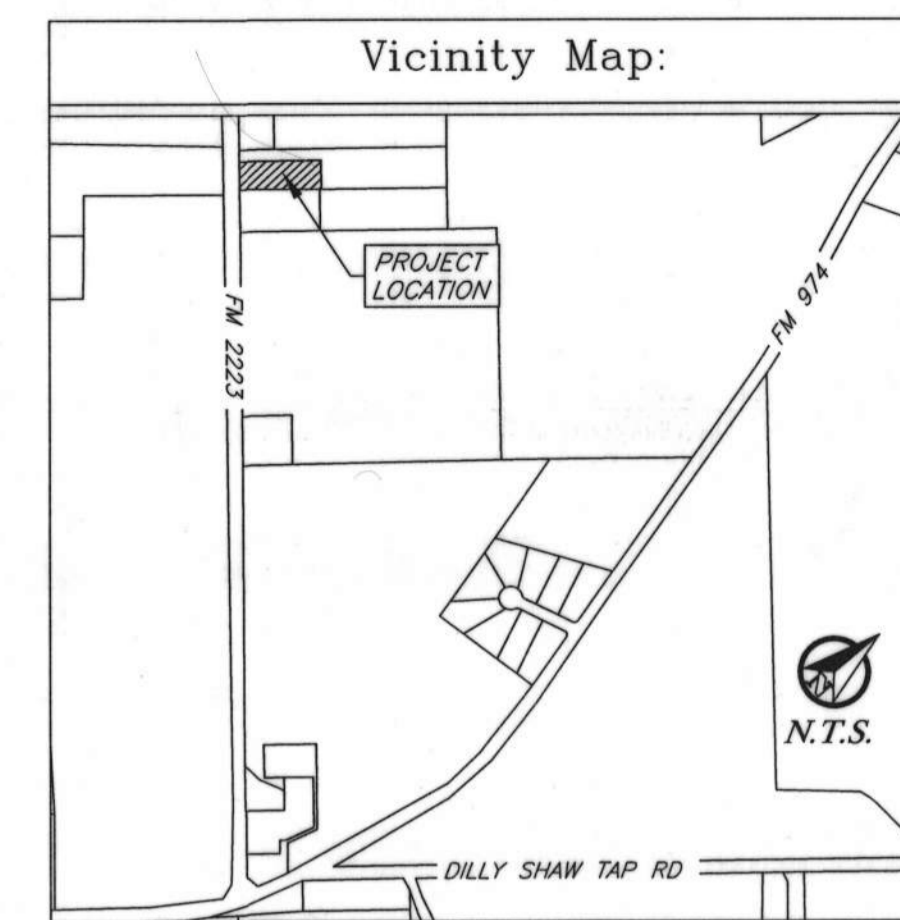
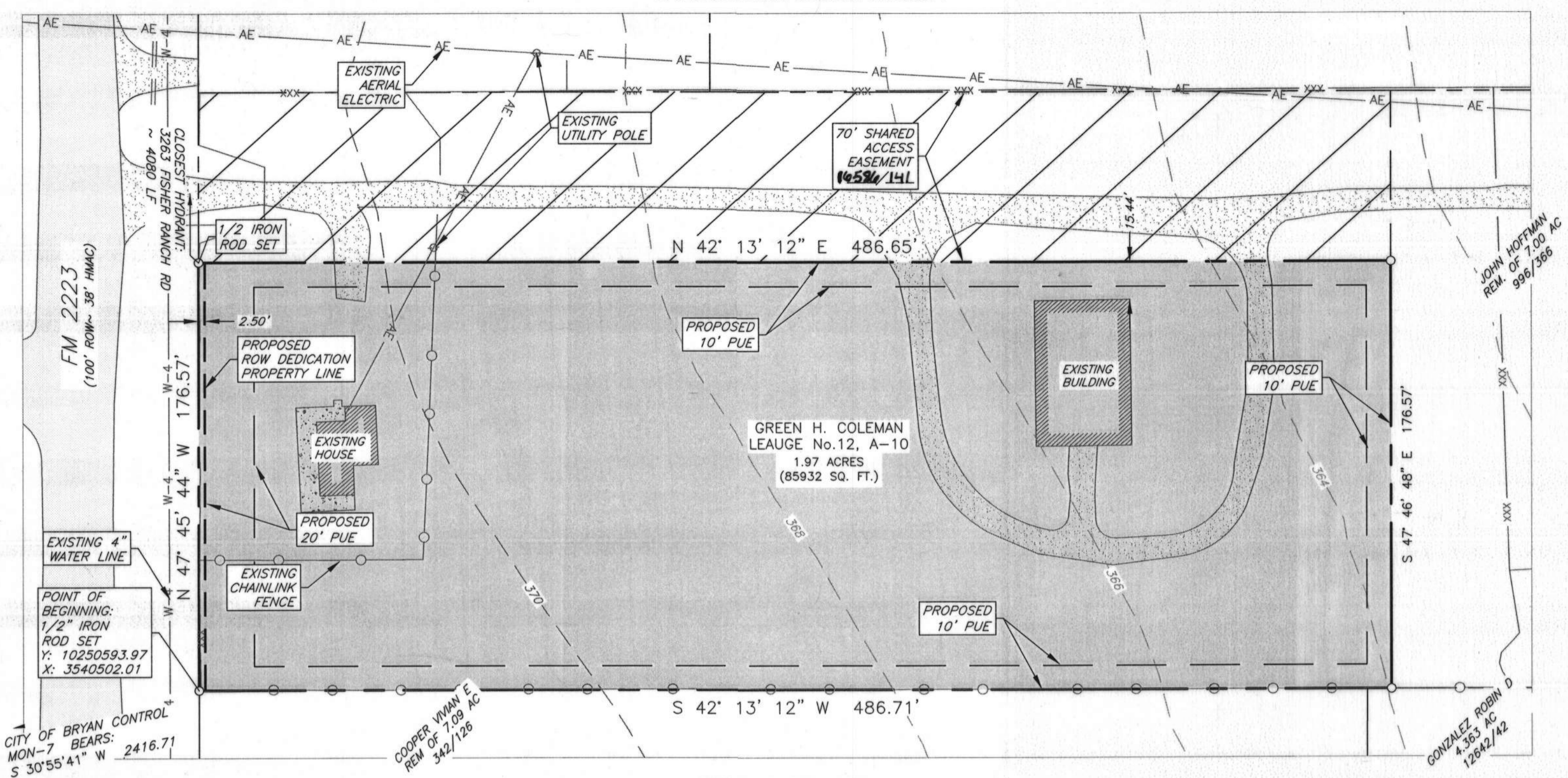


PRELIMINARY PLAN



METES AND BOUNDS DESCRIPTION OF A 1.97 ACRE TRACT GREEN H. COLEMAN LEAUGE No. 12, ABSTRACT 10 BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF A 1.97 ACRE TRACT OF LAND BEING SITUATED IN THE GREEN H. COLEMAN LEAUGE No. 12, ABSTRACT 10, BRAZOS COUNTY, TEXAS AND BEING OUT OF A 7.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOHN W. HOFFMAN RECORDED IN VOLUME 996, PAGE 386 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.).

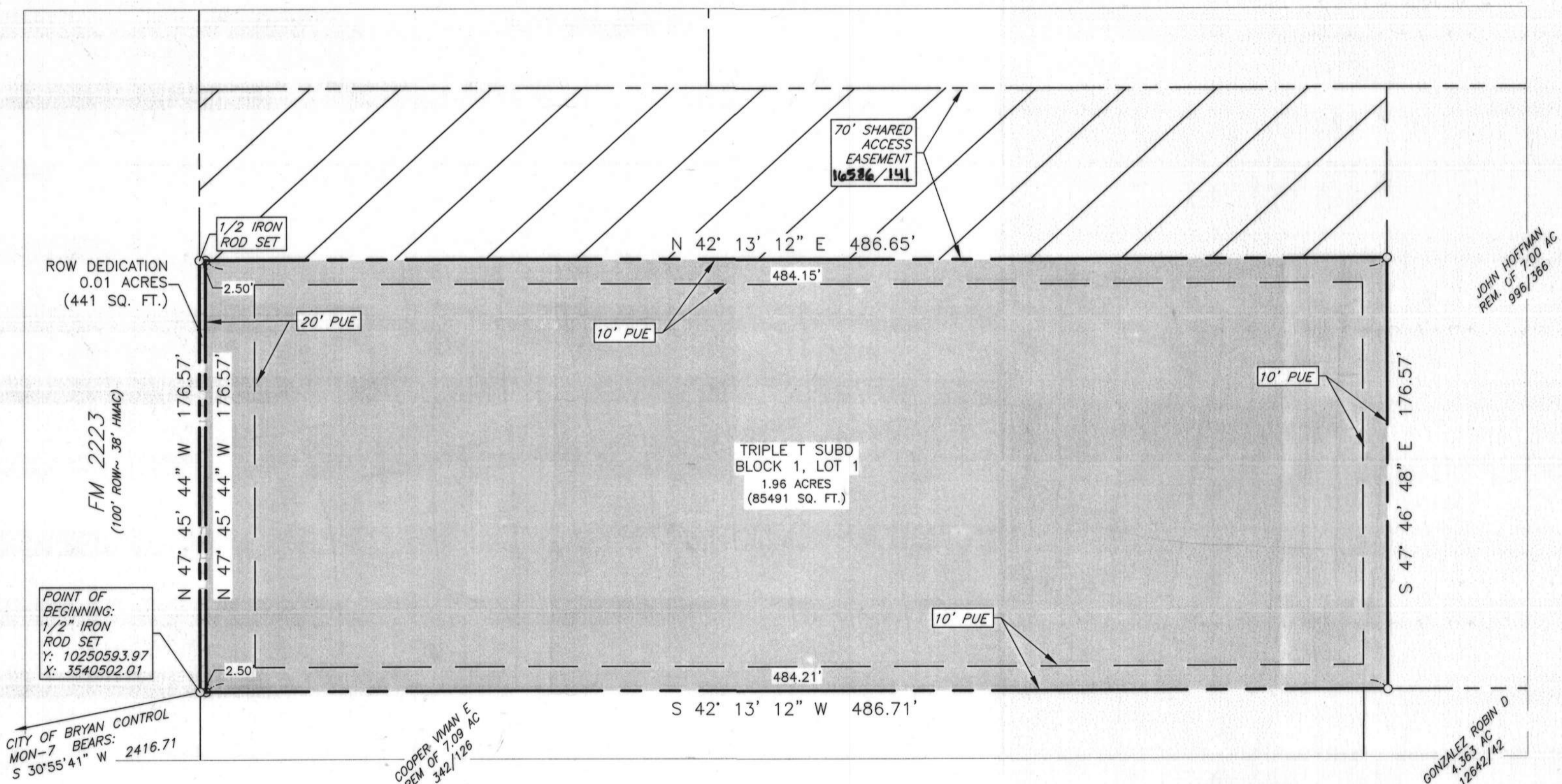
SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" SET ON THE NORTHEAST CORNER OF SAID 7.00 ACRE TRACT AND THE MOST SOUTHERLY CORNER OF SAID 7.00 ACRE TRACT DESCRIBED IN A DEED TO CLYDE R. COOPER AND VIVIAN LEE COOPER RECORDED IN VOLUME 342, PAGE 126, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: S 47° 45' 44" E A DISTANCE OF 976.69 FEET, ALSO FOR REFERENCE A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: S 47° 45' 44" E A DISTANCE OF 136.35 FEET, ALSO FOR REFERENCE A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS: S 47° 45' 44" E A DISTANCE OF 976.69 FEET, ALSO FOR REFERENCE CITY OF BRYAN MONUMENT GPS-7 BEARS: S 30° 55' 41" W A DISTANCE OF 2416.71 FEET, (BEARING SYSTEM SHOWN HEREIN ARE BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2), DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000120375 [CALCULATED USING GEOID 12B];

THENCE: N 47° 45' 44" W ALONG THE NORTHEAST LINE OF FM 2223 FOR A DISTANCE OF 176.57 FEET TO A POINT ON THE NORTHEAST LINE OF FM 2223 MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KERR 4502" SET ON THE NORTHEAST LINE OF FM 2223 MARKING THE WEST CORNER OF SAID 7.00 ACRE TRACT AND THE MOST SOUTHERLY CORNER OF A CALLED 0.85 ACRE TRACT DESCRIBED IN A DEED TO THOMAS PATRICK FISHER RECORDED IN VOLUME 8843, PAGE 138 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: N 47° 45' 44" W A DISTANCE OF 70.00 FEET, FROM WHICH A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET ON THE SOUTHWEST LINE OF A CALLED 197.76 ACRE TRACT AS DESCRIBED BY A DEED TO ANNA JO PATRANELLA MITCHELL RECORDED IN VOLUME 10084, PAGE 30 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEARS: N 42° 13' 12" E A DISTANCE OF 1237.44 FEET (FROM THIS POINT A 1/2 INCH IRON ROD FOUND BEARS: N 47° 30' 29" W A DISTANCE OF 910.56 FEET) AND FROM WHICH A CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE NORTHEAST LINE OF FM 2223 BEARS: N 47° 38' 41" W A DISTANCE OF 3417.58 FEET;

THENCE: LEAVING THE NORTHEAST LINE OF FM 2223 AND THROUGH SAID 7.00 ACRE TRACT FOR THE FOLLOWING CALLS: N 42° 13' 12" E FOR A DISTANCE OF 486.65 FEET TO A POINT S 47° 46' 48" E FOR A DISTANCE OF 176.57 FEET TO A POINT ON THE COMMON LINE OF SAID 7.00 ACRE TRACT AND A CALLED 4.363 ACRE TRACT DESCRIBED IN A DEED TO ROBIN D. GONZALEZ RECORDED IN VOLUME 12642, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET ON THE SOUTHWEST LINE OF SAID 197.76 ACRE TRACT MARKING THE COMMON CORNER OF SAID 7.00 ACRE TRACT AND SAID 4.363 ACRE TRACT BEARS: N 42° 13' 12" E A DISTANCE OF 749.64 FEET FROM WHICH AN 8 INCH FENCE CORNER POST FOUND MARKING THE EAST CORNER OF SAID 4.363 ACRE TRACT BEARS: S 47° 30' 29" E A DISTANCE OF 250.65 FEET;

THENCE: S 42° 13' 12" W ALONG THE COMMON LINE OF SAID 7.00 ACRE TRACT AND SAID 4.363 ACRE TRACT AND SAID 7.00 ACRE TRACT FOR A DISTANCE OF 486.71 FEET TO THE POINT OF BEGINNING CONTAINING 1.97 ACRES OF LAND (AS MEASURED BY GRID DISTANCES), MORE OR LESS, AS SURVEYED ON THE GROUND JULY OF THE YEAR 2020.

FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, John Hoffman, owner of the 1.97 acre tract shown on this plat, being Part of the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 996, Page 386, and designated herein as Triple T Subdivision Block 1, Lot 1, in Brazos County, 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.

John Hoffman
John Hoffman, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, John Hoffman 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 24th day of November, 2020.

Zachary Alan Brinkley
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
Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY ENGINEER

I, *W. Paul*, 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 15th day of November, 2020.

W. Paul
City Engineer, Bryan, Texas

CERTIFICATE OF COUNTY COMMISSIONERS' COURT

I, *Diane Pate*, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 15th day of November, 2020.

Diane Pate
County Judge, 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 15th day of November, 2020.

Martin Zimmerman
City Planner
Bryan, Texas

Filed for Record
Official Public Records of
Brazos County Clerk
On: 11/14/2021 8:19:35 AM
In the PLAT Records
Doc Number: 2021-1417880
Volume-Page: 16651-174
Number of Pages: 1
Amount: 73.00
Order#: 2021011400011
By: TC

Karen McQueen
County Clerk, Brazos County, Texas

If county, do hereby
testify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 15th day of November, 2020, in the presence of me, the undersigned, City Engineer of the City of Bryan, Texas.

General Notes:

- Bearing system shown hereon is based on the Texas State Plane Central Zone Grid North as established from GPS observations using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 Multi-Year cors solution 2 (MYCS2).
- Distances shown hereon are grid distances unless otherwise noted. Areas shown as "Measured Hereon are calculated from grid distances. To obtain surface distances (Not Surface Areas) multiply by a combined scale factor of 1.000120375 (calculated using GEOID 12B).
- 1/2" Iron rods with yellow plastic cap stamped "KERR 4502" will be set at all exterior corners unless otherwise noted.
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0205F, effective April 2, 2014.
- All utilities shown hereon are approximate locations.
- The topography shown is from GIS Data.
- All lots served by an individual on-site sewage facility (OSSF) must comply with all county and state (OSSF) regulations. All OSSF construction must have an Authorization to Construct (ATC) permit issued by the Brazos County Health Department. This permit ensures compliance with the county order adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code.
- No on-site sewage facility (OSSF) Authorization to Construct permit for an individual lot will be issued without first having a site evaluation report on file for that individual lot. The site evaluation must be done by a state licensed site evaluator.
- Subject property is located within the Extraterritorial Jurisdiction (ETJ) for the City of Bryan.
- All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facilities may be constructed.
- On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well, respectively.
- Wilson Creek SUD will provide water service for the subdivision.
- Rural mailboxes shall be set five (5) feet from the edge of pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by Brazos County.
- It is the responsibility of the owner, not the county, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property. The county assumes no responsibility for the accuracy of representation by the other parties in the plat. Floodplain data, in particular, may change.
- Proposed lot shall not have separate access to FM 2223 and therefore shall use the shared access easement and existing driveway as shown hereon. Driveway culvert shall be a min of 15" and the driveway must maintain adequate maneuvering space so that vehicles will not back out onto FM 2223.
- Setback limits to comply with current standards.
- The following Easements apply to this property.
 - Blanket Easement to City of Bryan, 810/116
 - Blanket Electric Easement to City of Bryan 810/124
 - 20' Wide Easement to Wilson Creek Special Utility District 4106/146



FINAL PLAT

Triple T Subdivision
Block 1, Lot 1 ~ 1.96 Ac.
& 0.01 Acres of FM 2223
R.O.W Dedication

Being
Green H. Coleman League No.12, A-10
~1.97 Acres
Brazos County, Texas
Oct 2020

Owner:
John Hoffman
2294 FM 2223
Bryan, TX 77808

Engineer:
I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBFE F-5951

Surveyor:
Kerr Surveying LLC
409 N. Texas Ave
Bryan, TX 77803
979-268-3195
TBPLS 10018500
Project #20-333