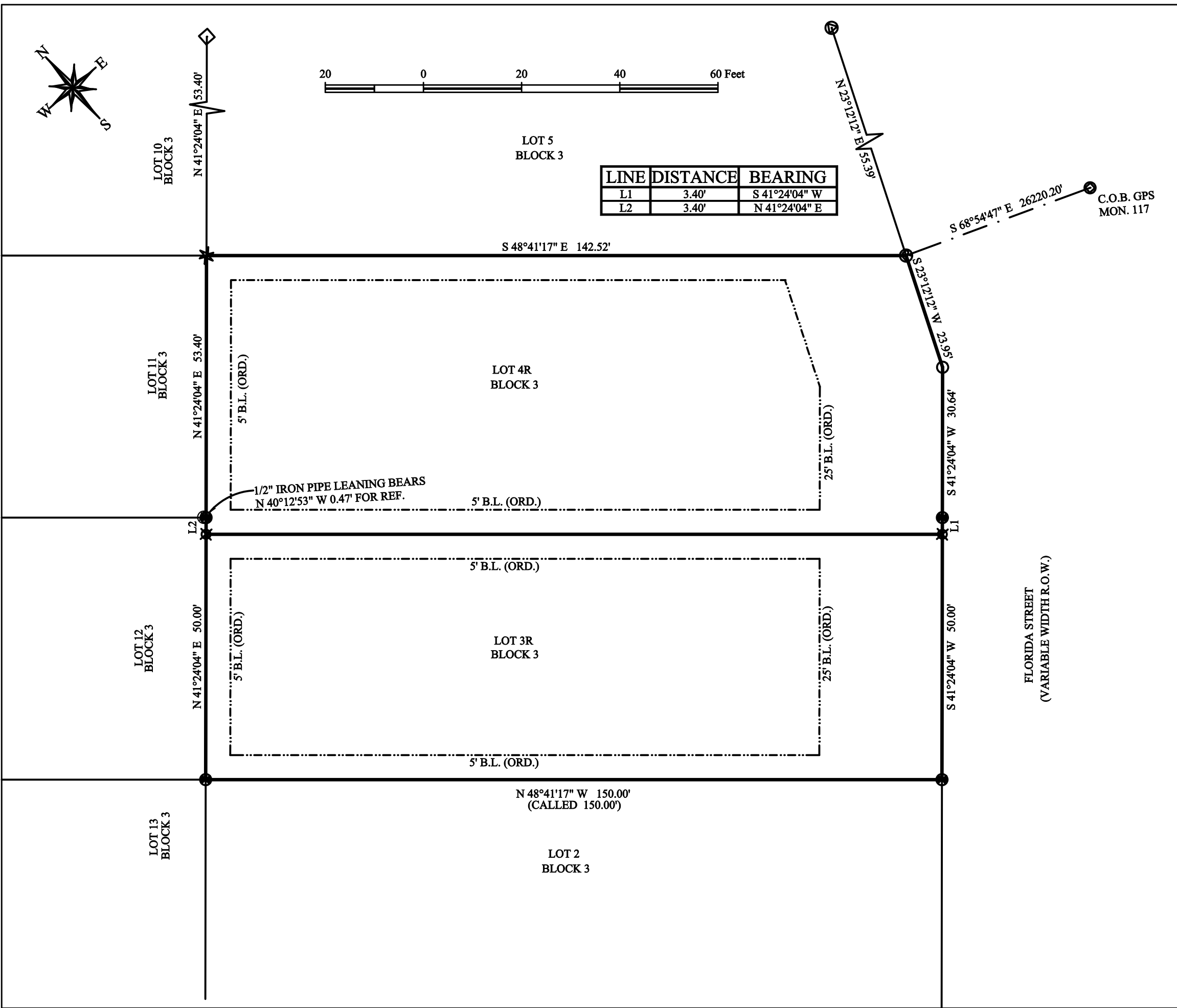
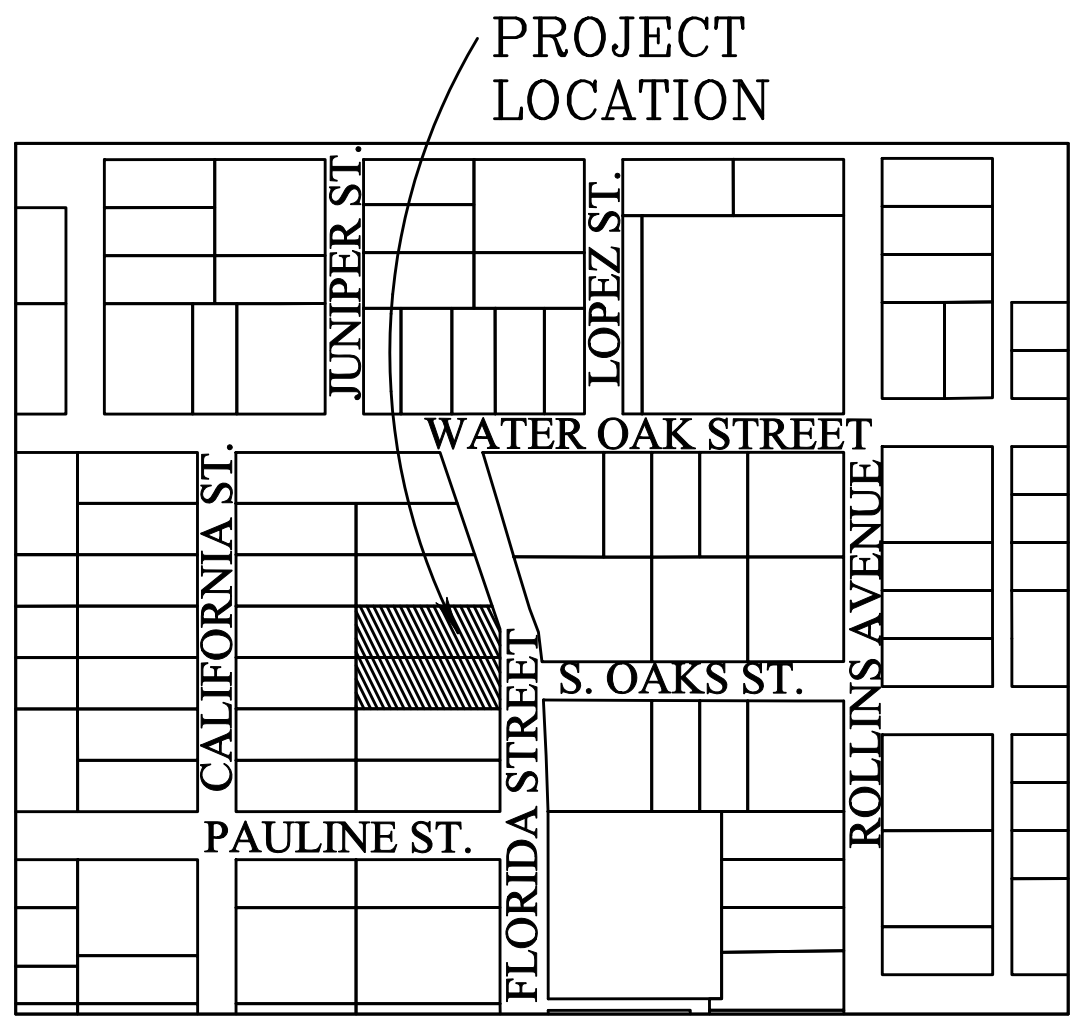


ORIGINAL PLAT



REPLAT



VICINITY MAP  
N.T.S.

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 hereto, 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 SR.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 purposes stated. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Notary Public, Brazos County, Texas:

\_\_\_\_\_  
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: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk in and for said County, do hereby certify 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 in Volume \_\_\_\_\_, Page \_\_\_\_\_.

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

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 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 the the metes and bounds describing said subdivision will describe a closed geometric form.

Adam Wallace  
Texas Registered Professional  
Land Surveyor, Number 6132

SURVEY LEGEND

— SUBMIT PROPERTY LINE  
— EXISTING PROPERTY LINE  
— UTILITY EASEMENT  
— EXISTING BUILDING LINE (B.L.)  
— PLATTED BUILDING LINE (B.L.)  
— EXISTING BUILDING LINE (B.L.)  
— ELECTRICAL LINE  
— CHAINING FENCE  
WATER METER  
GAS METER  
POWER POLE  
COMM. BOX  
SEWER CLEANOUT  
COVERED CONC.

● 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

Survey Notes:

- 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.
- Drawing Scale is 1"=20'
- Drawn by: Adam Wallace
- 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. 48041C0185E effective date, 05-16-2012
- Designated zoning district is Residential District 5000 (RD-5).
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- Intended use of the property - Residential.

ATM Surveying

P.O. Box 10313, College Station, TX 77840  
PHONE: (979) 209-9291 email: Adam@ATMSurveying.com  
www.ATMSurveying.com - FIRM #101784-00

FINAL PLAT  
LOTS 3R AND 4R  
BLOCK 3  
McCULLOCH ADDITION,  
NUMBER 3  
BEING A REPLAT OF  
LOTS 3 & 4  
BLOCK 3  
McCULLOCH ADDITION,  
NUMBER 3  
VOL. 120, PAGE 602  
Bryan, Brazos County, Texas

SCALE: 1" = 20'

OWNER/DEVELOPER:

DARIUS D. MCCOY SR.  
7593 CASTENSON ROAD  
BRYAN, TX 77808

SEPTEMBER, 2025

SURVEYOR:  
Adam Wallace, RPLS 6132  
ATM Surveying  
1403 Lemon Tree  
College Station TX 77840  
(979) 209-9291