



VICINITY MAP

LINE TABLE		LINE TABLE			
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 39°28'55" E	45.49'	L7	S 42°21'33" W	182.00'
L2	N 42°21'33" E	202.31'	L8	S 2°38'27" E	35.36'
L3	N 42°08'18" E	46.65'	L9	S 87°21'33" W	35.36'
L4	S 4°42'26" E	39.78'	L10	N 2°38'27" W	35.36'
L5	N 87°21'33" E	35.36'	L11	S 85°17'35" W	37.01'
L6	N 42°21'33" E	181.95'			

- GENERAL NOTES:**
1. ORIGIN OF BEARING SYSTEM:
 2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100205F, effective 04/02/2014, no portion of this property is located in a Special Flood Hazard Area.
 3. Land Use: 18 commercial lots.
 4. No construction or fencing shall impede, constrict, or block the flow of water in any easement or natural drainage courses.
 5. Building Setbacks shall be as follows:
Front: 50'
Side: 15'
Rear: 20'
TxDOT: 25'
 6. 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.
 7. 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.
 8. Unless otherwise indicated, all distances shown along curves are arc distances.
 9. This subdivision lies within the Wickson Creek SUD service area.
 10. 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
 11. Abbreviations:
P.O.B. - Point of Beginning
P.O.C. - Point of Commencement
P.U.E. - Public Utility Easement
S.E. - Sign Easement
T.A.E. - Temporary Access Easement
 12. 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.
 13. The property shown on this subdivision plat is located within the Coulter 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.

FIELD NOTES
23.388 ACRES

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:

COMMENTING: at a found TxDOT right-of-way monument marking the west corner of the called 2.869 acre B/CS Leasing, LLC Tract 1 recorded in said Volume 16949, Page 161 (O.R.B.C.), said monument also marking the most westerly north corner of the called 40.514 acre Anna Marino Stratta tract recorded in Volume 2822, Page 160 (O.R.B.C.) and being in the southeast right-of-way line of East State Highway 21 (variable width)

THENCE: N 34°17'53" E along the southeast right-of-way line of said East State Highway 21 for a distance of 353.99 feet to a 1/2-inch iron rod set for the common west corner of this herein described tract and the called 40.514 acre B/CS Leasing, LLC Tract 2, said iron rod also marking the north corner of the called 2.869 acre B/CS Leasing, LLC Tract 1 and the POINT OF BEGINNING;

THENCE: continuing along said southeast right-of-way line of said East State Highway 21 for the following two (2) calls:
1) N 38°13'36" E for a distance of 446.31 feet to a found TxDOT right-of-way monument marking an angle corner of this tract, and
2) N 39°28'55" E for a distance of 45.49 feet to a 1/2-inch iron rod set for the north corner of this tract;

THENCE: into and through the called 40.514 acre B/CS Leasing, LLC Tract 2 for the following two (2) calls:
1) N 47°40'56" E for a distance of 1,388.15 feet to a 1/2-inch iron rod set for corner, and
2) N 42°21'33" E for a distance of 202.31 feet to a 1/2-inch iron rod set for the most easterly north corner of this herein described tract, said iron rod also being in the west line of the called 123.05 acre Greg Court and Kandy Court tract recorded in Volume 2560, Page 93 (O.R.B.C.), from whence a found 1/2-inch iron rod marking an angle corner of the called 40.514 acre B/CS Leasing, LLC Tract 2 bears N 06°30'41" W at a distance of 196.47 feet for reference;

THENCE: S 06°30'41" E along the common line of this tract, the called 40.514 acre B/CS Leasing, LLC Tract 2 and the called 123.05 acre Court tract for a distance of 1,109.39 feet to a found 1/2-inch iron rod marking the common south corner of this tract and the called 40.514 acre B/CS Leasing, LLC Tract 2, said iron rod also marking the east corner of the called 40.56 acre Stratta tract;

THENCE: N 47°51'36" W along the common line of this tract, the called 40.514 acre B/CS Leasing, LLC Tract 2 and the called 40.56 acre Stratta tract for a distance of 1,809.80 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking a corner of the called 40.56 acre Stratta tract and being in the southeast line of the called 2.869 acre B/CS Leasing, LLC Tract 1, from whence a found 1/2-inch iron rod marking the south corner of the called 2.869 acre B/CS Leasing, LLC Tract 1 bears S 42°08'18" W at a distance of 306.10 feet for reference;

THENCE: along the common line of this tract, the called 40.514 acre B/CS Leasing, LLC Tract 2 and the called 2.869 acre B/CS Leasing, LLC Tract 1 for the following two (2) calls:
1) N 42°08'18" E for a distance of 46.65 feet to a 1/2-inch iron rod set for corner, said iron rod also marking the east corner of the called 2.869 acre B/CS Leasing, LLC Tract 1, and
2) N 48°13'48" W for a distance of 379.38 feet to the POINT OF BEGINNING and containing 23.388 acres of land.

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

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

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

FINAL PLAT

COULTER BUSINESS PARK PHASE 1

LOTS 1-8, BLOCK 1 LOTS 1-2, BLOCK 2
LOTS 1-5, BLOCK 3 LOTS 2-4, BLOCK 4

23.388 ACRES

MOSES A FOSTER SURVEY, A-16
BRAZOS COUNTY, TEXAS
JANUARY 2023
SCALE 1" = 100'

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

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