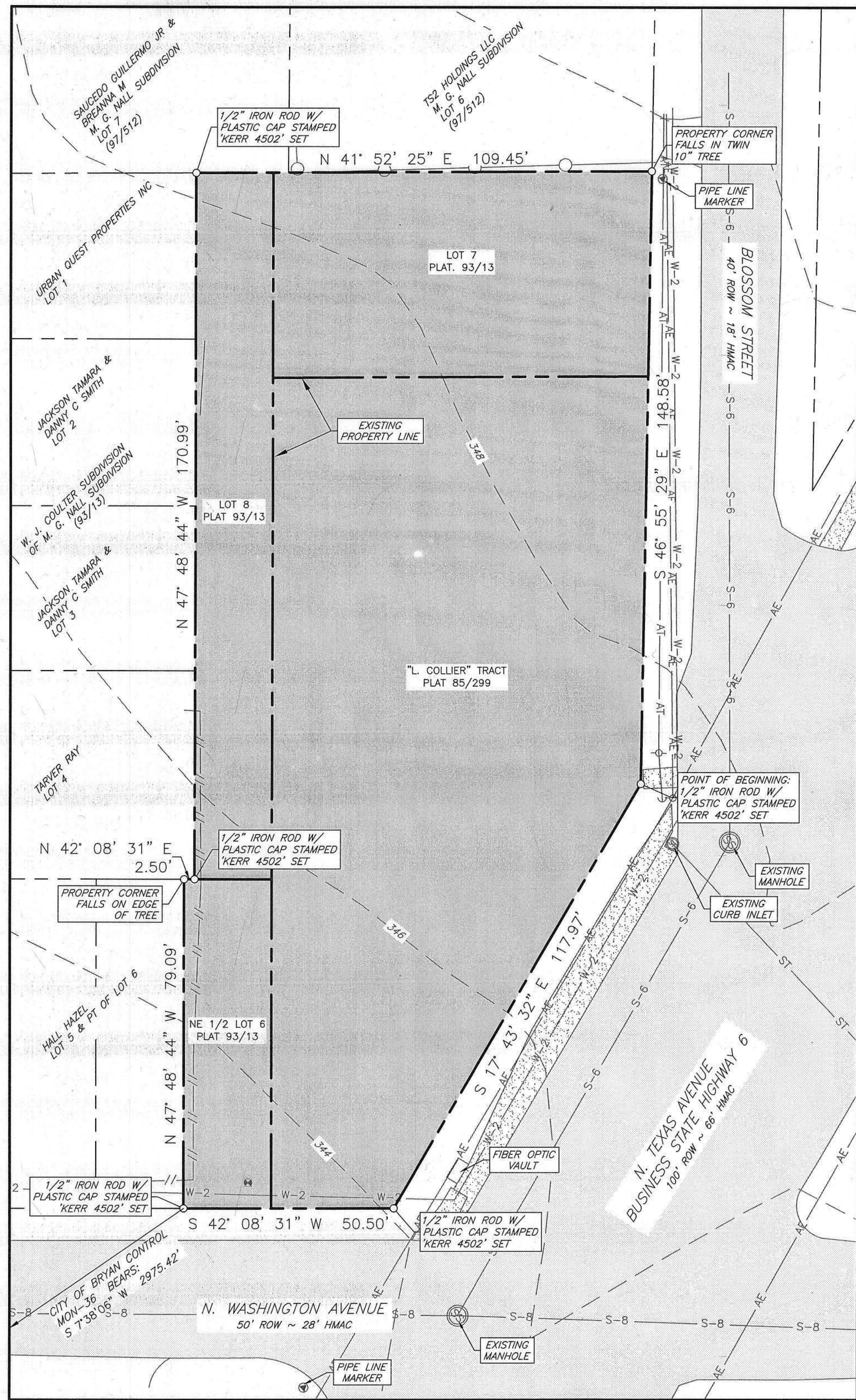


ORIGINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Jimmy D. Ford, owner of the 0.555 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 7431, Page 116, and designated herein as W. J. Coulter Subdivision, Lot 7R, 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.

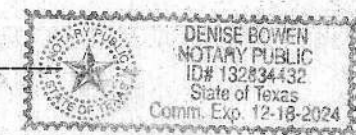
Signature of Jimmy D. Ford, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

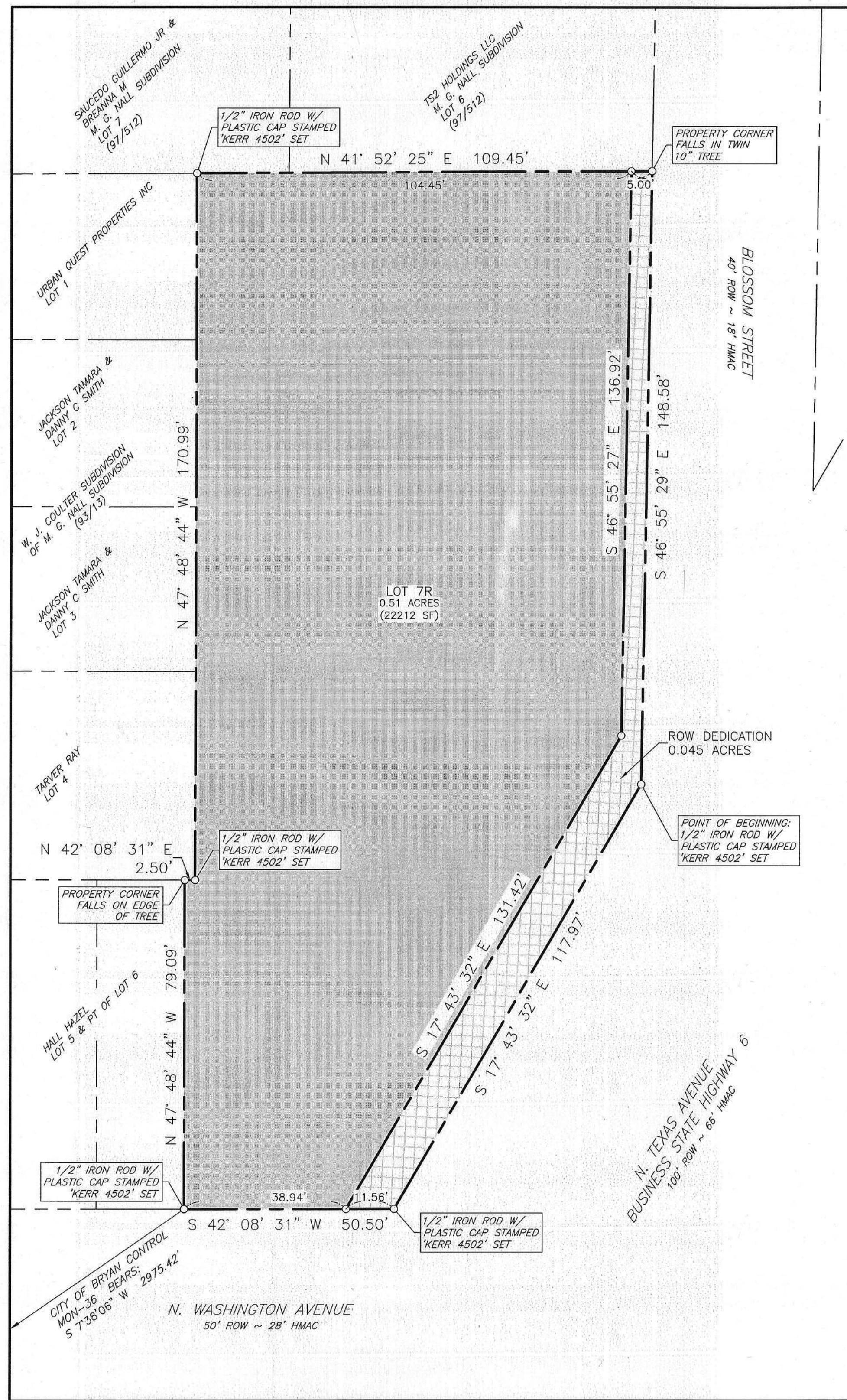
Before me, the undersigned authority, on this day personally appeared, Jimmy Ford, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 7 day of April, 2021.

Signature of Notary Public, Brazos County, Texas



REPLAT



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.

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



METES AND BOUNDS DESCRIPTION

OF A
0.555 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF A 0.555 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 9, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 0.57 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO JIMMY D. FORD RECORDED IN VOLUME 7431, PAGE 116 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.) AND BEING FURTHER DESCRIBED AS ALL OF THE "L. COLLIER" TRACT AS SHOWN ON THE PLAT OF M.G. NALL SUBDIVISION RECORDED IN VOLUME 85, PAGE 299 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.), ALL OF LOTS 7, 8 AND THE NORTHEAST 1/2 OF LOT 6 OF THE W.J. COULTER SUBDIVISION OF A PART OF THE M.G. NALL SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 93, PAGE 13 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID 0.555 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET (Y:10234474.16, X:3542292.09) AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF N. TEXAS AVENUE (100' R.O.W.) AND THE SOUTHWEST LINE OF BLOSSOM STREET (40' R.O.W., 85/299, D.R.B.C.T.) MARKING THE NORTHEAST CORNER OF SAID "L. COLLIER" TRACT; FOR REFERENCE, A T.A.D.O.T. BRASS DISK RIGHT OF WAY MARKER FOUND BEARS: N 17° 43' 32" W A DISTANCE OF 593.10 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 (Y:10231375.303, X:3541898.795) AND AS ESTABLISHED FROM GPS OBSERVATION; DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS SHOWN AS "MEASURED" ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011491561629 [CALCULATED USING GEOID12B];

THENCE: S 17° 43' 32" E ALONG THE WEST LINE N. TEXAS AVENUE FOR A DISTANCE OF 117.97 FEET (DEED CALL: S 13° 11' 00" E - 123.62 FEET, 7431/116, O.P.R.B.C.T.) (PLAT CALL DISTANCE: 120 FEET, 85/299, D.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET ON THE NORTHWEST LINE OF N. WASHINGTON AVENUE.

THENCE: S 42° 08' 31" W ALONG THE NORTHWEST LINE OF N. WASHINGTON AVENUE FOR A DISTANCE OF 50.50 FEET (DEED CALL: S 47° 47' 16" W - 52.48 FEET, 7431/116, O.P.R.B.C.T.) (PLAT CALL BEARING: S 44° 30' W, 85/299, D.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET ON THE SOUTHWEST LINE OF SAID LOT 8 MARKING THE EAST CORNER OF A TRACT OF LAND AS DESCRIBED IN THE SOUTHWEST 1/2 OF LOT 6 IN A DEED TO GEE L. HALL AND WIFE, HAZEL HALL RECORDED IN VOLUME 211, PAGE 625 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: S 42° 08' 31" W A DISTANCE OF 0.32 FEET, A 2 INCH IRON PIPE FOUND BEARS: S 42° 08' 31" W A DISTANCE OF 191.15 FEET AND A 1/2 INCH IRON ROD FOUND BEARS: S 42° 21' 43" W A DISTANCE OF 63.04 FEET (CALCULATED PLAT CALL DISTANCE: 63.05 FEET, 93/813, D.R.B.C.T.);

THENCE: N 47° 48' 44" W THROUGH SAID LOT 6 FOR A DISTANCE OF 79.09 FEET (DEED CALL: N 42° 44' W - 80.00 FEET, 7431/116, O.P.R.B.C.T.) TO A POINT ON THE EDGE OF A TREE ON THE COMMON LINE OF SAID LOT 6 AND LOT 4 OF SAID W.J. COULTER SUBDIVISION;

THENCE: N 42° 08' 31" E ALONG SAID COMMON LINE FOR A DISTANCE OF 2.50 FEET (DEED CALL: N 47° 17' 16" E - 2.50 FEET, 7431/116, O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET MARKING THE COMMON CORNER OF SAID LOTS 4 AND 6;

THENCE: N 47° 48' 44" W ALONG THE SOUTHWEST LINE OF SAID LOT 8, PASS AN AXLE FOUND MARKING THE NORTH CORNER OF SAID LOT 4 AT 50.00 FEET (FROM WHICH, ANOTHER AXLE FOUND BEARS: S 42° 08' 31" W A DISTANCE OF 65.29 FEET), FOR A TOTAL DISTANCE OF 170.99 FEET (DEED CALL: N 42° 42' 44" W - 170.00 FEET, 7431/116, O.P.R.B.C.T.) (PLAT CALL DISTANCE: 170 FEET, 93/13, D.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET ON THE SOUTHWEST LINE OF LOT 7 OF THE M.G. NALL RESUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 97, PAGE 512 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS MARKING THE WEST CORNER OF SAID LOT 8 AND THE NORTH CORNER OF LOT 1 OF SAID W.J. COULTER SUBDIVISION; FOR REFERENCE, A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF SAID LOT 7 BEARS: S 41° 52' 25" W A DISTANCE OF 65.60 FEET (PLAT CALL DISTANCE: 65.6 FEET, 93/13, D.R.B.C.T.) AND A 1/2 INCH IRON ROD FOUND IN CONCRETE BEARS: S 08° 52' 11" E A DISTANCE OF 0.56 FEET;

THENCE: N 41° 52' 25" E ALONG THE COMMON LINE OF SAID W.J. COULTER SUBDIVISION AND SAID M.G. NALL RESUBDIVISION, PASS AN AXLE FOUND AT 18.57 FEET, FOR A TOTAL DISTANCE OF 109.45 FEET (DEED CALL: N 47° 17' 16" E - 111.00 FEET, 7431/116, O.P.R.B.C.T.) (PLAT CALL DISTANCE: 111 FEET, 93/13, D.R.B.C.T.) TO THE NORTH CORNER OF LOT 7 OF SAID W.J. COULTER SUBDIVISION AND THE EAST CORNER OF LOT 6 OF SAID M.G. NALL RESUBDIVISION IN A TWIN 10 INCH TREE; FOR REFERENCE, A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF BLOSSOM STREET BEARS: N 46° 55' 29" W A DISTANCE OF 139.61 FEET, A 1 INCH IRON PIPE FOUND BEARS: N 46° 53' 01" W A DISTANCE OF 232.07 FEET, AND A POINT ON THE NORTHEAST LINE OF BLOSSOM STREET BEARS: N 43° 04' 31" E A DISTANCE OF 40.00 FEET, FROM WHICH, A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND BEARS: N 46° 55' 29" W A DISTANCE OF 224.16 FEET;

THENCE: S 46° 55' 29" E ALONG THE SOUTHWEST LINE OF BLOSSOM STREET FOR A DISTANCE OF 148.58 FEET (DEED CALL: S 42° 42' 44" E - 142.72 FEET, 7431/116, O.P.R.B.C.T.) (PLAT CALL: S 45° E - 145.4 FEET, 85/299, D.R.B.C.T.) TO THE POINT OF BEGINNING CONTAINING 0.555 OF AN ACRE OF LAND (24,172 SQUARE FEET) AS MEASURED BY GRID DISTANCES, MORE OR LESS, AS SURVEYED ON THE GRAND NOVEMBER 2020.

APPROVAL OF THE CITY PLANNER

Signature of Martin Zimmermann, City Planner

APPROVAL OF THE CITY ENGINEER

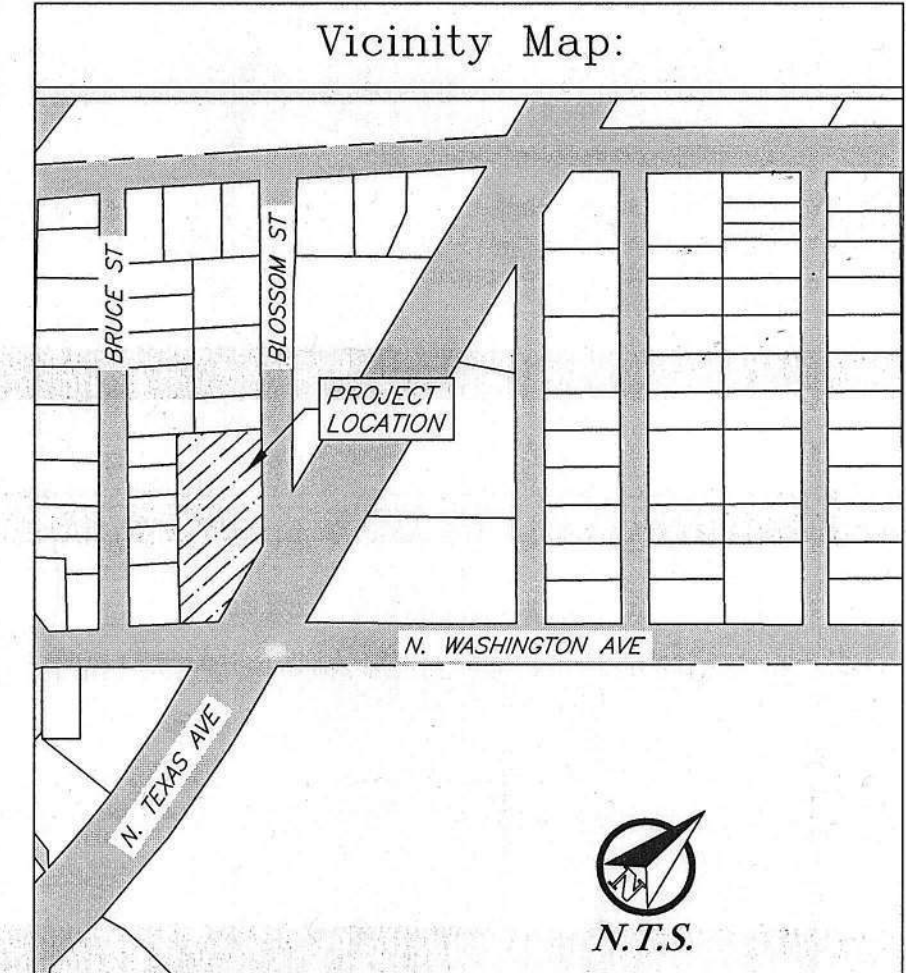
Signature of Brad Kerr, City Engineer

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/22/2021 4:12:08 PM
in the PLAT Records

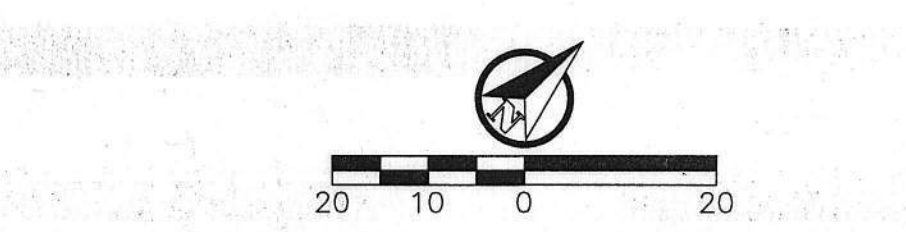


Doc Number: 2021-1428861
Volume - Page: 16933-45
Number of Pages: 1
Amount: 73.00
Order#: 2021042200137
By: LG

Signature of Brad Kerr, City Engineer



- 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-36 (Y:10231375.303; X:3541898.795) and as established by GPS observation.
2. Distances shown hereon are Grid Distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.000115 (Calculated using GEOID12B).
3. Existing zoning is C3 Commercial.
4. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
5. This lot is not within the 100-year floodplain according to the DFIRM for Brazos County, Texas and incorporated areas, Map No. 48041C0215F, effective April 2, 2014.
6. Building setback lines Per City of Bryan Ordinance.
7. The topography shown is from GIS data.
8. All utilities shown hereon are approximate locations.



Final Plat
W. J. Coulter Subdivision a part of
M.G. Nall Subdivision
Lot 7R & 0.45 Acres of Blossom
St & N. Texas Ave R.O.W
Being a Replat of
"L. Collier" Tract M. G. Nall Subdivision &
Lots 7, 8, & Northeast 1/2 of Lot 6, of W. J.
Coulter Subdivision a part of M. G. Nall Subdivision
- 0.555 Acres
Bryan, Brazos County, Texas
Feb 2021
Owner: Jimmy D. Ford
3833 Wilcox Lane
Bryan, TX 77808-5217
Engineer: IA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951
Surveyor: Kerr Surveying, LLC
408 N. Texas Ave.
Bryan, TX 77803
979-268-3195
RPLS No. 4502 - Firm No. 10018500
Job No. 20-588