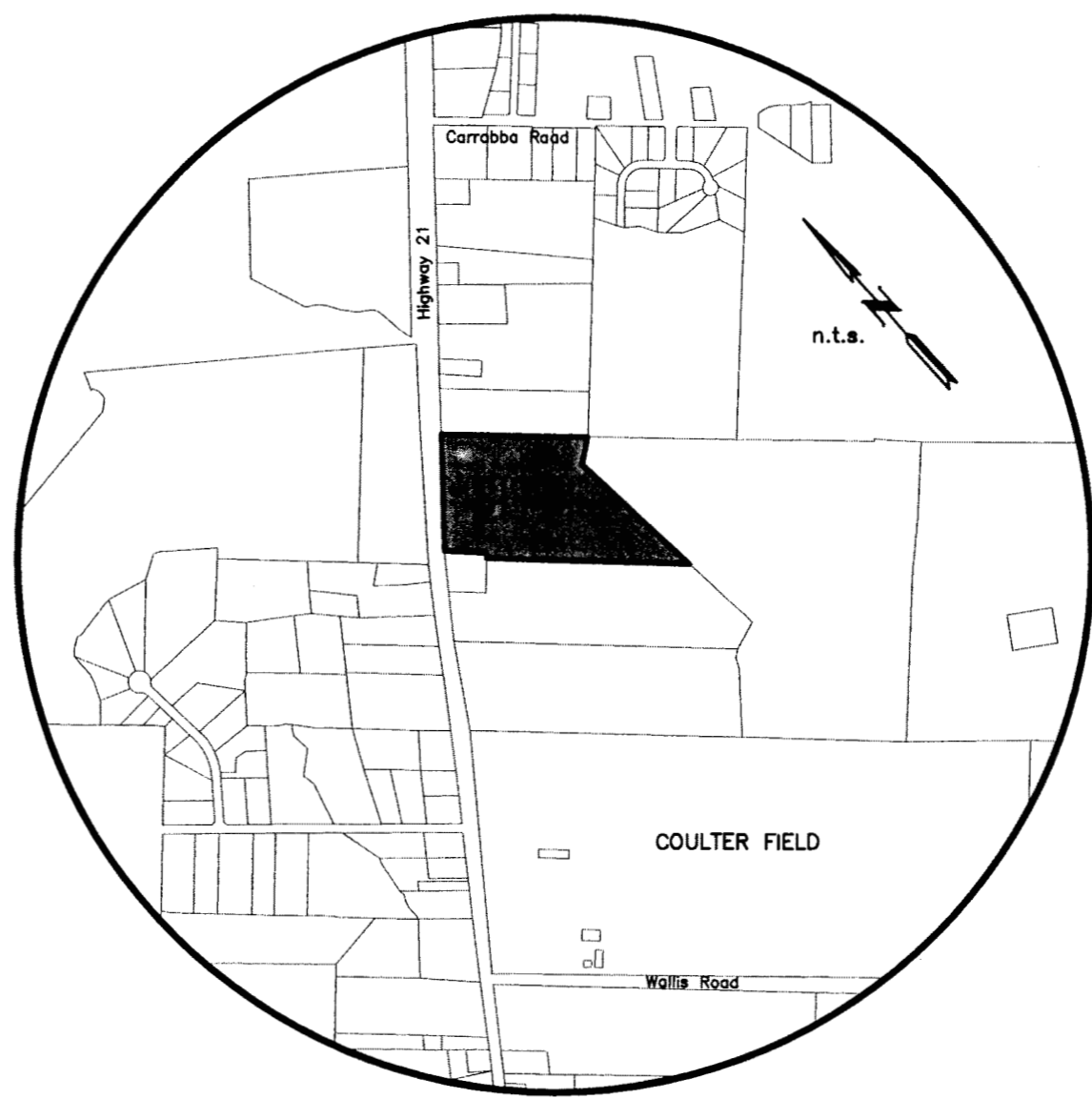
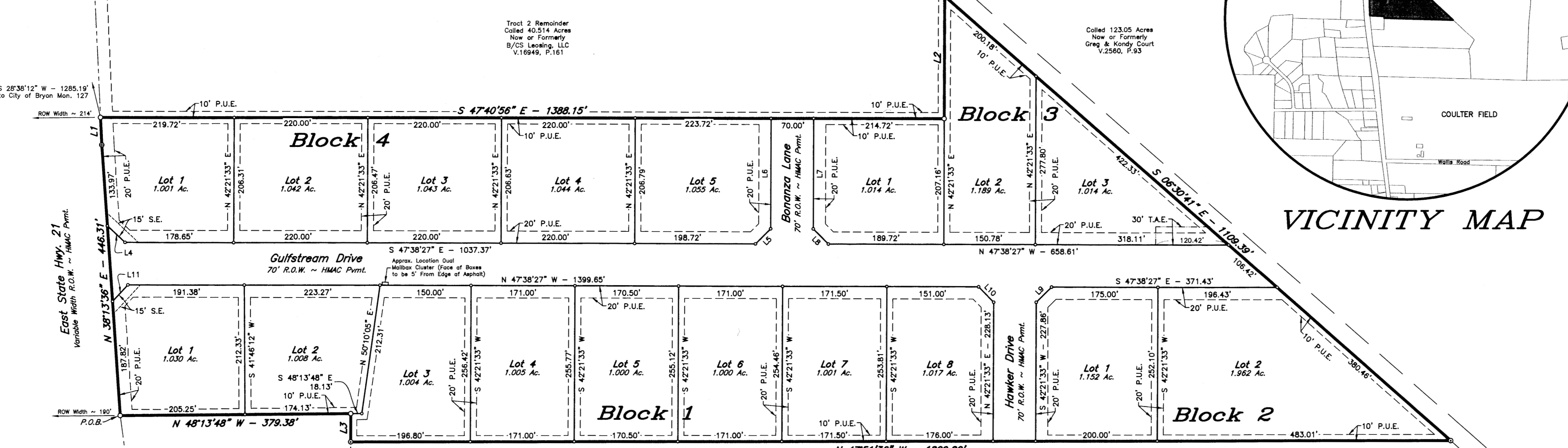


Scale:
1"=100'



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 39°28'55" E	45.49'	L7	S 42°21'33" W	182.00'
L2	N 42°21'33" E	202.31'	L8	S 2°38'27" E	35.36'
L3	N 42°08'18" E	46.65'	L9	S 87°21'33" W	35.36'
L4	S 4°42'26" E	39.78'	L10	N 2°38'27" W	35.36'
L5	N 87°21'33" E	35.36'	L11	S 85°17'35" W	37.01'
L6	N 42°21'33" E	181.95'			

- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: Bearings are Grid North, Texas State Plane Coordinates, Central Zone, NAD83 per GPS observations.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205 effective 04/02/2014, no portion of this property is located in a Special Flood Hazard Area.
 - Land Use: 18 Commercial.
 - No construction or fencing shall impede, constrict, or block the flow of water in any easement or natural drainage courses.
 - Building setbacks shall be as follows:
Front: 25'
Side Street: 25'
Side: 10'
Rear: 20'
TxDOT: 50'
 - Unless otherwise indicated, all distances shown along curves are arc distances.
 - This subdivision lies within the Wickham Creek SUD service area.
 - Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
Ø = 1/2" Iron Rod Set
Ø = TxDOT Right-Of-Way Monument
 - Abbreviations:
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.U.E. = Public Utility Easement
S.E. = Sign Easement
T.A.E. = Temporary Access Easement
 - Where electric facilities are installed, B.T.U. has the right to install, operate, relocate, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
 - The property shown on this subdivision plat is located within the Coulter Field Airport Height Zoning District. Decisions on the use of the land shall comply with the development regulations and height limitations for said district set forth in the Code of Ordinances of the City of Bryan, Brazos County, Texas.
 - No structure or lot within this plat shall be located or altered without the approval of a Development Permit from the Brazos County floodplain administrator.
 - The minimum lowest finished floor elevation shall be one (1) foot higher than the highest spot elevation that is located within five (5) feet outside the perimeter of the building, or two (2) feet above the Base Flood Elevation ("BFE"), whichever is higher.
 - Rural mailboxes shall be set five (5) feet from the edge of the pavement or behind curbs, when used. All mailboxes within county curial right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet the requirement may be removed by Brazos County.
 - For Single-Family Residential Developments, Multi-Unit Residential Developments or Manufactured Home Communities, Neighbor Delivery and Collection Box Units ("NDCBUs"), or community mailboxes, shall be required. If possible, these mailbox units should be installed on low volume intersecting roadways or on private property. Locations for the NDCBUs shall be shown on the construction plans.
 - In approving this plat by the Commissioner's Court of Brazos County, Texas, it is understood that the building of all roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owner(s) of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioner's Court of Brazos County, Texas. Said Commissioner's Court assumes no obligation to build any of the roads, or other public thoroughfares shown on this plat, or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those drainage or protecting the road system.
 - It is the responsibility of the owner, not the County, to ensure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.
 - The County assumes no responsibility for the accuracy of representations by the other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the County.
 - All lots served by an on-site sewage facility (OSSF) must comply with county and state minimum lot sizing requirements.
 - All OSSF construction requires an application form, fee and planning materials be submitted for review and approval by the B/CSD and no OSSF construction may occur prior to the authorization to construct permit being issued by the B/CSD. This permit ensures compliance with the county order adopted by the Commissioner's Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code.
 - A site evaluation is required for each lot where an OSSF is proposed. The site evaluation must be performed by a state licensed site evaluator or professional engineer who visits the property and conducts the analysis required in section 2285.50, and produces the site drawing required by 2285.50(c).
 - No OSSF disposal field is to encroach on the 100- or 150-foot sanitary zone of private water wells or public water wells respectively. The required sanitary zone must be clearly delineated on all existing and proposed plans located on the subdivision plat or well located within 150 feet of a subdivision boundary on adjacent properties.
 - No OSSF tank or disposal field may encroach on the separation distance to surface waters including streams, ponds, lakes, rivers, creeks, or any other setback features indicated in 30 Texas Administrative Code Chapter 2285.01. (10) Table X.
 - No OSSF treatment, distribution and collection lines, or disposal field may encroach into a Public Utility Easement (P.U.E.). Encroachment into any underground or overhead pipeline or utility easement will not be allowed without the written permission of all easement holders. All underground and overhead easements must be clearly delineated on all existing and proposed plans located on the subdivision plat or well located within 150 feet of a subdivision boundary on adjacent properties.
 - Areas of ground with >30 percent slope are not suitable for installation of OSSF tanks or disposal fields (>15 percent slope for surface application). 30 Texas Administrative Code 2285.4(c) Review of subdivision plans specifies subdivision planning materials (1) must include information on (B) topography, (C) floodplain, and (D) surface drainage. Areas of unsuitable slope, areas within SPHA Zones A (floodplain) or complex drainage features and drainage easements should be indicated on the subdivision plat for any proposed lots where these conditions exist and may interfere with construction of an OSSF.



Culvert Sizing			Lot		
Lot	Block	Culvert Size	Lot	Block	Culvert Size
1	1	18"	1	3	18"
2	1	18"	2	3	18"
3	1	18"	3	3	18"
4	1	18"	4	3	18"
5	1	18"	5	3	18"
6	1	18"	6	3	18"
7	1	24"	7	4	18"
8	1	24"	8	4	18"

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the MOSES A FOSTER SURVEY, Abstract No. 16, Brazos County, Texas and being part of the called 40.514 acre Tract 2 described in the deed from Michael J. Triolo and spouse, Katherine J. Triolo, individually and as trustees of the Michael J. Triolo and Katherine J. Triolo Revocable Living Trust to B/CS Leasing, LLC, a Texas Limited Liability Company recorded in Volume 16949, Page 161 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a found TxDOT right-of-way monument marking the west corner of the called 2.869 acre B/CS Leasing, LLC Tract 1 recorded in said Volume 16949, Page 161 (O.R.B.C.), said monument also marking the most westerly north corner of the called 40.56 acre Anna Marina Stratta tract recorded in Volume 2822, Page 160 (O.R.B.C.) and being in the southeast right-of-way line of East State Highway 21 (variable width)

TENCE: N 34°17'53" E along the southeast right-of-way line of said East State Highway 21 for a distance of 353.99 feet to a 1/2-inch iron rod set for the common west corner of this herein described tract and the called 40.514 acre B/CS Leasing, LLC Tract 2, said iron rod also marking the north corner of the called 2.869 acre B/CS Leasing, LLC Tract 1 and the POINT OF BEGINNING;

TENCE: continuing along said southeast right-of-way line of said East State Highway 21 for the following two (2) calls:

- N 38°13'36" E for a distance of 446.31 feet to a found TxDOT right-of-way monument marking an angle corner of this tract, and
- N 39°28'55" E for a distance of 45.49 feet to a 1/2-inch iron rod set for the north corner of this tract;

TENCE: into and through the called 40.514 acre B/CS Leasing, LLC Tract 2 for the following two (2) calls:

- S 47°40'56" E for a distance of 1,388.15 feet to a 1/2-inch iron rod set for corner, and
- N 42°21'33" E for a distance of 202.31 feet to a 1/2-inch iron rod set for the most easterly north corner of this herein described tract, said iron rod also being in the west line of the called 123.05 acre Greg Court and Kandy Court tract recorded in Volume 2560, Page 93 (O.R.B.C.), from whence a found 1/2-inch iron rod marking an angle corner of the called 40.514 acre B/CS Leasing, LLC Tract 2 bears N 06°30'41" W at a distance of 196.47 feet for reference;

TENCE: S 06°30'41" E along the common line of this tract, the called 40.514 acre B/CS Leasing, LLC Tract 2 and the called 123.05 acre Greg Court for a distance of 1,109.39 feet to a found 1/2-inch iron rod marking the common south corner of this tract and the called 40.514 acre B/CS Leasing, LLC Tract 2, said iron rod also marking the east corner of the called 40.56 acre Stratta tract;

TENCE: N 47°51'36" W along the common line of this tract, the called 40.514 acre B/CS Leasing, LLC Tract 2 and the called 40.56 acre Stratta tract for a distance of 1,809.80 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking a corner of the called 40.56 acre Stratta tract and being in the southeast line of the called 2.869 acre B/CS Leasing, LLC Tract 1, from whence a found 1/2-inch iron rod marking the south corner of the called 2.869 acre B/CS Leasing, LLC Tract 1 bears S 42°08'18" W at a distance of 306.10 feet for reference;

TENCE: along the common line of this tract, the called 40.514 acre B/CS Leasing, LLC Tract 2 and the called 2.869 acre B/CS Leasing, LLC Tract 1 for the following two (2) calls:

- N 42°08'18" E for a distance of 46.65 feet to a 1/2-inch iron rod set for corner, said iron rod also marking the east corner of the called 2.869 acre B/CS Leasing, LLC Tract 1, and
- N 48°13'48" W for a distance of 379.38 feet to the POINT OF BEGINNING and containing 23.388 acres of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, B/CS Leasing, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 16949, Page 161 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

APPROVAL OF THE CITY ENGINEER

I, Walter, 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 20 day of May, 2023.

APPROVAL OF THE CITY PLANNER

I, Keith Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning & 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 20 day of May, 2023.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Leo Gonzalez, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 18 day of May, 2023, and same was duly approved on the 18 day of May, 2023, by said Commission.

CERTIFICATION OF THE SURVEYOR

I, Gregory Hapcus, Registered Professional Land Surveyor No. 6047, 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 that the metes and bounds describing said subdivision will describe a closed geometric form.

APPROVAL BY THE COUNTY COMMISSIONER'S COURT

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 20 day of MAY, 2023.
Signed this 20 day of MAY, 2023.

STATE OF TEXAS COUNTY OF BRAZOS

I, Gregory Hapcus, Registered Professional Land Surveyor No. 6047, 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 that the metes and bounds describing said subdivision will describe a closed geometric form.

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 5/31/2023 1:30:23 PM
In the PLAT Records

Doc Number: 2023-1503422
Volume - Page: 1855-128
Number of Pages: 1
Amount: 73.00
Order#: 20230531000078
By: TD

County Clerk, Brazos County, Texas



FINAL PLAT
COULTER BUSINESS PARK PHASE 1
LOTS 1-8, BLOCK 1 LOTS 1-2, BLOCK 2
LOTS 1-3, BLOCK 3 LOTS 1-5, BLOCK 4
23.388 ACRES
MOSES A FOSTER SURVEY, A-16
BRAZOS COUNTY, TEXAS
JANUARY 2023
SCALE 1" = 100'
Owner: B/CS Leasing, LLC
P.O. Box 138
Kurten, Tx 77882
Surveyor: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
MB