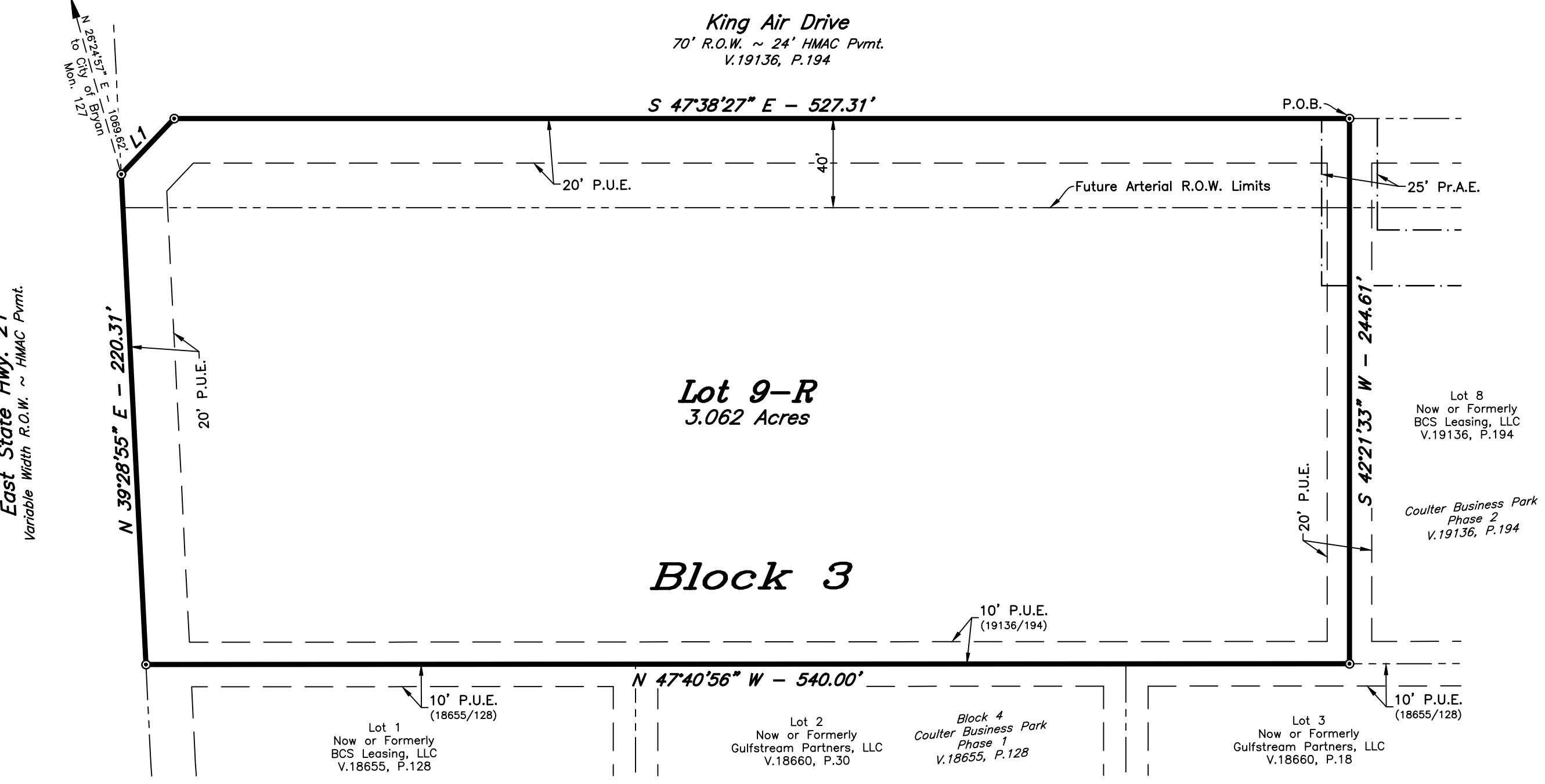


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 85°55'14" E	34.46'



**ORIGINAL PLAT**

LOTS 9, 10 & 11, BLOCK 3,  
COULTER BUSINESS PARK, PHASE TWO AS RECORDED IN  
VOLUME 19136, PAGE 194

**REPLAT**

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

FIELD NOTES  
3.062 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 all of Lots 9, 10 and 11, Block 3, COULTER BUSINESS PARK, PHASE 2 according to the Final Plat recorded in Volume 19136, Page 194 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said Lots 9, 10 and 11, Block 3 being further described in the deed from B/C/S Leasing, LLC to McMahon Property Group, LLC, recorded in Volume 19148, Page 133 (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common east corner of this herein described tract and said Lot 9, Block 3, said iron rod also marking the north corner of Lot 8, Block 3 and being in the southwest right-of-way line of King Air Drive (based on a 70-foot width);

THENCE: S 42° 21' 33" W along the common line of this tract and said Lot 8, Block 3 for a distance of 244.61 feet to a found 1/2-inch iron rod marking the west corner of said Lot 8, Block 3 and being in the northeast line of Lot 3, Block 3, COULTER BUSINESS PARK, PHASE 1 according to the Final Plat recorded in Volume 18655, Page 128 (O.P.R.B.C.);

THENCE: N 47° 40' 56" W along the common line of this tract, said Lot 3, Block 3 and Lots 2 and 1, Block 3 of said COULTER BUSINESS PARK, PHASE 1 for a distance of 540.00 feet to a found 1/2-inch iron rod marking the common west corner of this herein described tract and said Lot 11, Block 3, said iron rod also marking the north corner of said Lot 1, Block 3 and being in the southeast right-of-way line of East State Highway 21 (based on variable width);

THENCE: along the southeast right-of-way line of said King Air Drive for the following three (3) coils:

- N 39° 28' 55" E for a distance of 220.31 feet to a found 1/2-inch iron rod marking the northwest corner of this tract,
- N 85° 55' 14" E for a distance of 34.46 feet to a found 1/2-inch iron rod marking the northeast corner of this tract, and
- S 47° 38' 27" E for a distance of 527.31 feet to the POINT OF BEGINNING and containing 3.062 acres of land.

CERTIFICATION BY THE COUNTY CLERK

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 \_\_\_\_.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, McMahon Property Group, 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 19148, Page 133 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 \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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, \_\_\_\_\_ County, \_\_\_\_\_

A CERTIFICATE OF APPROVAL

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\_\_.

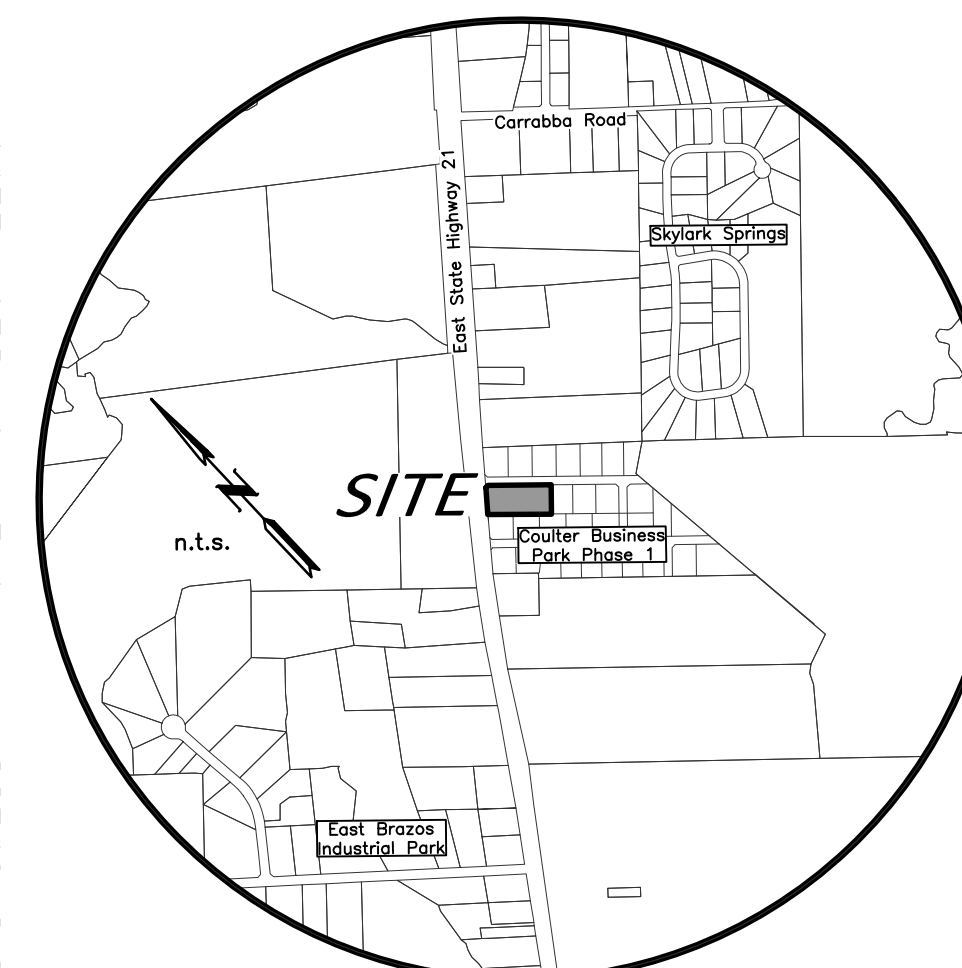
County Judge  
Brazos County, Texas

OSSF Notes

Sanitary sewage treatment and disposal will be provided by On-Site Sewage Facility (OSSF) systems.

- All proposed lots to be served by OSSF shall comply with all applicable County and State regulations including the minimum lot requirements required by Brazos County.
- Property that will use an on-site sewage facility (OSSF) for sewage disposal shall be evaluated for overall site suitability. The results of a site evaluation, conducted according to 30 TAC §285.30 prepared by a licensed Site Evaluator or Texas Professional Engineer shall be required before approval of an OSSF by the permitting authority.
- A complete permit application form, fee and the required planning materials approved by the permitting authority are required prior to the issuance of authorization to construct (ATC) for all OSSF in Brazos County regardless of the acreage of the tract. No OSSF shall begin construction in Brazos County prior to the issuance of the ATC.
- OSSF planning materials shall include the required topography analysis for each tract and demonstrate to the satisfaction of the permitting authority in the design Technical Report and Site Drawings the suitability of the proposed disposal method for the slope and drainage features of each tract to ensure protection of surface and ground waters of the State.
- Any potential OSSF site within a 100-year floodplain is subject to the special planning requirements in 30 TAC §285.31(c)(2) and shall be located so that a flood will not damage the OSSF during a flood event, resulting in contamination of the environment.
- No OSSF tank, collection, distribution, or disposal may encroach the separation requirements of surface or ground water including for intermittent and perennial streams and the normal pool level of impoundments or spillway elevation. Subdivision and Development Plans altering the location and natural streambed of mapped drainages should obtain the permission of the Brazos County Engineer and any other State or Federal agency regulating surface waters of the State and where such alteration occur provide a copy of the engineered drainage plan to the OSSF permitting authority with the Subdivision Plat or Development Plan.
- The locations of all private and public water wells, whether currently in use or abandoned, and regardless of availability of potable water supply from PWS at a tract, shall be indicated on the Subdivision Survey and any Site Drawings and shall require the separation distances specified in 30 TAC §285.91.(10). A copy of the well plugging report filed with the Texas Water Development Board is required for any well previously known or indicated at a tract. DO NOT REMOVE WELL HEADS PRIOR TO THE REQUIRED PLUGGING OF THE BORE. Separation distances of OSSF from previously known water wells will not be reduced without a plugging report documenting protection of groundwater quifers. This situation could prevent approval of an OSSF for a small tract.
- No OSSF treatment or disposal components may encroach into any area reserved as a Public Utility Easement (PUE) without a variance being requested and approved by the permitting authority. Variance will be reviewed and approved on a case-by-case basis. Proposed encroachments into pipeline and electrical transmission easements shall require both the approved variance by the permitting authority and all letters of permission described in §285.91.(10) or as required by the permitting authority in support of any approved variance. All underground and overhead easements must be clearly delineated on the Subdivision Plat with dimensions indicated.

Additional notes may be required to address conditions specific to a tract.



**VICINITY MAP**

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the plat recorded in Volume 19136, Page 194, Official Public Records of Brazos County, Texas.
  - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0205F, Map Revised April 2, 2014, this property is not located in 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 U.E., and the right of ingress and egress on property adjacent to the U.E. to access electric facilities.
  - Building Setbacks shall be per plat (19136/194):
    - Front: 25'
    - Side Street: 25'
    - Side: 10'
    - Rear: 20'
    - TDDOT: 50'
  - Unless otherwise indicated 1/2" Iron Rods are set at all corners.
    - ⊗ - 1/2" Iron Rod Found (CM)

6. Abbreviations:
- P.O.B. - Point of Beginning
  - P.U.E. - Public Utility Easement
  - Pr.A.E. - Private Access Easement
  - WS - Water Service
  - uw - Underground Water Line w/ Size
  - (345) - Contour Elevations

**FINAL PLAT**

**LOT 9-R, BLOCK 3,  
COULTER BUSINESS PARK,  
PHASE TWO**

BEING A REPLAT OF LOTS 9, 10 & 11, BLOCK 3,  
COULTER BUSINESS PARK, PHASE TWO AS RECORDED  
IN VOLUME 19136, PAGE 194

**3.062 ACRES**

MOSES A. FOSTER, A-16

BRAZOS COUNTY, TEXAS

APRIL, 2024

SCALE: 1" = 50'

Owner:  
McMahon Property Group, LLC  
176 Soyglass Lane  
Jupiter, Florida 33477

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

