. The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods found and referred to the previous recorded plat.

2. Drawing Scale is 1"=20'

3. Drawn by: Adam Wallace

4. Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C01835 effective date, 05-16-2012.

5. Does not zoning in Residential District 3000 (RD-5).

6. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.

7. Intended use of the property - Residential.

8. Purpose of the plat is to move the division line between Lot 3 and Lot 4 by 3.40 feet.

ATM Surveying
P.O. Box 10011, College Station, TX 77840
PHONE: (979) 209-9291 | Email: www.ATMsurveying.com | FIRM #101784-00