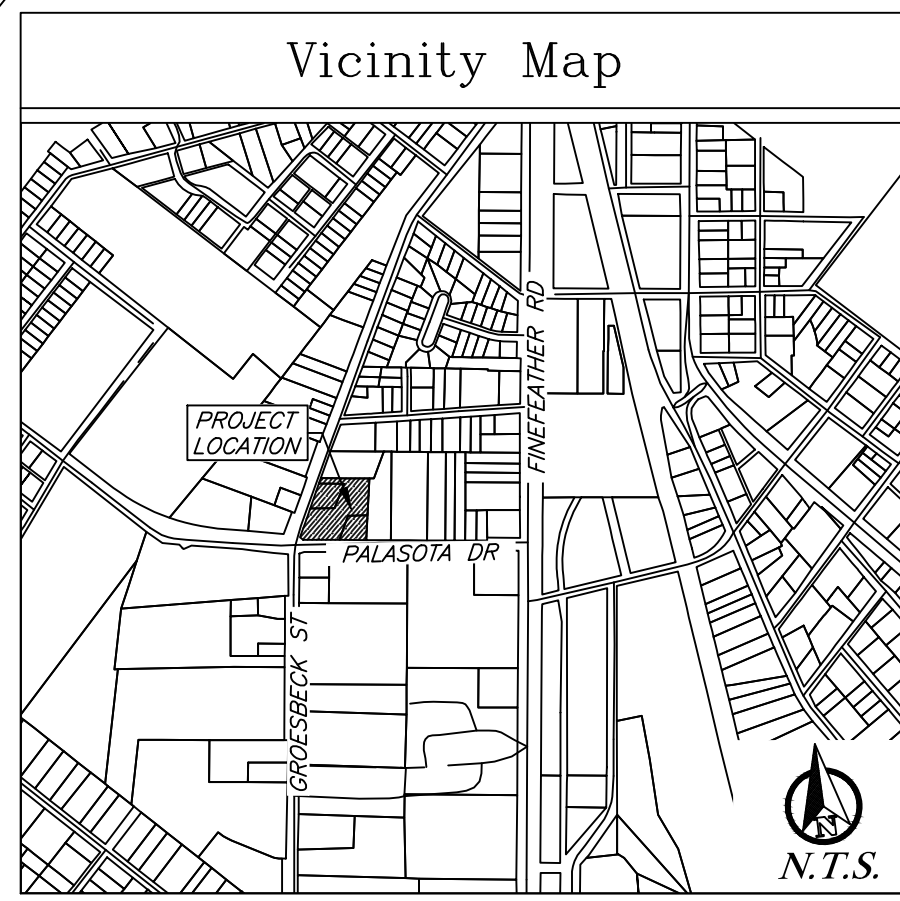
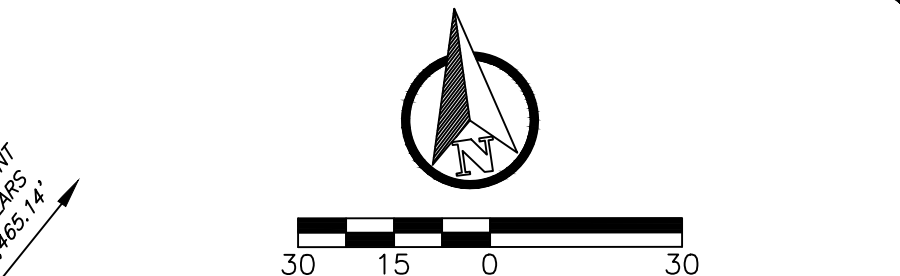
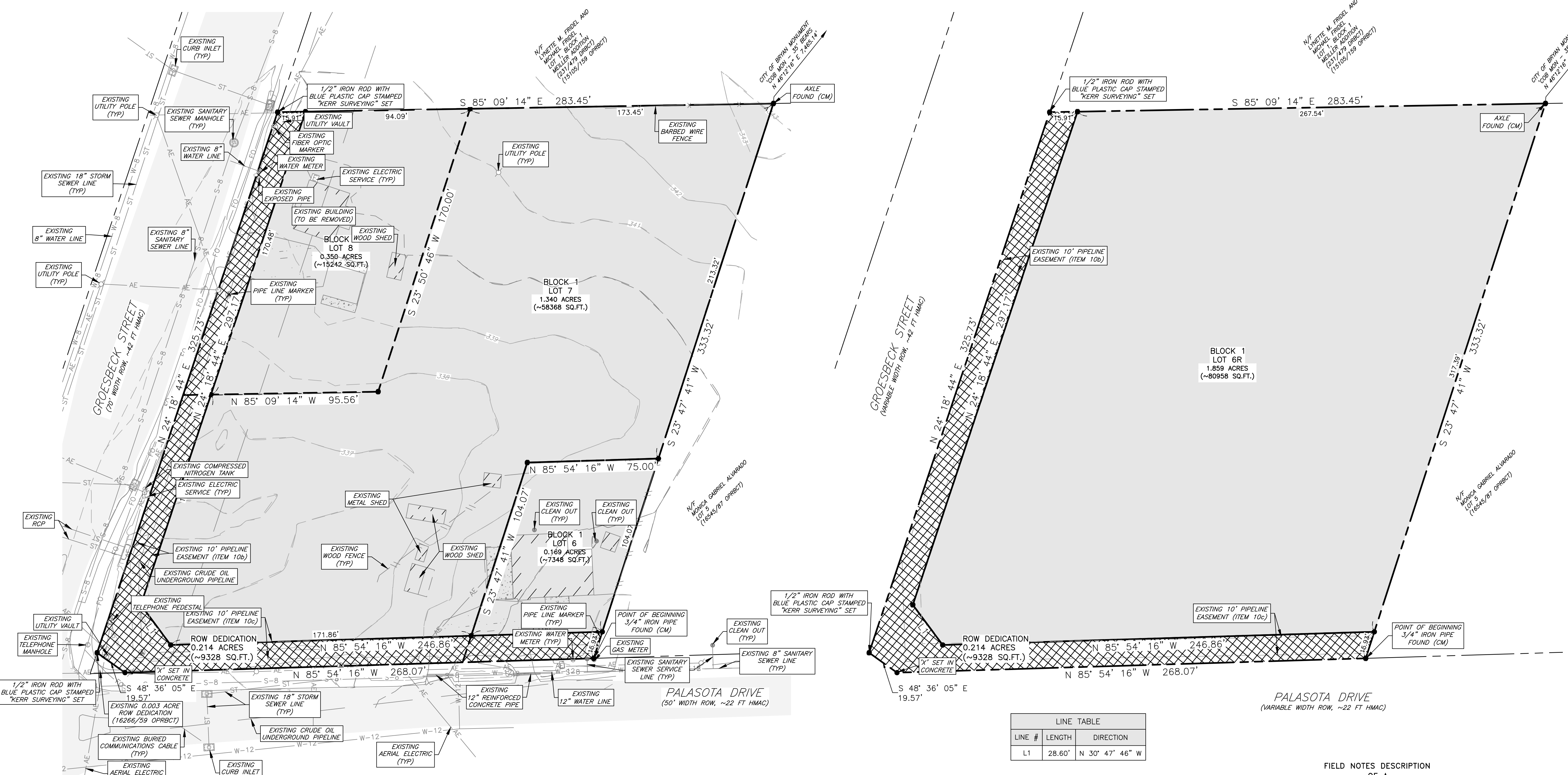


ORIGINAL

REPLAT



**General Notes:**

- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NAD2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances in US survey feet and decimals unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.0001259689711 (calculated using GEOID12B).
- No portion of this tract lies within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0195E revised date: May 16, 2012 and LOMR case 12-06-1839E, effective May 16, 2012.
- 1/2" Iron rods with Blue plastic cap stamped "KERR SURVEYING" will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown are approximate location.
- This property is zoned Multifamily Housing (MF-H) per RZ 24-11, approved Ord. # \_\_\_\_\_.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- This survey plat was prepared to reflect the title reports issued by lawyers title company, GF No. 547396, certification dated: 3-28-2024. Items listed are not survey items/or are not addressed by this plat.
- Item 10b: 10' wide right-of-way agreement in volume 591, page 443, DRBCT, does apply, and an approximate location affects as shown.
- Item 10c: 10' wide right-of-way agreement in volume 592, page 721, DRBCT, does apply, and an approximate location affects as shown.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.60'	N 30° 47' 46" W

**FIELD NOTES DESCRIPTION**  
 OF A  
 2.073 ACRE TRACT  
 ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45  
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 2.073 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 6, 7 AND 8 OF THE COULTER'S SUBDIVISION, FILED IN VOLUME 95, PAGE 486, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), SAID LOTS 6 AND 7 BEING DESCRIBED IN A DEED TO ALBERTA MENSNIK AYERS AND H.R. AYERS IN VOLUME 273, PAGE 641 (DRBCT), AND SAID LOT 8 BEING DESCRIBED IN A DEED TO JOSEPHINE MENSNIK IN VOLUME 239, PAGE 298 (DRBCT); SAID 2.073 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF PALASOTA DRIVE (VARIABLE WIDTH RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF SAID LOT 6, SAME BEING THE SOUTHWEST CORNER OF LOT 5 OF SAID COULTER'S SUBDIVISION, BEING DESCRIBED IN A DEED TO MONICA GABRIELA ALVARADO IN VOLUME 16545, PAGE 87 (OPRBCT);

THENCE, WITH THE SOUTH LINES OF SAID LOTS 6 AND 7, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID PALASOTA DRIVE, N 85° 54' 16" W, A DISTANCE OF 268.07 FEET TO AN 'X' SET IN CONCRETE IN THE NORTH RIGHT-OF-WAY LINE OF SAID PALASOTA DRIVE, BEING THE EAST CORNER OF A CALLED 0.003 ACRE RIGHT-OF-WAY DEDICATION FILED IN VOLUME 16266, PAGE 59 (OPRBCT), SAME BEING IN THE SOUTH LINE OF SAID LOT 7;

THENCE, WITH THE NORTHEAST LINE OF SAID 0.003 ACRE RIGHT-OF-WAY DEDICATION, N 48° 36' 05" W, A DISTANCE OF 19.57 FEET TO A 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE EAST RIGHT-OF-WAY LINE OF GROESBECK STREET (VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTH CORNER OF SAID 0.003 ACRE RIGHT-OF-WAY DEDICATION, SAME BEING IN THE WEST LINE OF SAID LOT 7;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID GROESBECK STREET, SAME BEING THE WEST LINES OF SAID LOT 7 AND 8, N 24° 18' 44" E, A DISTANCE OF 325.73 FEET TO A 1/2" IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET IN THE EAST LINE OF SAID GROESBECK STREET, BEING THE NORTHWEST CORNER OF SAID LOT 8, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF THE MILLER ADDITION, FILED IN VOLUME 231, PAGE 479 (DRBCT), BEING DESCRIBED IN A DEED TO LYNETTE M. FRIDEL AND MICHAEL FRIDEL IN VOLUME 15105, PAGE 159 (OPRBCT);

THENCE, WITH THE NORTH LINES OF SAID LOTS 8 AND 6, SAME BEING THE SOUTH LINE OF SAID MILLER ADDITION, BEING THE NORTHEAST CORNER OF SAID LOT 6, SAME BEING A NORTHWEST CORNER OF SAID LOT 5, FROM WHICH CITY OF BRYAN MONUMENT "COB MON 35" BEARS N 48° 12' 16" E, A DISTANCE OF 7,465.14 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOTS 6 AND 5, S 23° 47' 41" W, A DISTANCE OF 333.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.073 ACRES OF LAND, MORE OR LESS.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Lawrence "Larry" Ayers, the owner and developer of the land shown on this plat being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 95, Page 486, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

\_\_\_\_\_  
 Lawrence "Larry" Ayers

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Lola Ayers, Depend. Admin. of the Estate of Thomas Raymond Ayers, Deceased, the owner and developer of the land shown on this plat being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 95, Page 486, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

\_\_\_\_\_  
 Lola Ayers

**STATE OF TEXAS**  
**COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared, Lawrence "Larry" Ayers & Lola Ayers 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public, Brazos County, Texas

**APPROVAL OF THE CITY ENGINEER**

I, \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 City Engineer, Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 City Planner  
 Bryan, Texas

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_ day of 20\_\_\_\_, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_ Page \_\_\_\_.

\_\_\_\_\_  
 Witness my hand and official Seal, at my office in Bryan, Texas.

\_\_\_\_\_  
 County Clerk  
 Brazos County, Texas

**CERTIFICATE OF THE SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, David Powell Brister, Registered Professional Land Surveyor No. 6537, 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 property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

\_\_\_\_\_  
 David Powell Brister, R.P.L.S. No. 6537

J4E Project # 23-062  
 Groesbeck Retail - Replat.dwg  
 6/15/2024  
 J4 Engineering

**FINAL PLAT**

**Coulter's Subdivision**  
**Block 1, Lot 6R**  
**2.073 Acres**

Being a Replat of Block 1, Lots 6-8  
 in Coulter's Subdivision  
 Volume 95, Page 486 DRBCT  
 Zeno Phillips League Survey, Abstract 45  
 Bryan, Brazos County, Texas

June 2024

**Owner:**  
 Lawrence "Larry" Ayers  
 c/o Mathew Doss, Authorized Rep  
 of Lawrence Ayers  
 313 E. 29th Street, Suite D-200  
 Bryan, TX 77803  
 979-776-1325

**Owner:**  
 Lola Ayers  
 Depend. Admin. of the Estate of  
 Thomas Raymond Ayers, Deceased  
 313 E. 29th Street, Suite D-200  
 Bryan, TX 77803  
 979-776-1325

**Surveyor:**  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 979-268-3195  
 TBPELS #1018500  
 Proj # 24-310

**Engineer:**  
 J4 Engineering  
 PO Box 5192  
 Bryan, TX 77805  
 979-759-0567  
 TBPE F-9951