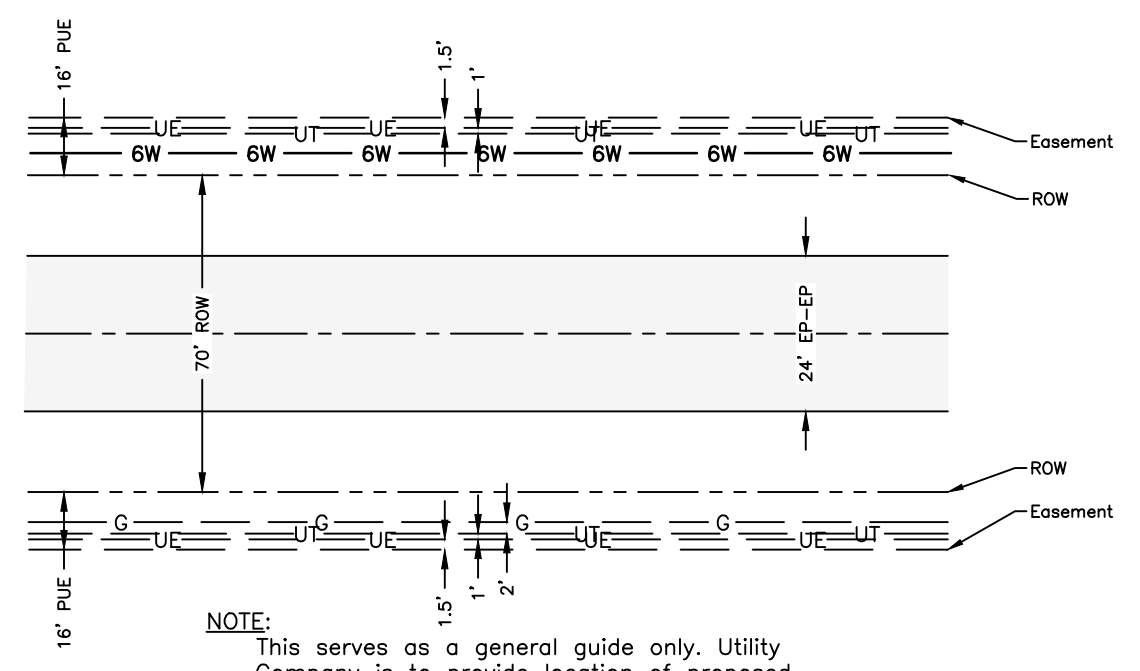
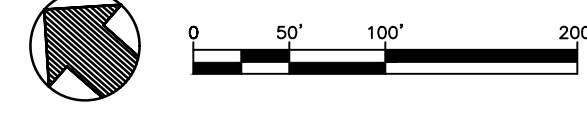


VICINITY MAP

LOT DIMENSIONS			
LOT	BLOCK	WIDTH	DEPTH
1	1	215.0	213.5
2	1	222.3	211.1
3	1	150.0	256.7
4	1	171.0	256.1
5	1	170.5	255.5
6	1	171.0	254.8
7	1	171.5	254.2
8	1	176.0	253.6
1	2	200.0	252.5
2	2	354.1	251.7
1	3	255.3	206.2
2	3	212.0	206.2
3	3	212.0	206.2
4	3	217.0	206.2
5	3	215.0	206.2
6	3	215.0	206.2
7	3	217.0	206.2
8	3	212.0	206.2
9	3	212.0	206.2
10	3	237.2	206.2
1	4	214.7	206.2
2	4	214.7	206.2
3	4	150.0	344.9
4	4	263.0	173.0
1	5	199.4	218.8
2	5	201.7	218.8
3	5	201.9	218.8
1	6	238.2	218.8
2	6	200.9	218.8

Preliminary Plan

SCALE: Hor. 1" = 100'



NOTE: This serves as a general guide only. Utility Company is to provide location of proposed electric, gas, and telecommunication lines.

Typical Utility Layout

Legend

— 6S — 6S	Existing Sewer Line w/ size
— 6W — 6W	Existing Water Line w/ size
— G — G	Existing Gas Line
— 6W — 6W	Proposed Water Line w/size
— 4S — 4S	Proposed Sewer Line w/size
— SD — SD	Proposed Storm Drain Line
— — —	Boundary Line
— — —	Existing Easement Line
— — —	Property Line
— — —	Proposed Easement Line
— — —	Proposed Phase Boundary
— — —	Existing Contour Line

- GENERAL NOTES:**
- Proposed Land Use: Commercial (29 Lots)
Right-of-Way: 8.67 ac.
Avg. Lot Size: 1.10 ac. (47,825 sf)
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0205F effective 04/02/2014, a portion of this property is located in a 100-year flood hazard area.
 - Existing ground contours are based on an aerial data of the site.
 - A POA shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all common areas, private drainage easements, the private stormwater detention facilities which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
 - Abbreviations:
P.U.E. = Public Utility Easement
P.D.E. = Public Drainage Easement
P.O.A. = Property Owner's Association
R.O.W. = Right of Way
 - Common Areas and Landscaped Islands shall be owned & maintained by Property Owners Association.
 - Electricity will be served by City of Bryan and Water to be served by Wickson Creek SUD
 - Lots shall not take direct access to State Hwy 21
 - All minimum setbacks shall be in accordance with the Brazos County setbacks.
 - 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.

PRELIMINARY PLAN

COULTER BUSINESS PARK

40.51 ACRES
OUT OF
M.A. FOSTER SURVEY A-16
BRAZOS COUNTY, TEXAS
MARCH 2022
SCALE: 1" = 100'

- | | |
|--------------------|-------------------|
| Lots 1-8, Block 1 | Lots 1-2, Block 2 |
| Lots 1-10, Block 3 | Lots 1-4, Block 4 |
| Lots 1-3, Block 5 | Lots 1-2, Block 6 |

Owner:
B/CS Leasing, LLC
1051 Innovation Dr
Bryan, TX 77808
979-690-7711

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



PRELIMINARY PLAN FOR REVIEW PURPOSES ONLY