

Scale: 1"=50'

**LEGEND**

- P.E. - Pipeline Easement
- P.O.B. - Point of Beginning
- P.U.E. - Public Utility Easement
- S.E. - Sanitary Sewer Easement
- W.E. - Waterline Easement
- X— Chain Link Fence
- W— Wire Fence
- O— Wood Fence
- OE— Overhead Electrical Line
- OT— Overhead Telephone Line
- OS— Overhead Sewer Line W/size
- OW— Overhead Water Line W/size
- (355) - Contour Elevation
- CM - Controlling Monument
- CP - Telephone Pole
- CV - Communication Vault
- EM - Electric Meter Pole
- FH - Fire Hydrant
- GA - Guy Anchor
- GE - Gas Meter (Abandoned)
- GM - Gas Meter
- GS - Gas Sign
- GS1 - Gas Sign (Coastal)
- GS2 - Gas Sign (House)
- GS3 - Gas Sign (Enterprise)
- LP - Light Pole
- PP - Power Pole
- SC - Sanitary Sewer Cleanout
- TP - Telephone Pedestal
- WM - Sanitary Sewer Manhole
- WU - Water Meter
- WV - Water Valve

**ORIGINAL PLAT**  
 LOT 10, COULTER'S SUBDIVISION OF MCGEE  
 RECORDED IN VOLUME 92, PAGE 421

LINE	BEARING	DISTANCE	DEED CALL
L1	S 40°44'08" W	223.08'	S 43°30' W 218.5'
L2	N 46°34'49" W	85.85'	N 46°39'31" W -
L3	N 43°35'01" W	444.11'	N 43°39'43" W 443'
L4	N 27°49'42" E	338.74'	N 27°09' E 337.4'
L5	S 47°52'35" E	299.90'	S 48°26' E 301.5'
L6	S 42°08'21" W	140.34'	S 40°58' W 139'
L7	S 47°51'39" E	307.07'	S 47°41' E 307.5'

**REPLAT**

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: The bearing system shown hereon is Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observations.
  - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 4804100205F, Map Revised April 2, 2014, this property is not located within a Special Flood Hazard Area.
  - Where electric facilities are installed, BTU 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 current zoning for this property is Commercial District (C-3) per Ordinance No. \_\_\_\_\_ approved by Bryan City Council on \_\_\_\_\_ 2026.
  - Building setbacks per City of Bryan Code of Ordinance. Additional building setbacks may be required by deed restrictions.
  - 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.
  - For utility notifications please contact BTU (979-821-5700) and the City of Bryan (979-209-5900).
  - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    - ⊙ - 1/2" Iron Rod Found (CM)
    - ⊙ - 1/2" Iron Rod Set
    - ⊙ - 5/8" Iron Rod Found (CM)
    - ⊙ - TxDOT Concrete Monument Found (CM)

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the STEPHEN F. AUSTIN LEAGUE No. 10, Abstract No. 63, in Bryan, Brazos County, Texas and being part of Lot 10, COULTER'S SUBDIVISION OF MCGEE according to the Final Plat recorded in Volume 92, Page 421 of the Brazos County Deed Records (B.C.D.R.), said part of Lot 10 being further described as all of the called 3.43 acre tract described in the deed from Annie E. O'Fallin to Ernest E. Freeman and wife, Geneva O. Freeman recorded in Volume 377, Page 337 (B.C.D.R.) and in the Last Will and Testament of Geneva O'Fallin Freeman to Pamela Freeman Carter and Rick Eldon Freeman recorded in Cause No. 20103-PC and being more particularly described by metes and bounds as follows:

- BEGINNING: at a found 1/2-inch iron rod marking the east corner of this herein described tract, said iron rod also marking the south corner of Lot 9R, Block 1, COULTER'S SUBDIVISION OF MCGEE according to the Replat recorded in Volume 15708, Page 258 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.) and being in the northwest right-of-way line of Colson Road (based on a 50-foot width);
- THENCE: S 40° 44' 08" W (DEED CALL: S 43° 30' W -218.5') along the northwest right-of-way line of said Colson Road for a distance of 223.08 feet to a 1/2-inch iron rod set for the south corner of this tract, said iron rod also being in the northeast right-of-way line of Texas State Highway No. 6 (based on variable width), commonly known as North Earl Rudder Freeway;
- THENCE: along the northeast right-of-way line of said North Earl Rudder Freeway for the following two (2) calls:
- N 46° 34' 49" W (DEED CALL: N 46° 39' 31" W) for a distance of 85.85 feet to a found TxDOT concrete monument marking an angle point of this tract, and
  - N 43° 35' 01" W (DEED CALL: N 43° 39' 43" E - 443') for a distance of 444.11 feet to a point located inside a telecommunication box for the west corner of this herein described tract, said point also marking the south corner of Lot 1R, NEATHERLIN HOMES according to the Replat recorded in Volume 17546, Page 203 (O.P.R.B.C.);
- THENCE: N 27° 49' 42" E (DEED CALL: N 27° 09' E -337.4') along the common line of this tract and said Lot 1R, at 1.19 feet, pass a found 1/2-inch iron rod for reference, continue for a total distance of 338.74 feet to a found 5/8-inch iron rod marking the north corner of this tract, said iron rod also marking the west corner of said Lot 9R, Block 1;
- THENCE: along the common line of this tract and said Lot 9R, Block 1 for the following three (3) calls:
- S 47° 52' 35" E (DEED CALL: S 48° 26' E -301.5') for a distance of 299.90 feet to a found 1/2-inch iron rod marking a corner of this tract,
  - S 42° 08' 21" W (DEED CALL: S 40° 58' W -139') for a distance of 140.34 feet to a found 1/2-inch iron rod marking a corner of this tract, and
  - S 47° 51' 39" E (DEED CALL: S 47° 41' E -307.5') for a distance of 307.07 feet to the POINT OF BEGINNING and containing 3.51 acres of land.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Rick Eldon Freeman, 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 The Last Will and Testament Cause No. 20103-PC 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.

\_\_\_\_\_  
 Rick Freeman

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

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Pamela Freeman Carter, 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 The Last Will and Testament Cause No. 20103-PC 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.

\_\_\_\_\_  
 Pamela Carter

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 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 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\_\_\_\_.

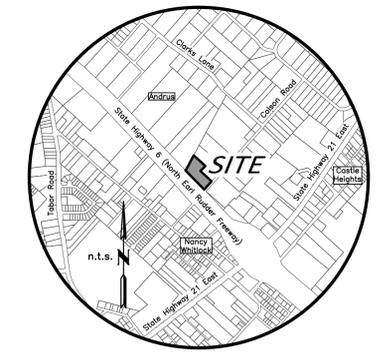
\_\_\_\_\_  
 City Engineer, Bryan, Texas

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 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.

\_\_\_\_\_  
 Cody Karisch, R.P.L.S. No. 7004



**VICINITY MAP**

**FINAL PLAT**

**COULTER'S SUBDIVISION OF MCGEE**

**LOT 10R**

BEING A REPLAT OF LOT 10, COULTER'S SUBDIVISION OF MCGEE RECORDED IN VOLUME 92, PAGE 421

**3.51 ACRES**

STEPHEN F. AUSTIN LEAGUE No. 10, A-63  
 BRYAN, BRAZOS COUNTY, TEXAS  
 DECEMBER 10, 2025  
 SCALE: 1" = 50'

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

Owner:  
 Rick Eldon Freeman &  
 Pamela Freeman Carter