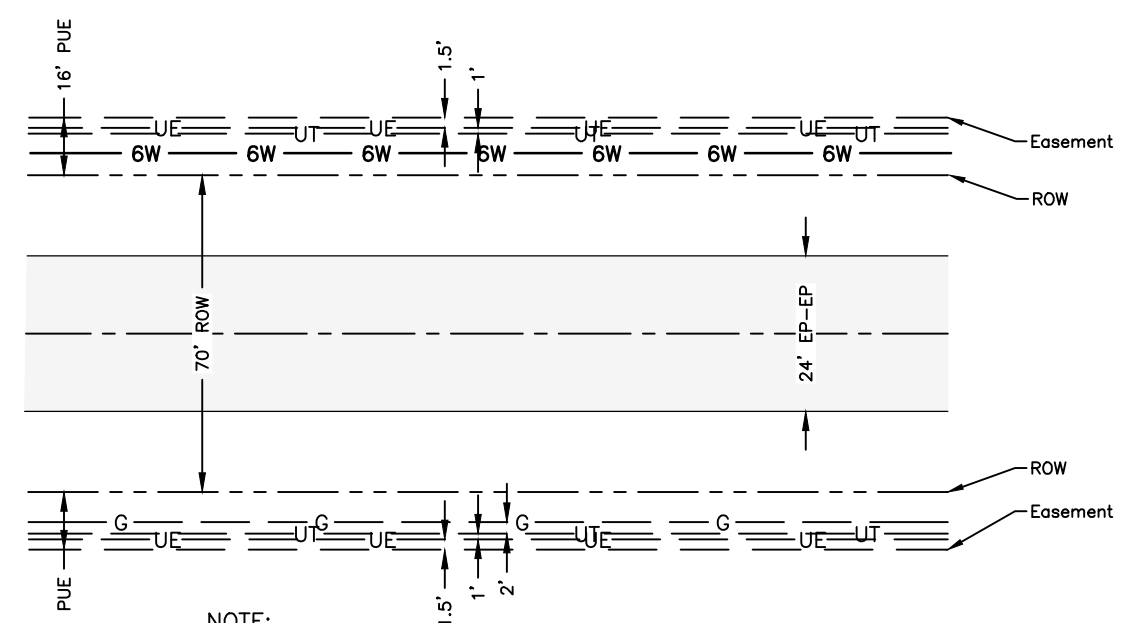
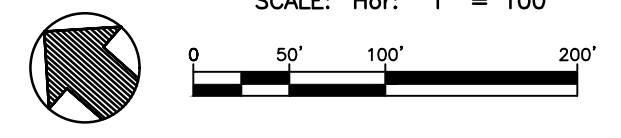


**VICINITY MAP**

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	192.0	245.0
7	3	180.0	245.0
8	3	180.0	245.0
9	3	180.0	245.0
10	3	180.0	245.0
11	3	190.0	245.0
1	4	214.7	206.2
2	4	214.7	206.2
3	4	150.0	344.9
4	4	253.0	173.0
1	5	202.0	245.0
2	5	200.0	245.0
3	5	200.0	245.0
4	5	200.0	245.0
5	5	180.0	245.0
6	5	180.0	245.0

**Master 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**

— 8" — 8"	Existing Sewer Line w/ size
— 6" — 6"	Existing Water Line w/ size
— G — G	Existing Gas Line
— 6" — 6"	Proposed Water Line w/size
— 45 — 45	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 (31 Lots)  
Right-of-Way: 6.34 ac.  
Avg. Lot Size: 1.08 ac. (47118 sf)
  - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0205F effective 04/02/2014, no portion of this property is located in a 100-year flood hazard area.
  - Existing ground contours are based on a 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.
  - Where electric facilities are installed, BTU 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 PUE, and the right of egress and ingress on property adjacent to the PUE to access electric facilities.
  - Basis of Bearings: State Plane Coord. NAD-83
  - For every lot in the subdivision on which new construction or alteration of existing construction is proposed, Federal Aviation Administration (FAA) Form FAA 7460-1 must be completed and submitted to the FAA, as required by FAA regulations.
  - Lots 6-11, Block 3, Lot 1, Block 4, and Lots 1-6, Block 5 will have a minimum of 50' front setback along King Air Drive to accommodate the future ROW width of the projected arterial roadway. The additional 80' of ROW is to be purchased by the entity responsible for construction of the Thoroughfare.
  - No buildings are to be built in the 50' front setback along King Air Drive.

**MASTER PRELIMINARY PLAN**

**COULTER BUSINESS PARK**

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

Lots 1-8, Block 1    Lots 1-2, Block 2  
Lots 1-11, Block 3    Lots 1-4, Block 4  
Lots 1-6, Block 5

**Owner:**  
B/CS Leasing, LLC  
PO Box 138  
Kurten, TX 77862  
979-690-7711

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