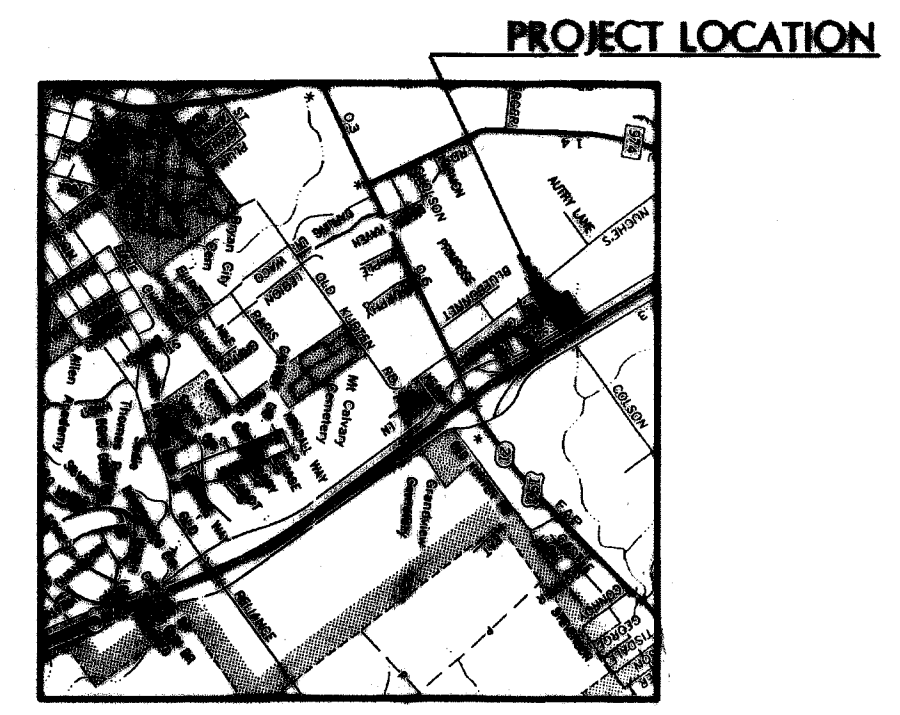


SCALE: 1" = 100'  
 Bearing Basis:  
 +NE R.O.W. Line Naches Street (N48°W)  
 Plat of Coulter's Subdivision  
 of McGee Tract  
 Volume 92, Page 421  
 Deed Records of Brazos County, Texas

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 +NE R.O.W. Naches Street (N48°W)  
 Plat of Coulter's Subdivision  
 of McGee Tract  
 Volume 92, Page 421  
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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 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 (O.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 northeast 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 (O.R.B.C.T.) and Volume 924, 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 northwest 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.

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 (O.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 southeast 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 609.36 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 northeast corner at the most southerly northeast 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 (O.R.B.C.T.) and Volume 924, 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 213.55 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 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 224, Page 887 (O.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 northeast corner at the most northerly northeast 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 435 and Volume 18, Page 371 (O.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 6.326 acre tract of land conveyed to John Boegner, and wife, Charlotte Boegner, by deed of record in Volume 263, Page 854 (O.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 6.326 acre tract of land, same also being a point in the aforesaid southeast 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.

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	63.64

State Highway No. 6 (Frontage Road)  
 (350' R.O.W. P.vmt. Width Varies)

0670051  
 Filed for Record in  
 BRAZOS COUNTY,  
 On Oct 29, 1998 at 8:01:38A  
 As a  
 Plat  
 Document Number 6670051  
 Amount 551.00  
 Receipt Number 128233  
 By Barbara Johnson  
 COUNTY OF  
 BRAZOS COUNTY, TEXAS  
 I, hereby certify that this instrument was  
 filed in the state and this stamped herein by me  
 on the date and time recorded in the value and page  
 of the deed records of BRAZOS COUNTY,  
 as stamped herein by me.  
 Oct 29, 1998  
 MARY ANN WARD, COUNTY CLERK  
 BRAZOS COUNTY, TEXAS

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 2545, Page 258 and 264, 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.

Richard Perkins  
 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 approved in accordance with the City Planning and Zoning Commission of the City of Bryan on the 29th day of July, 1997, and same was duly approved on the 29th 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.

Richard Perkins  
 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  
 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 29th day of July, 1997, in the Deed/Official Records of Brazos County, Texas, in Volume 924, Page 714.

Mary Ann Ward  
 County Clerk  
 Brazos County, Texas

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

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

DONALD GARRETT  
 Registered Professional Land Surveyor  
 My Commission Expires 9-18-2002