



VICINITY MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 39°28'55" E	45.49'
L2	N 42°21'33" E	29.00'
L3	S 47°38'27" E	248.05'
L4	S 42°21'33" W	152.16'
L5	S 70°50'22" E	76.16'
L6	N 42°21'33" E	182.16'
L7	N 42°21'33" E	202.31'
L8	N 42°08'18" E	46.65'
L9	N 85°17'35" E	37.01'
L10	N 4°42'25" W	39.78'
L11	S 87°21'33" W	35.36'
L12	N 2°38'27" W	35.36'
L13	S 2°45'02" E	35.42'
L14	N 87°14'58" E	35.29'
L15	S 47°51'36" E	70.00'

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.

Owner _____

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____ 20____.

Notary Public, Brazos County, Texas _____

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, _____, 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 _____ day of _____ 20____ and same was duly approved on the _____ day of _____ 20____ by said Commission.

Chairman, Planning and Zoning Commission _____

APPROVAL OF THE CITY ENGINEER
 I, _____, 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 _____ day of _____ 20____.

City Engineer, Bryan, Texas _____

APPROVAL OF THE CITY PLANNER
 I, _____, 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 _____ day of _____ 20____.

City Planner, Bryan, Texas _____

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 _____ day of _____ 20____.
 Signed this the _____ day of _____ 20____.

County Judge
 Brazos County, Texas _____

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, **Gregory Hopcus**, 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.

Gregory Hopcus, R.P.L.S. No. 6047 _____

CERTIFICATION BY THE COUNTY CLERK
 (STATE OF TEXAS)
 (COUNTY OF BRAZOS)

I, **Karen McQueen**, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____ 20____ in the Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, Texas _____

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM:
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205F, effective 04/02/2014, no portion of this property is located in a Special Flood Hazard Area.
 - Land Use: 18 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: 50'
 Side: 15'
 Rear: 20'
 Y:DOT: 25'
 - All lots served by an individual on-site sewage facility (OSSF) must comply with all county and state OSSF regulations. All OSSF construction must have an Authorization to Construct (ATC) permit issued by the Brazos County Health Department. This permit ensures compliance with the county order adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas water code. On-site sewage facilities disposal areas shall not encroach the 100 foot or the 150 foot sanitary zone of a private or public well respectively.
 - No on-site sewage facility (OSSF) Authorization to Construct permit for an individual lot will be issued without first having a site evaluation report on file for that individual lot. The site evaluation must be done by a state licensed site evaluator and include a soil survey.
 - 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
 - Abbreviations:
 A.E. - Access Easement
 E.E. - Electrical Easement
 Pr.A.E. - Private Access Easement
 Pr.D.E. - Private Drainage Easement
 P.O.B. - Point of Beginning
 P.U.E. - Public Utility 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.

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
23.189 ACRES

RICHARDSON PERRY LEAGUE, A-44
 BRAZOS COUNTY, TEXAS
 NOVEMBER, 2022
 SCALE 1" = 100'

Owner: B/CS Leasing, LLC
 P.O. Box 136
 Kurten, Tx 77862

Surveyor: McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

MB