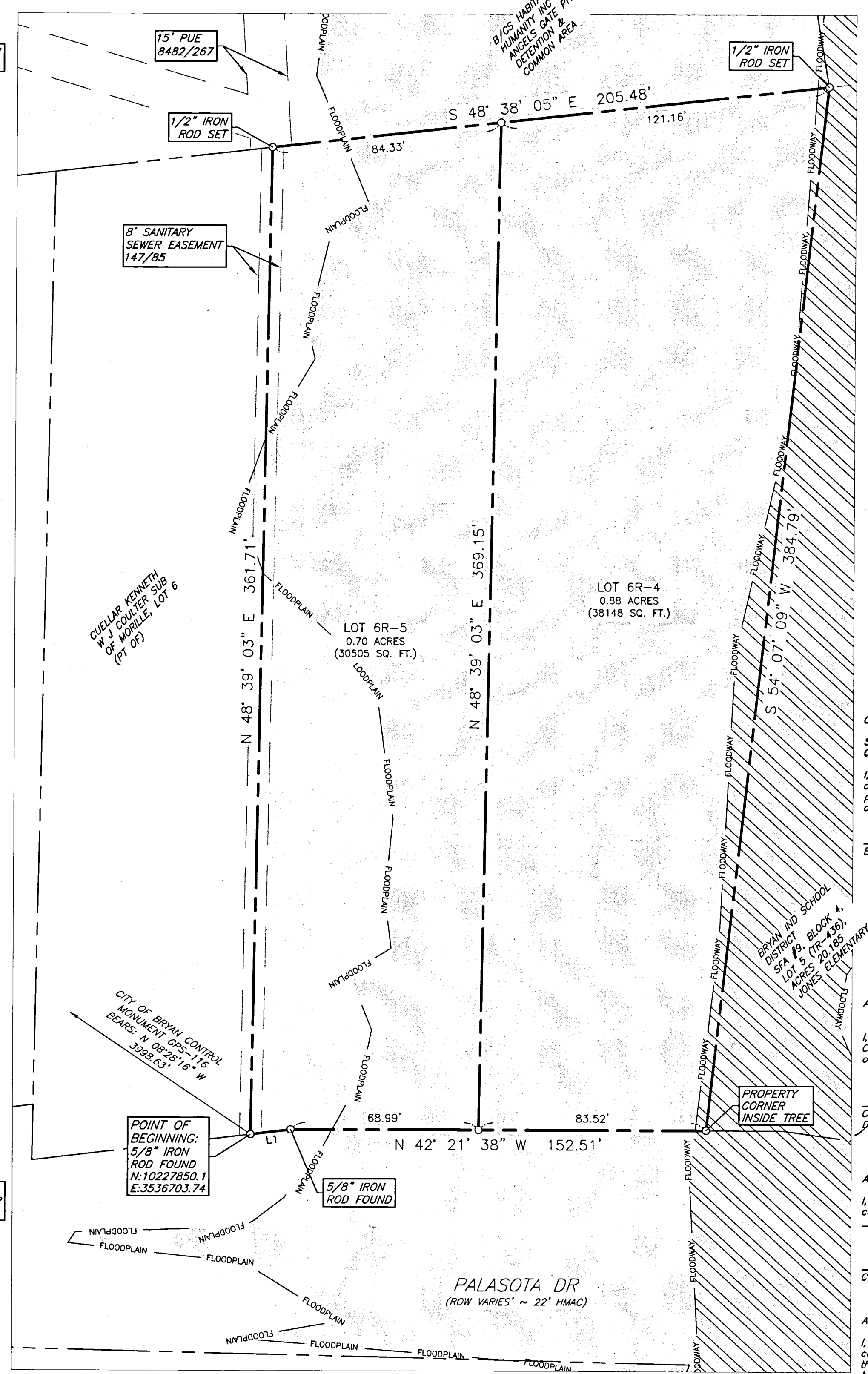
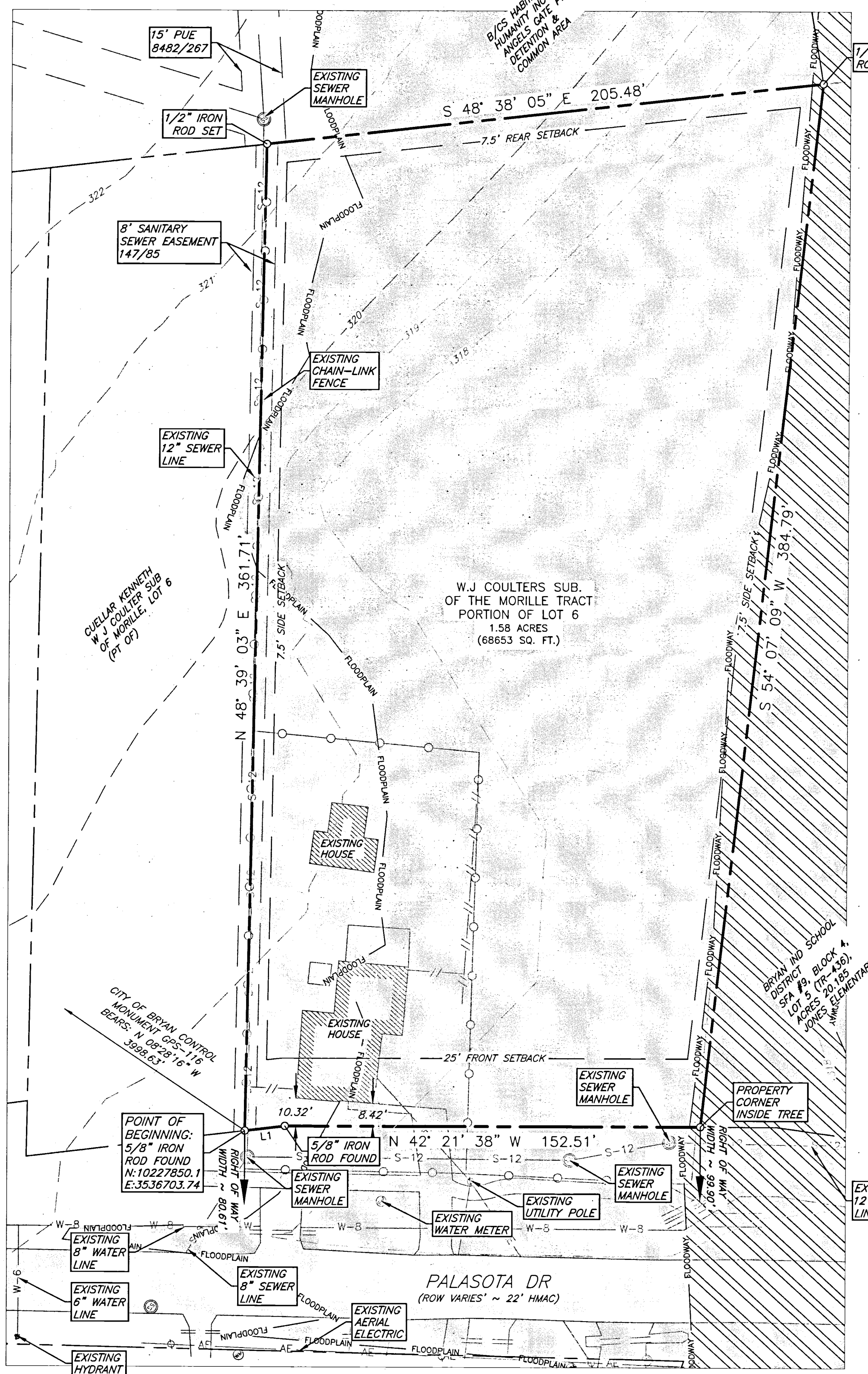


ORIGINAL PLAT

REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, David Zarate, owner of the 1.576 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 14625, Page 148, and designated herein as Lots 6R-4 & 6R-5, 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.

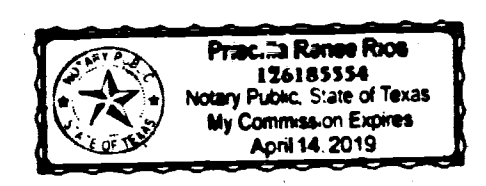
David Zarate  
David Zarate, Owner

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared David Zarate, 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 24 day of December, 2018.

*[Signature]*  
 Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Minerva Zarate, owner of the 1.576 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 14625, Page 148, and designated herein as Lots 6R-4 & 6R-5, 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.

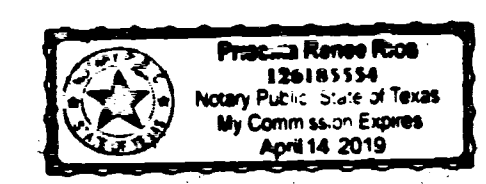
Minerva Zarate  
Minerva Zarate, Owner

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Minerva Zarate, 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 24 day of December, 2018.

*[Signature]*  
 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.L.S. No. 4502

APPROVAL OF THE CITY PLANNER

I, *[Signature]*, 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 24 day of April, 2018.

City Planner  
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, *[Signature]*, 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 24 day of April, 2018.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *[Signature]*, 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 24 day of August, 2018, and same was duly approved on the 24 day of October, 2018, by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 7/20/2020 8:57:16 AM  
 in the PLAT Records

Doc Number: 2020 - 1399621  
 Volume - Page: 16210 - 46  
 Number of Pages: 1  
 Amount: 73.00  
 Order#: 20200720000024  
 By: MO

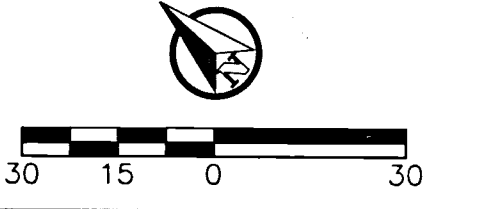
*[Signature]*  
 Karen McGeehen  
 by Michelle Deaver

said county, do hereby certify that this plat together with its office the 24 day of October, 2018, in the



General 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-36 (N:10231375.303, E:3541898.795) 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 1.0000982 (Calculated using GEOD12B).
- This property is Zoned (RD-5), Residential District 5000.
- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- This lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0195E, effective May 09, 2014.
- Building setback lines Per City of Bryan Ordinance.
- Approximate location of water and sewer lines shown hereon per map provided by the City of Bryan.
- The topography shown is from City of Bryan GIS data.
- Base Flood Elevation (BFE) for this lot is determined to be 318.87'. Per City of Bryan Ordinance 46-43, the minimum finished floor elevation for both Proposed lots shall be 319.87 ft, which is at least 1 foot (12 inches) above the determined BFE.



FINAL PLAT

WJ Coulter Subdivision  
Of The Morille Tract  
Lot 6R-4 & 6R-5

Being a Replat of  
 WJ Coulter Subdivision of the  
 Morille Tract, A Portion of Lot 6  
 ~ 1.576 Acres  
 Bryan, Brazos County, Texas  
 Aug 2018

Owner:  
 David & Minerva Zarate,  
 1804 Palasota Dr,  
 Bryan, TX 77803

Engineer:  
 J4 Engineering  
 PO Box 5192  
 Bryan, TX 77805  
 979-739-0567  
 TBPE F-9851

Surveyor:  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 979-268-3193

LINE #	LENGTH	DIRECTION
L1	14.81'	N 49° 13' 38" W

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF LOT 6, W. J. COULTERS SUBDIVISION OF THE MORILLE TRACT AS SHOWN ON THE PLAT RECORDED IN VOLUME 14625, PAGE 148 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID PORTION OF LOT 6 BEING THE SAME TRACT OF LAND AS DESCRIBED BY A CORRECTION DEED TO DAVID ZARATE AND WIFE, MINERVA E. ZARATE RECORDED IN VOLUME 14625, PAGE 148 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND (Y:10227850.01, X:3536703.74) ON THE NORTHEAST LINE OF PALASOTA DRIVE (50' R.O.W., 100/516) MARKING THE WEST CORNER OF SAID ZARATE TRACT AND THE SOUTH CORNER OF A TRACT OF LAND AS DESCRIBED AS A PORTION OF SAID LOT 6 BY A DEED TO SINAMON MARIE CUELLAR RECORDED IN VOLUME 6472, PAGE 262 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID CUELLAR TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS BY A DEED RECORDED IN VOLUME 271, PAGE 320 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE, A 1/2" IRON ROD FOUND MARKING THE WEST CORNER OF SAID CUELLAR TRACT BEARS: N 49° 13' 38" W FOR A DISTANCE OF 80.79 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-36 (N:10231375.303, X:3541898.795) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0000982 (CALCULATED USING GEOD12B):

THENCE: N 48° 39' 03" E THROUGH SAID LOT 6 AND ALONG THE COMMON LINE OF SAID ZARATE TRACT AND SAID CUELLAR TRACT FOR A DISTANCE OF 361.71 FEET (DEED CALL: N 52° 43' 00" E - 394.00 FEET, 14625/148) TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET ON THE NORTHEAST LINE OF SAID LOT 6 AND THE SOUTHWEST LINE OF THE DETENTION AND COMMON AREA AS SHOWN ON THE PLAT OF ANGELS GATE SUBDIVISION PHASE 2 RECORDED IN VOLUME 8482, PAGE 267 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD SET MARKING THE NORTH CORNER OF SAID ZARATE TRACT AND THE EAST CORNER OF SAID CUELLAR TRACT. FOR REFERENCE, A 3/8" IRON ROD FOUND IN CONCRETE MARKING THE NORTH CORNER OF SAID CUELLAR TRACT BEARS: N 48° 51' 02" W FOR A DISTANCE OF 79.96 FEET (DEED CALL: N 45° 00' 00" W - 80.00 FEET, 271/320);

THENCE: S 48° 38' 05" E ALONG THE COMMON LINE OF SAID LOT 6 AND SAID COMMON AREA FOR A DISTANCE OF 205.48 FEET (DEED CALL: S 45° 00' 00" E - 205.50 FEET, 14625/148) TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET MARKING THE EAST CORNER OF SAID LOT 6 AND THE SOUTH CORNER OF SAID COMMON AREA;

THENCE: S 54° 07' 09" W ALONG THE SOUTHEAST LINE OF SAID LOT 6 FOR A DISTANCE OF 384.79 FEET (DEED CALL: SOUTHWEST - 420.00 FEET, 14625/148) TO A POINT IN A 12 INCH ELM TREE ON NORTHEAST LINE OF PALASOTA DRIVE, MARKING THE SOUTH CORNER OF SAID ZARATE TRACT;

THENCE: N 42° 21' 38" W ALONG THE NORTHEAST LINE OF PALASOTA DRIVE FOR A DISTANCE OF 152.51 FEET TO A 5/8" IRON ROD FOUND;

THENCE: N 49° 13' 38" W CONTINUING ALONG THE NORTHEAST LINE OF PALASOTA DRIVE FOR A DISTANCE OF 14.81 FEET TO THE POINT OF BEGINNING CONTAINING 1.576 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY 2018.

J4E Project # 18-063  
 WJ Coulter-Morille-RepLat.dwg  
 8/28/2018  
 J4 Engineering