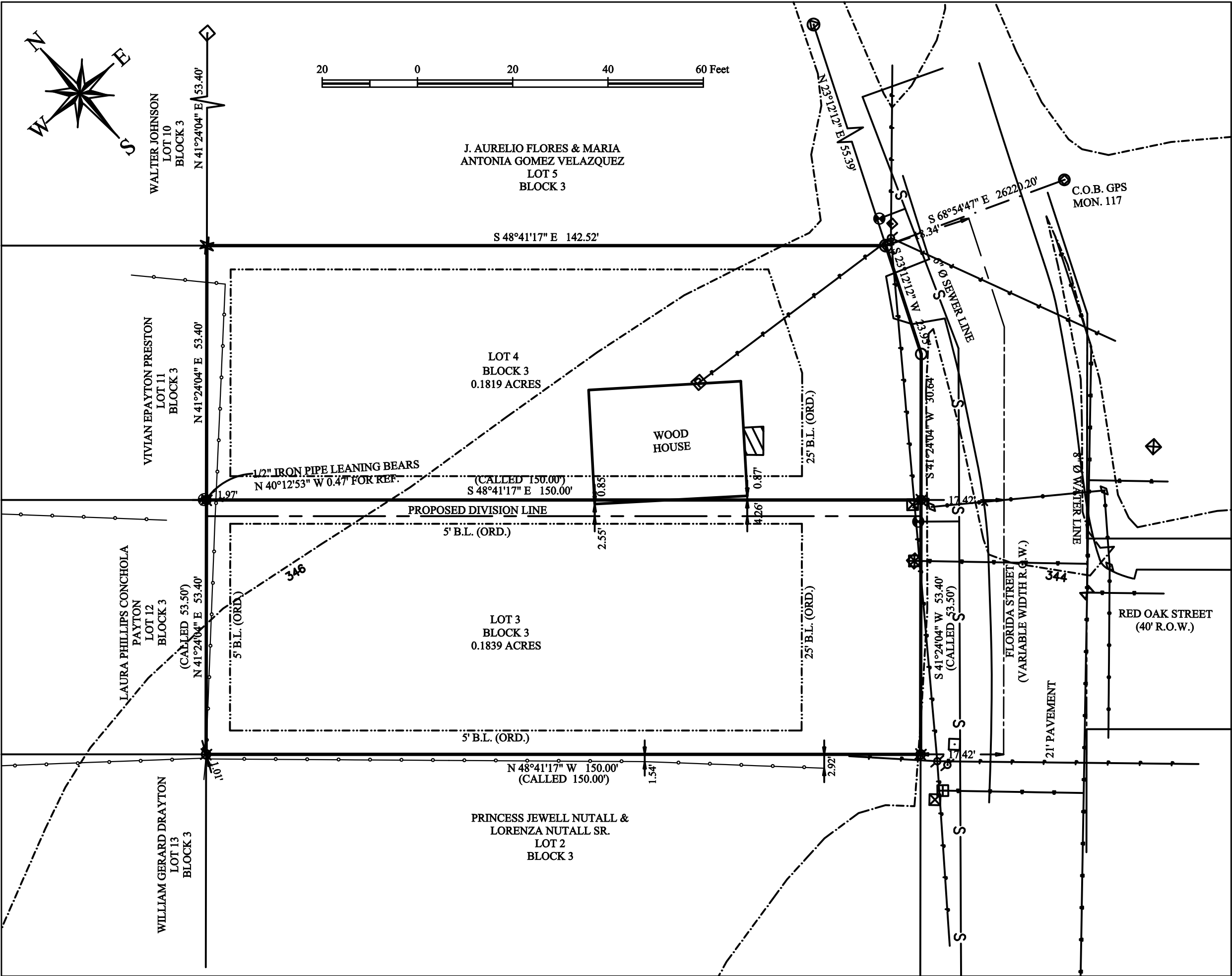
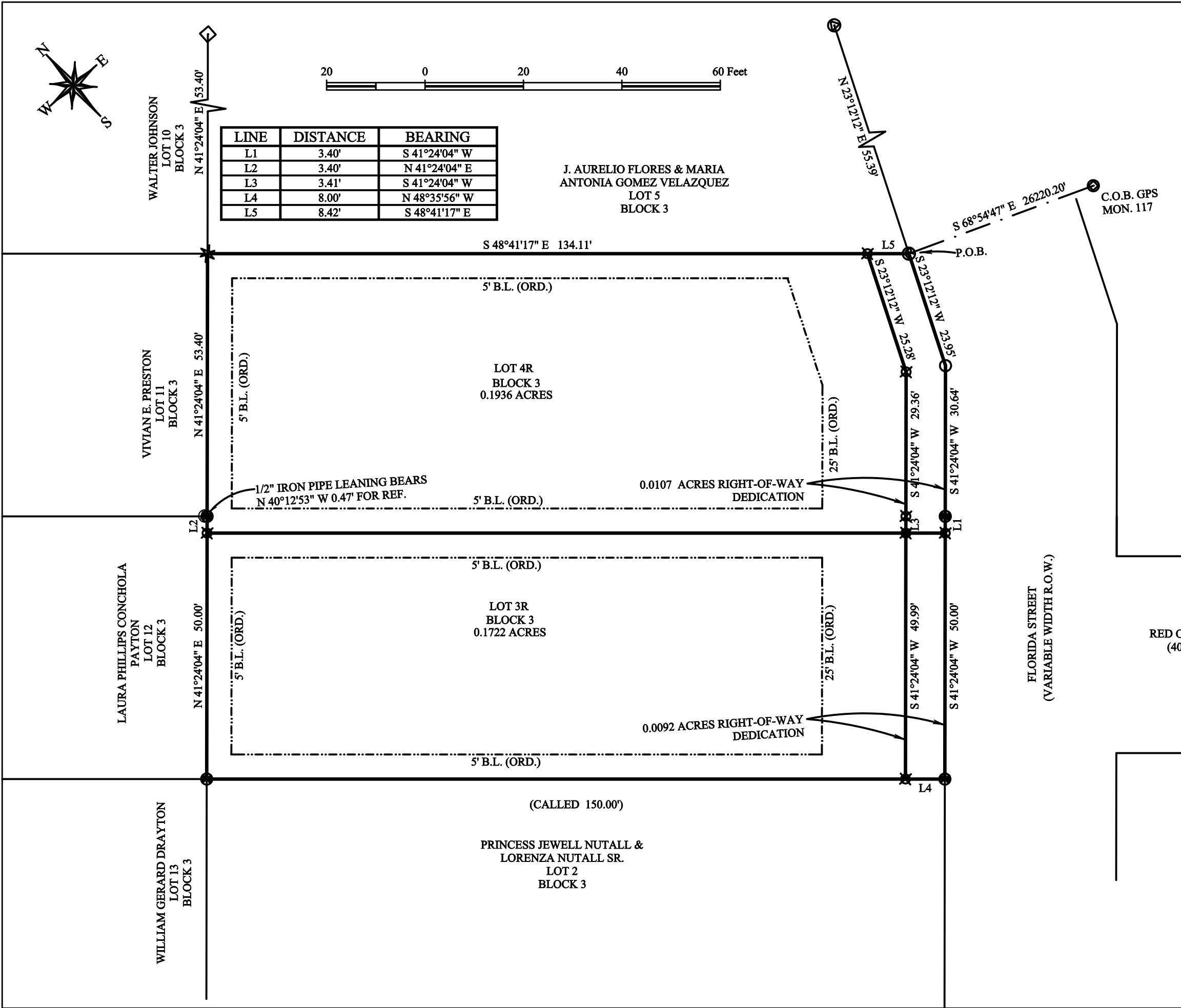




## ORIGINAL PLAT



## REPLAT

### 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 purpose 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

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

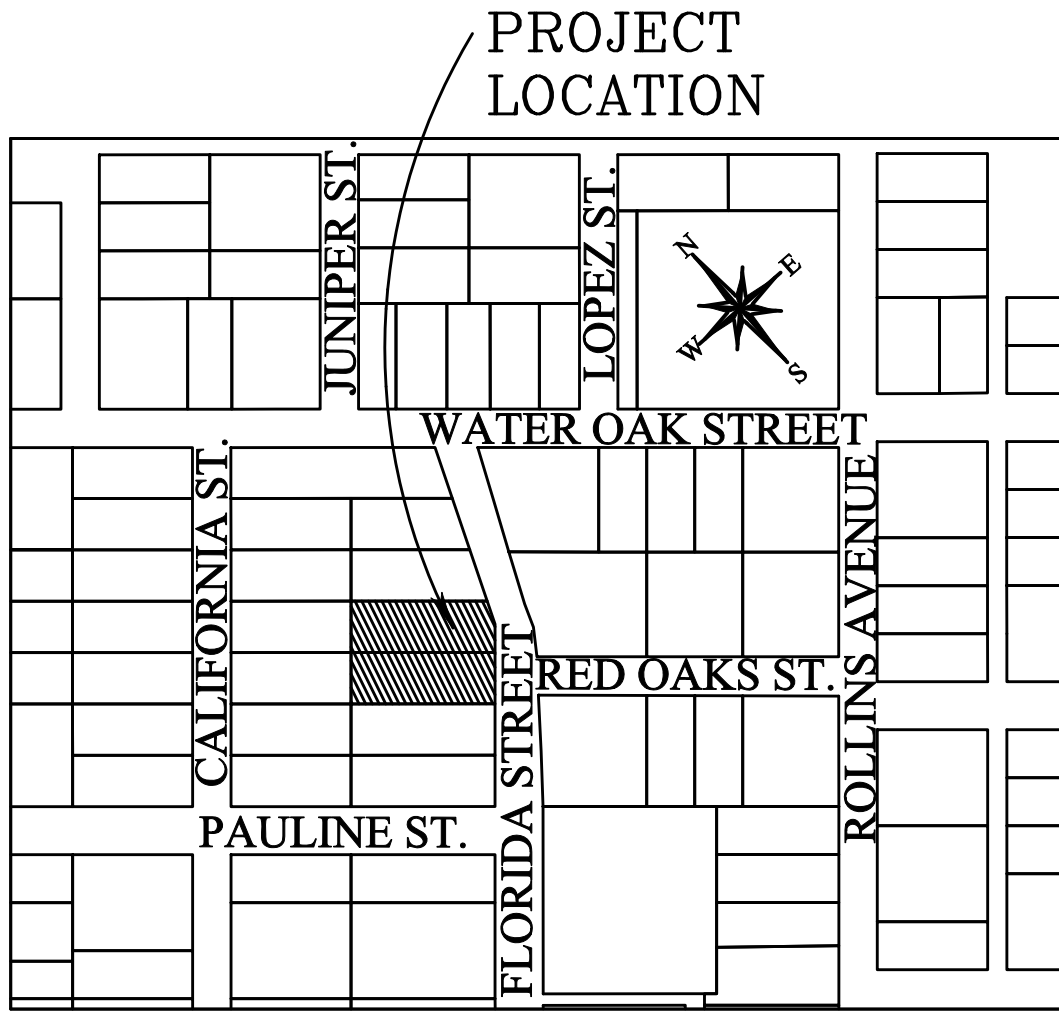
SUBJECT PROPERTY LINE  
ADJOINING PROPERTY LINE  
UTILITY EASEMENT  
OBSTACLES BUILDING LINE(B.L.)  
PLATTED BUILDING LINE(B.L.)  
RESTRICTIONS BUILDING LINE(B.L.)  
ELECTRICAL LINE  
CHAINLINE FENCE

WATER METER  
GAS METER  
POWER POLE  
COMM. BOX  
SEWER CLEANOUT  
COVERED CONC.

- 1). 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.
- 2). Drawing Scale is 1"=20'
- 3). Drawn by: Adam Wallace
- 4). 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
- 5). Designated zoning district is Residential District 5000 (RD-5).
- 6). All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- 7). Intended use of the property - Residential.
- 8). Purpose of the plat is to moved the division line between Lot 3 and Lot 4 by 3.40 feet.

### ATM Surveying

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



### VICINITY MAP N.T.S.

### METES AND BOUND DESCRIPTION

Being a tract of land containing 0.3658 acres, being all of Lots 3 and 4, Block 3, McCulloch Addition Number 13, Brazos County, Texas, as plat recorded in Vol. 102, Page 602, of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" and 3/8" iron rods called for and found as noted in the previously recorded deed, and as surveyed on the ground on September 10th of 2025. This description is also referred to the plat prepared by ATM Surveying, Project No. 2025-7602, and being more particularly described as follows:

**BEGINNING** at a 3/8" iron rod found for the corner of this tract, also being a point in the northwest right-of-way line of Florida Street (Variable Width R.O.W.), also being the east corner of Lot 4, Block 3, also being the south corner of the J. Aurelio Flores and Maria Antonia Gomez Velazquez called Lot 5, Block 3;

**THENCE** along the common line between this tract and said Florida Street, for the following calls:

South 23°12'12" West, a distance of 23.95 feet to a calculated bend in this tract;

South 41°24'04" West, a distance of 30.64 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" found for a point in the southeast line of this tract;

South 41°24'04" West, a distance of 3.40 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the southeast line of this tract;

South 41°24'04" West, a distance of 50.00 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" found for the south corner of this tract, also being the east corner of the Princess Jewell Nuttall and Lorenza Nuttall Sr. called Lot 2, Block 3 of the said subdivision;

**THENCE** along the common line between this tract and said Nuttall tract, for the following calls:

North 48°35'56" West, a distance of 8.00 feet to a point for corner;

North 48°41'33" West, a distance of 142.00 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" found for the south corner of this tract, also being the east corner of William Gerard called Lot 3, Block 3, also being the south corner of the Laura Phillips Conchola Payton called Lot 12, Block 3;

**THENCE** along the common line between this tract and said Payton tract, for the following calls:

North 41°24'04" East, a distance of 50.00 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northwest line of this tract;

North 41°24'04" East, a distance of 3.40 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northwest line of this tract, also being the south corner of the Vivian E. Preston called Lot 11, Block 3, from which a 1/2" iron pipe found leaning bears N 40°12'53" W, a distance of 0.47 feet for reference;

**THENCE** North 41°24'04" East, a distance of 53.40 feet along the common line between this tract and said Preston tract to a 3/8" iron rod found bent for the north corner of this tract, also being the south corner of the Walter Johnson called Lot 10, Block 3, also being the west corner of the said Velazquez tract, from which a 1" square bolt found bears N 41°24'04" E, a distance of 53.40 feet for reference;

**THENCE** along the common line between this tract and said Velazquez tract, for the following calls:

South 48°41'17" East, a distance of 134.11 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" set for a point in the northeast line of this tract;

South 48°41'17" East, a distance of 8.42 feet to the **PLACE OF BEGINNING** containing 0.3658 acres.

**FINAL PLAT**  
**LOTS 3R AND 4R**  
**BLOCK 3**  
**McCULLOCH ADDITION,**  
**NUMBER 3**  
**BEING A REPLAT OF**  
**LOTS 3 & 4**  
**BLOCK 3**  
**0.3658 ACRES**  
**McCULLOCH ADDITION,**  
**NUMBER 3**  
**VOL. 120, PAGE 602**  
**Bryan, Brazos County, Texas**

OCTOBER, 2025

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

**SCALE:** 1"= 20'

**OWNER/DEVELOPER:**  
DARIUS D. MCCOY SR.  
7595 CASTENSON ROAD  
BRYAN, TX 77808