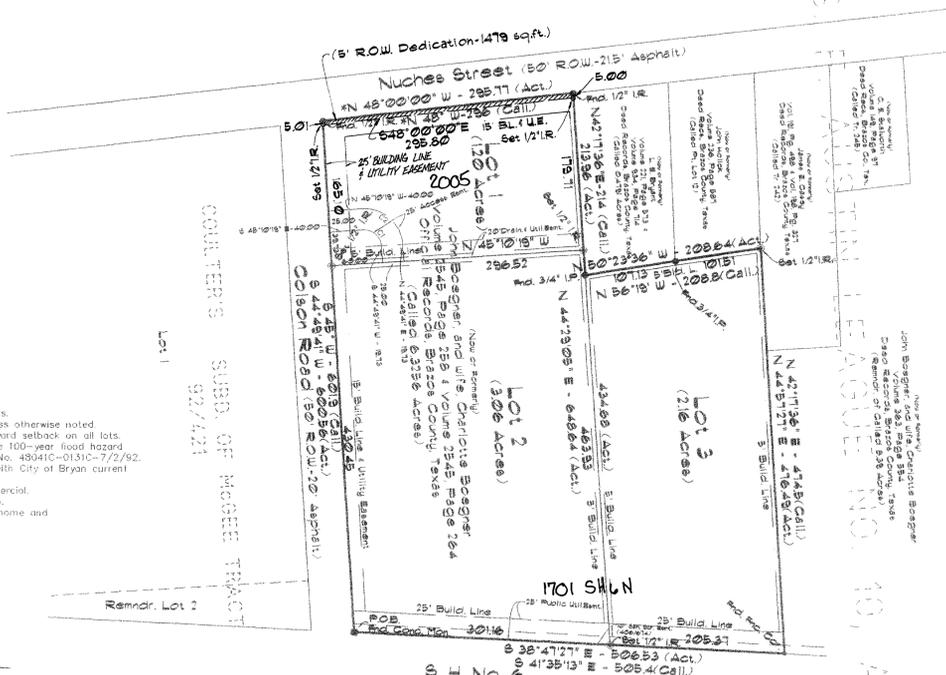
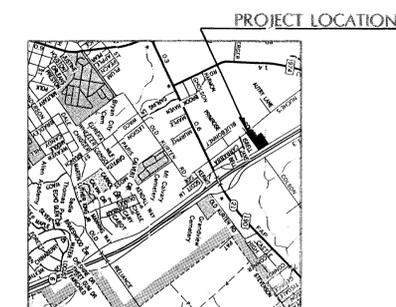


SCALE: 1" = 100'  
 Bearing Basis:  
 NE R.O.W. Line Nuches Street (N48°W)  
 Plat of Coulter's Subdivision  
 Volume 92, Page 421  
 Deed Records of Brazos County, Texas

- GENERAL NOTES:
- 1/2" iron rods to be set at all lot corners.
  - All improvements shown are existing, unless otherwise noted.
  - Minimum five (5) foot wide rear and side yard setback on all lots.
  - No portion of this subdivision is within the 100-year flood hazard area as per FEMA Community Panel Map No. 48341-C-01310-7729-02.
  - All drainage design to be in accordance with City of Bryan current drainage ordinances and policy.
  - Subject property currently zoned C-Commercial.
  - Solid waste pickup to be curb-side pickup.
  - Development to be existing single-family home and mini-warehouses per approved site plan.



SCALE: 1" = 100'  
 Bearing Basis:  
 NE R.O.W. Line Nuches Street (N48°W)  
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**FIELD NOTES**  
 Right-of-way Dedication-Nuches Street

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.03 OF ONE ACRE OF LAND SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRAZOS COUNTY, TEXAS, AND BEING OUT OF THAT CALLED 6.3256 ACRE TRACT CONVEYED TO JOHN BOEGNER, AND WIFE, CHARLOTTE BOEGNER BY DEEDS OF RECORD IN VOLUME 2545, PAGE 258 AND VOLUME 2545, PAGE 264 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.); SAID 6.3256 ACRE TRACT OF LAND BEING OUT OF AND A PART OF LOTS 11 & 12 OF COULTER'S SUBDIVISION OF MCGEE TRACT ACCORDING TO THE PLAT OF RECORD IN VOLUME 92, PAGE 421 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.); SAID 0.03 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found for most southerly corner at the most southerly corner of said called 6.3256 acre tract of land and said Lot 12, same being the intersection of the northeast right-of-way line of Nuches Street with the northwest right-of-way line of Colson Road, same being the southeast line of said Lot 12:

THENCE, N 48°00'00" W, along said northeast right-of-way line of Nuches Street, the southwest line of said lot 12, and the most southerly southwest line of said called 6.3256 acre tract of land, a distance of 295.77 feet to a 1/2" iron rod found for most westerly corner at the most southerly northwest and exterior all corner of said called 6.3256 acre tract of land, same being the most southerly corner of a called 0.4791 acre tract of land conveyed to L. E. Bryant by deeds of record in Volume 221, Page 573 of the Deed Records of Brazos County, Texas (D.R.B.C.T.) and Volume 934, Page 714 (O.R.B.C.T.);

THENCE, N 44°29'05" E, along a line common to said called 6.3256 acre tract of land and said Bryant called 0.4791 acre tract of land, a distance of 5.00 feet to a 1/2" iron rod set for most northerly corner in a line 5 feet northeast of, measured at right angles to, and parallel to said northeast right-of-way line of Nuches Street, same being the proposed northeast right-of-way line of Nuches Street;

THENCE, S 48°00'00" E, along said line 5 feet northeast of, measured at right angles to, and parallel to said northeast right-of-way line of Nuches Street, with said proposed northeast right-of-way line of Nuches Street, a distance of 295.80 feet to a 1/2" iron rod set for most easterly corner in the aforesaid northwest right-of-way line of Colson Road and the southeast line of said Lot 12;

THENCE, S 44°49'41" W, along said northwest right-of-way line of Colson Road and the southeast line of said called 6.3256 acre tract of land and said Lot 12, a distance of 5.01 feet to the POINT OF BEGINNING, and containing 0.03 of one acre of land, more or less.

**State Highway No. 6 (Frontage Road)**  
 (350' R.O.W. - Pymt. Width Varies)

**FIELD NOTES**

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 6.42 ACRES OF LAND SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRAZOS COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 6.3256 ACRE TRACT CONVEYED TO JOHN BOEGNER, AND WIFE, CHARLOTTE BOEGNER BY DEEDS OF RECORD IN VOLUME 2545, PAGE 258 AND VOLUME 2545, PAGE 264 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.); SAID 6.3256 ACRE TRACT OF LAND BEING OUT OF AND A PART OF LOTS 11 & 12 OF COULTER'S SUBDIVISION OF MCGEE TRACT ACCORDING TO THE PLAT OF RECORD IN VOLUME 92, PAGE 421 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.); SAID 6.42 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found for most easterly corner at the most easterly corner of said called 6.3256 acre tract of land, same being the intersection of the southwest right-of-way line of S. H. No. 6 with the northeast right-of-way line of Colson Road, same being the southeast line of said Lot 11:

THENCE, S 44°49'41" W, along said northeast right-of-way line of Colson Road, the southeast line of said called 6.3256 acre tract of land and the southeast line of said Lot 12, a distance of 600.56 feet to a 1/2" iron rod found for most southerly corner at the most southerly corner of said called 6.3256 acre tract of land and said Lot 12, same being the intersection of said northeast right-of-way line of Colson Road with the northeast right-of-way line of Nuches Street;

THENCE, N 48°00'00" E, along said northeast right-of-way line of Nuches Street, the southeast line of said Lot 12, and the most southerly southeast line of said called 6.3256 acre tract of land, a distance of 295.77 feet to a 1/2" iron rod found for most southerly northwest and exterior all corner of said called 6.3256 acre tract of land, same being the most southerly corner of a called 0.4791 acre tract of land conveyed to L. E. Bryant by deeds of record in Volume 221, Page 573 of the Deed Records of Brazos County, Texas (D.R.B.C.T.) and Volume 934, Page 714 (O.R.B.C.T.);

THENCE, N 44°29'05" E, along a line common to said called 6.3256 acre tract of land and said Bryant called 0.4791 acre tract of land, a distance of 5.00 feet to a 1/2" iron rod found for interior all corner at the most easterly corner of said Bryant called 0.4791 acre tract of land and an interior all corner of said called 6.3256 acre tract of land;

THENCE, N 60°12'36" W, along a line common to said called 6.3256 acre tract of land and said Bryant called 0.4791 acre tract of land, a distance of 121.13 feet passing a 3/4" iron pipe found at the most northerly corner of said Bryant called 0.4791 acre tract of land and the most easterly corner of a tract of land out of the aforesaid Lot 12 conveyed to John Haddock by deed of record in Volume 336, Page 581 (D.R.B.C.T.); and continuing with the line common to said Haddock tract of land and said called 6.3256 acre tract of land, in all a distance of 299.64 feet to a 1/2" iron rod set for most northerly northwest corner at the most northerly northwest corner of said called 6.3256 acre tract of land, same being a point in the northwest line of said Lot 12, and the southeast line of a tract of land conveyed to James E. Casey by deed of record in Volume 18, Page 438 and Volume 188, Page 321 (O.R.B.C.T.);

THENCE, N 44°51'07" E, along a line common to said called 6.3256 acre tract of land, said Lot 12, and said Casey tract of land, and with a line common to said 6.3256 acre tract of land, said Lot 12, and said Casey tract of land, a distance of 476.49 feet to a fence corner found for most northerly corner at the most northerly corner of said called 6.3256 acre tract of land and the remainder of said Lot 12, same being the most easterly corner of said called 6.3256 acre tract of land, same also being a point in the aforesaid southeast right-of-way line of S. H. No. 6;

THENCE, S 36°41'27" E, along said southeast right-of-way line of S. H. No. 6 and the northeast line of said called 6.3256 acre tract of land and said remainder of Lot 12, a distance of 806.34 feet to the POINT OF BEGINNING, and containing 6.42 acres of land, more or less.

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	90°00'00"	20.00	31.42	20.00	N 00°10'18" W	28.28
C2	90°00'00"	45.00	70.68	45.00	S 00°10'18" E	63.84

**ORIGINAL PLAT**  
**Coulter's Subdivision**  
**of McGee Tract**  
**Volume 92, Page 421**

**REPLAT**  
**BOEGNER'S SUBDIVISION**  
**A REPLAT**  
**OF**  
**PART OF THE REMAINDER OF**  
**LOT 11 & PART OF LOT 12**  
**COULTER'S SUBDIVISION**  
**OF MCGEE TRACT**  
**VOLUME 92, PAGE 421**  
**S. F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63**  
**BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1" = 100' JULY 23, 1997

0670051  
 Filed for Record in:  
 BRAZOS COUNTY,  
 On: Oct 29, 1997 at 08:38:09  
 As a  
 PLAT  
 Document Number: 0670051  
 Amount: 55.00  
 Receipt Number - 126333  
 Barbara Johnson  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, \_\_\_\_\_, County Clerk, do hereby certify that this instrument was filed in the date and time stated above and was duly recorded in the volume and page of the land records of BRAZOS COUNTY, TEXAS as stated herein by me.  
 Oct 29, 1997  
 BARBARA JOHNSON, COUNTY CLERK  
 BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE PLANNING ADMINISTRATOR  
 I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.  
 \_\_\_\_\_  
 Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION  
 Richard Perkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certifies that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 19th day of July, 1997, and same was duly approved on the 19th day of September, 1997 by said commission.  
 \_\_\_\_\_  
 Chairman of the Planning & Zoning Commission  
 Bryan, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER  
 I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.  
 \_\_\_\_\_  
 Development Engineer, Bryan, Texas

CERTIFICATE OF SURVEYOR  
 I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the \_\_\_\_\_ day of \_\_\_\_\_, 1997, and that the metes and bounds describing said subdivision are correct in form.  
 \_\_\_\_\_  
 Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER  
 I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.  
 \_\_\_\_\_  
 Donald D. Garrett, P.E. No. 22790

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 CERTIFICATE OF THE COUNTY CLERK  
 I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its certificate of authentication was duly recorded in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 1997, in Volume \_\_\_\_\_ of the Deed Records of Brazos County, Texas, in Volume 3297, Page 157.  
 \_\_\_\_\_  
 Mary Ann Ward, County Clerk  
 Brazos County, Texas

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, (We, They), John Boegner, and wife, Charlotte Boegner, owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 2545, Page 258 and designated herein as Boegner's Subdivision, a Replat of Part of the Remainder of Lot 11 & Part of Lot 12, Coulter's Subdivision of McGee Tract, in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water course, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.  
 \_\_\_\_\_  
 Owner

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, John Boegner, and wife, Charlotte Boegner, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.  
 \_\_\_\_\_  
 August 19, 1997  
 \_\_\_\_\_  
 My Commission Expires 9-19-2000

**GARRETT ENGINEERING**  
 Consulting Engineering & Land Surveying  
 4444 Carter Creek Parkway Suite 108  
 Bryan, Texas 77802  
 Phone: 409 / 846 - 2688

on land base as clips