



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

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- GENERAL NOTES:
- 1) 1/2" Iron Rods to be set at all lot corners.
 - 2) All improvements shown are existing, unless otherwise noted.
 - 3) Minimum five (5) foot wide rear and side yard setback on all lots.
 - 4) No portion of this subdivision is within the 100-year flood hazard area as per FEMA Community Panel Map No. 48041C-0131C-7/2/92.
 - 5) All drainage design to be in accordance with City of Bryan current drainage ordinances and policy.
 - 6) Subject property currently zoned C-Commercial.
 - 7) Solid waste pickup to be curb-side pickup.
 - 8) Development to be existing single-family home and mini-warehouses per approved site plan.

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 2845, PAGE 288 AND VOLUME 2845, PAGE 284 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 Naches 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 Naches Street, the southwest line of said lot 12, and the most southerly southeast line of said called 6.3256 acre tract of land, a distance of 285.77 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 281, 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 Naches Street, same being the proposed northeast right-of-way line of Naches 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 Naches Street, with said proposed northeast right-of-way line of Naches Street, a distance of 285.80 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°48'41" W, along said southwest right-of-way line of Colson Road and the southeast line of said called 6.3256 acre tract of land and of 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.

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 2845, PAGE 288 AND VOLUME 2845, PAGE 284 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 6.3256 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°48'41" 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 11 and Lot 12, a distance of 609.30 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 Naches Street:

THENCE, N 48°00'00" W, along said northeast right-of-way line of Naches 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 285.77 feet to a 1/2" iron rod found for most southerly northwest 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 281, 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 213.30 feet to a 1/2" iron rod found for interior all corner of said called 6.3256 acre tract of land:

THENCE, N 50°23'36" 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 197.13 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 Holick by deed of record in Volume 236, Page 887 (D.R.B.C.T.), and continuing with the line common to said Holick tract of land and said called 6.3256 acre tract of land, in all a distance of 398.64 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 northeast 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 495 and Volume 18, Page 327 (D.R.B.C.T.):

THENCE, N 44°19'17" 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 Lot 11 and of the remainder of a called 6.30 acre tract of land conveyed to John Boegner, and wife, Charlotte Boegner, by deed of record in Volume 303, Page 884 (D.R.B.C.T.), a distance of 476.28 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 6.30 acre tract of land, same also being a point in the aforesaid southwest right-of-way line of S. H. No. 6:

THENCE, S 38°47'21" 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 of said remainder of Lot 12, a distance of 506.34 feet to the POINT OF BEGINNING, and containing 6.42 acres of land, more or less.

State Highway No. 6 (Frontage Road)
 (350' ROW - Pmnt. Width Varies)

0670051
 Filed for Record in
 BRAZOS COUNTY,
 On Oct 29, 1998 at 08:30A
 As a
 Plat
 Document Number: 6670051
 Amount: 551.00
 Receipt Number: 128233
 By:
 Barbara Johnson
 COUNTY CLERK
 BRAZOS COUNTY,
 TEXAS
 Oct 29, 1998

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

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, (We, The), John Boegner and wife, Charlotte Boegner, owners (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 2845, Page 288 and Volume 2845, Page 284, and designated herein as Boegner's Subdivision of McGee Tract, of Part 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 for all streets, alleys, parks, water course drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

John Boegner
 Owner

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.

Barbara Johnson
 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 certify that the attached plat was approved in accordance 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 July, 1997, by said commission.

Richard Perkins
 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.

Michael
 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 and that the metes and bounds describing said subdivision are a closed geometric form.

Donald D. Garrett
 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:

Donald D. Garrett
 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 filed for record in my office the 23rd day of July, 1997, in the Deed/Official Records of Brazos County, Texas, in Volume 3277, Page 137.

Mary Ann Ward
 County Clerk
 Brazos County, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared 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.

Gave under my hand and seal on this 23rd day of July, 1997.

Donald D. Garrett
 Notary Public, State of Texas
 My Commission Expires 9-19-2002

OWNER: JOHN BOEGNER
 5878 DILLY SHAW TAP ROAD
 BRYAN, TEXAS
 PHONE: (409) 778-9062

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