

ORIGINAL PLAT

Filed for Record in:
 BRAZOS COUNTY
 On: Jul 24, 2015 at 03:11P
 As a
 Plat
 Document Number: 01237799
 Amount: 67.00
 Receipt Number: 551098
 By: Debbie Baker

CERTIFICATE OF CITY ENGINEER

I, ALAN GIBBS, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

Alan Gibbs
 City Engineer

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:
 BRAZOS COUNTY
 as stamped hereon by me.
 Jul 24, 2015
 Karen McQueen, Brazos County Clerk
 BRAZOS COUNTY

Doc 01237799 Blk Vol Pg
 01237799 OR 12834 247

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Karen McQueen, 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 24 day of July, 2015, in the Official Records of Brazos County, Texas, in Volume 12834 Page 247.

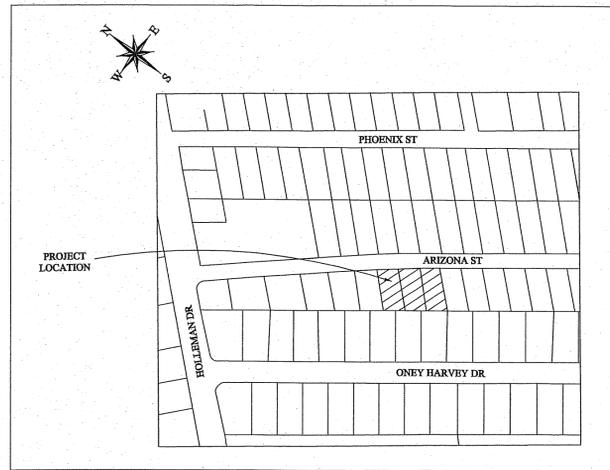
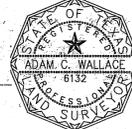
WITNESS my hand and official Seal, at my office in Bryan, Texas.

Karen McQueen
 County Clerk
 Brazos County, Texas
 By: Debbie Baker
 Deputy Clerk

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 on March 20th, 2015 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.

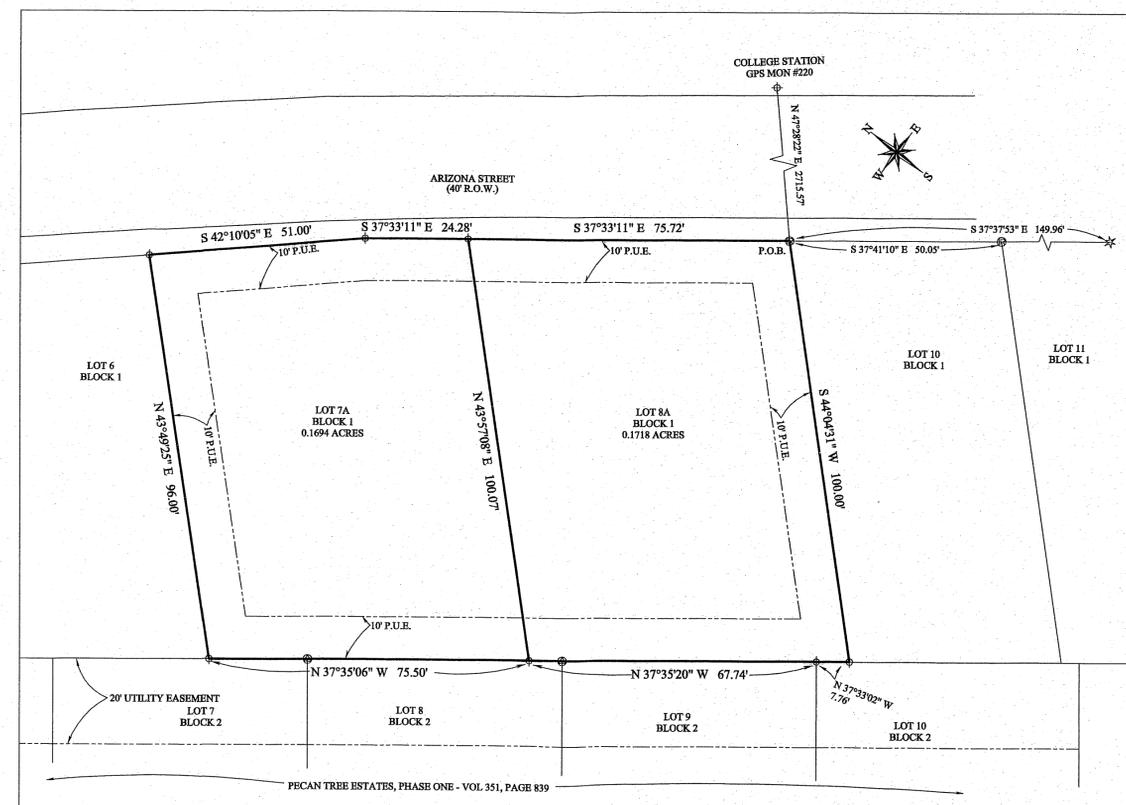
Adam Wallace
 Adam Wallace, R.P.L.S. No. 6132



METES AND BOUNDS DESCRIPTION

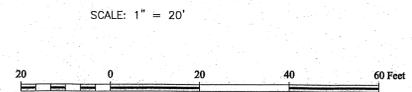
Being a tract of land containing 0.3412 acres, and being all of Lots 7-9, Block 1, in the McCulloch's Subdivision in City College Station, Brazos County, Texas, as recorded in Vol. 122, Page 91, of the Brazos County Deed Records (B.C.D.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced from found 5/8" iron rods referred to said previous plat, as surveyed on the ground on March 20th of 2015. This description is also referred to the plat prepared by ATM Surveying, Project No. 2015-0071, and being more particularly described as follows:

- BEGINNING** at a 5/8" iron rod found for the east corner of this tract, also being the north corner of Lot 10, also being a point on the southwest right-of-way line of Arizona Street (40' R.O.W.), from which a 5/8" iron rod found for reference bears S 37°41'10" E, a distance of 50.05 feet for the east corner of said Lot 10, and from which a top of leaning 5/8" iron rod found for reference bears S 37°37'53" E, a distance of 149.96 feet;
- THENCE** South 44°04'31" West, a distance of 100.00 feet along the common line between this tract and said Lot 10, to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for south corner of this tract, also being the west corner of the said Lot 10, also being a point on the northeast line of Lot 10, Block 2, in the Pecan Tree Estates, Phase 1;
- THENCE** North 37°33'02" West, a distance of 7.76 feet along the common line between this tract and said Lot 10, Block 2 to a calculated corner, for a point on the southwest line of this tract, also being north corner of said Lot 10, Block 2, and also being the east corner of Lot 9, Block 2, in the Pecan Tree Estates, Phase 1;
- THENCE** North 37°35'12" West, a distance of 42.24 feet along the common line between this tract and said Lot 9, Block 2 to a calculated corner, for a point on the southwest line of this tract, also being a point on the northeast line of said Lot 9, Block 2, in the Pecan Tree Estates, Phase 1, from which a 5/8" iron rod with yellow plastic cap marked "KERR 4502" found for reference bears N 37°35'12" W, a distance of 17.76 feet;
- THENCE** North 37°35'12" West, a distance of 50.00 feet along the common line between this tract and said Lot 9, Block 2 to a calculated corner, for a point on the southwest line of this tract, also being a point on the northeast line of said Lot 8, Block 2 in the Pecan Tree Estates, Phase 1, from which a 5/8" iron rod with yellow plastic cap marked "KERR 4502" found for reference bears N 37°35'16" W, a distance of 27.79 feet;
- THENCE** North 37°35'12" West, a distance of 51.00 feet along the common line between this tract and said Lot 8, Block 2 to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the west corner of this tract, also being a point on the northeast line of Lot 7, Block 2 in the Pecan Tree Estates, Phase 1, and also being the south corner of Lot 6, Block 1;
- THENCE** North 43°49'25" East, a distance of 96.00 feet along the common line between this tract and said Lot 6, Block 1 to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the north corner of this tract, also being the east corner of said Lot 6, and also being a point on the southwest right-of-way line of said Arizona Street;
- THENCE** along the common line between this tract and said Arizona Street for the following call:
 South 42°10'05" East, a distance of 51.00 feet to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for corner.
 South 37°33'11" East, a distance of 50.00 feet to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for corner;
 South 37°33'11" East, a distance of 50.00 feet to the PLACE OF BEGINNING containing 0.3412 acres.



REPLAT

SURVEY LEGEND
 --- SUBJECT PROPERTY LINE
 --- ALTERNATE PROPERTY LINE
 --- UTILITY EASEMENT
 ⊙ 5/8" IRON ROD FOUND
 ⊕ 1/2" IRON ROD WITH MAROON PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" SET
 ⊙ 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "KERR 4502" FOUND
 ○ CALCULATED CORNER



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Marilyn D. Cornelius, owner and developer of the land shown on this plat, and designated herein as Lots 7A and 8A, Block 1, of the McCulloch's Subdivision to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Marilyn D. Cornelius
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared

Marilyn D. Cornelius known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 22 day of July, 2015.

Brittany M. Hanagriff
 Notary Public, State of Texas
 My Commission Expires August 30, 2016

Brittany Hanagriff
 Notary Public, Brazos County, Texas

FINAL PLAT
 OF THE MCCULLOCH'S SUBDIVISION
 LOTS 7A AND 8A, BLOCK 1
 BEING A REPLAT OF THE MCCULLOCH'S
 SUBDIVISION
 LOTS 7-9
 BLOCK 1
 0.3142 ACRES
 VOLUME 122, PAGE 91
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 DRAWING PREPARED ON: May 14th, 2015

OWNER/DEVELOPER:
 MARILYN D. CORNELIUS
 1112 ARIZONA STREET
 COLLEGE STATION, TX 77840

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