



- GENERAL NOTES:**
- ORIGIN OF BEARING SYSTEM: The bearing system is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205F, effective April 2, 2014, no portion of this property is located in a Special Flood Hazard Area.
 - Land Use: 13 commercial lots.
 - 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 Wickson Creek SUD service area.
 - Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
 - - 1/2" Iron Rod Found
 - - 1/2" Iron Rod Set
 - ⊙ - TxDOT Right-Of-Way Monument
 - Abbreviations:
 - P.O.B. - Point of Beginning
 - P.U.E. - Public Utility Easement
 - P.D.E. - Private Drainage Easement
 - P.R.A.E. - Private Access Easement
 - Where electric facilities are installed, B.T.U. has the right to install, operate, relocate, construct, 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 Coulters Field Airport Height Hazard 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 flood within this plat shall hereafter be located or altered without first obtaining 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-ordered right-of-way shall meet the current TxDOT standards. Any mailbox that does not meet this 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 in 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 assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the planning 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 BCHD. This permit ensures compliance with the county order adopted by the Commissioner's Court of Brazos County, Texas, 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 8285.30, and produces the site drawing required by 8285.5(a).
 - 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 around all existing private or public wells located on the subdivision plot or wells 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 8285.91, (10) Table X.
 - No OSSF treatment, distribution and collection lines, or disposal field may encroach into a Public Utility Easement (PUE). 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 the subdivision plat.
 - 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 8285.4.(c) Review of subdivision plans specifies subdivision planning materials (1) must include information on (B) topography, (C) floodplain, and (G) surface drainage. Areas of unsuitable slope, areas within SFHA 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.

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.

[Signature]
Owner

APPROVAL OF THE CITY ENGINEER

I, *[Signature]*, 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 April, 2024.

[Signature]
City Engineer, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/3/2024 4:09:12 PM
In the PLAT Records

Doc Number: 2024-1525640
Volume - Page: 19136-194
Number of Pages: 1
Amount: 72.00
Order#: 20240403000130
By: VE

do hereby certify
on 20 day of April,
in 2024 Page

[Signature]
County Clerk

STATE OF TEXAS
COUNTY OF BRAZOS

I, *[Signature]*, the undersigned authority, on this day personally appeared *[Signature]*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this 20 day of MARCH, 2024.

[Signature]
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, *[Signature]*, 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 April, 2024.

[Signature]
City Planner, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, in the State of Texas, hereby certify that this tract 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.

[Signature]
Cody Karisch, R.P.L.S. No. 7004

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *[Signature]*, 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 20 day of April, 2024, and same was duly approved on the 20 day of March, 2024, by said Commission.

[Signature]
Chairman, Planning and Zoning Commission

APPROVAL BY THE COUNTY COMMISSIONER'S COURT

I, *[Signature]*, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 20 day of March, 2024.

[Signature]
County Judge
Brazos County, Texas

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:

BEGINNING: at a found TxDOT right-of-way monument marking the north corner of this herein described tract, said iron rod also marking the west corner of the called 12.158 acre Brazos Valley Cowboy Church tract recorded in Volume 9730, Page 3 (O.R.B.C.) and being in the southeast right-of-way line of East State Highway 21 (variable width);

THENCE: S 47° 38' 27" E along the common line of this tract and the called 12.158 acre Brazos Valley Cowboy Church tract for a distance of 1,307.24 feet to a found 1/2-inch iron rod marking the east corner of this tract, said iron rod also marking the south corner of the called 12.158 acre Valley Cowboy Church tract, the west corner of Lot 9, Block 1, SILVER HORSE RANCH SUBDIVISION according to the Final Plat recorded in Volume 12695, Page 256 (O.R.B.C.) and the north corner of the called 123.05 acre Greg Court and Kandy Court tract recorded in Volume 2560, Page 93 (O.R.B.C.);

THENCE: along the common line of this tract and the called 123.05 acre Court tract for the following two (2) calls:

- S 52° 04' 18" W for a distance of 230.76 feet to a found 1/2-inch iron rod marking an interior corner of this tract,
- S 06° 30' 41" E for a distance of 198.47 feet to a found 1/2-inch iron rod marking an exterior corner of this tract;

THENCE: into the interior of the called 40.514 acre B/CS Leasing, LLC Tract 2 for the following two (2) calls:

- S 42° 21' 33" W for a distance of 202.31 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract, and
- N 47° 40' 56" W for a distance of 1,388.15 feet to a found 1/2-inch iron rod marking the west corner of this tract, said iron rod also being in the southeast right-of-way line of said East State Highway 21;
- THENCE: N 39° 28' 55" E along the southeast right-of-way line of said East State Highway 21 for a distance of 560.70 feet to the POINT OF BEGINNING and containing 17.120 acres of land.



FINAL PLAT

COULTER BUSINESS PARK PHASE 2

LOTS 6-11, BLOCK 3
LOT 1, BLOCK 4 AND LOTS 1-6, BLOCK 5
17.120 ACRES

MOSES A FOSTER SURVEY, A-16
BRAZOS COUNTY, TEXAS
APRIL, 2023
SCALE 1" = 60'

Owner: B/CS Leasing, LLC
1008 Woodcreek Dr., Suite 103
P.O. Box 138
Kurten, TX 77862

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

MB