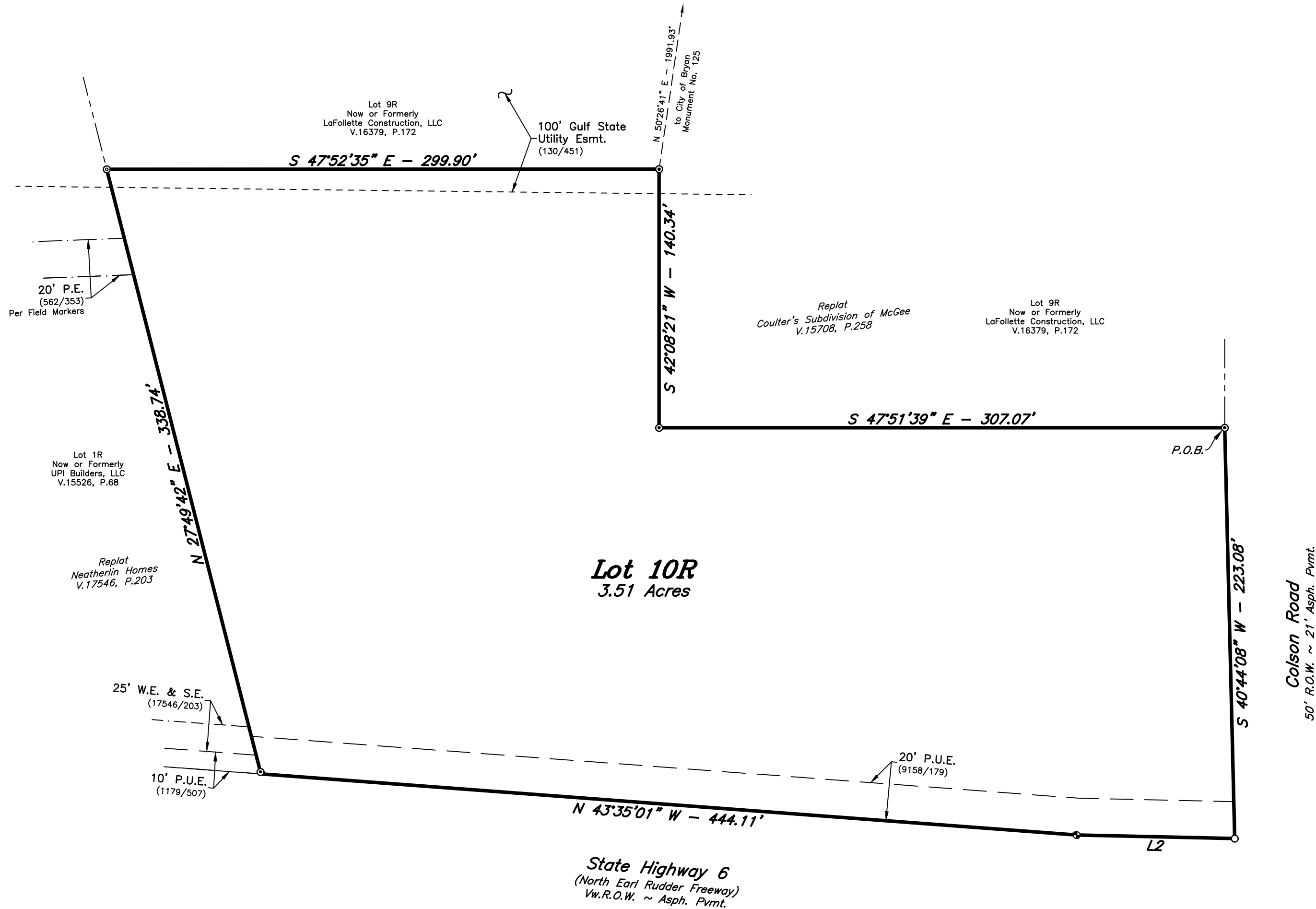


Scale:
1"=50'



LEGEND

- P.E. - Pipeline Easement
P.U.E. - Public Utility Easement
S.E. - Sanitary Sewer Easement
W.E. - Water Easement
--- Chain Link Fence
--- Wire Fence
--- Wood Fence
--- Overhead Electrical Line
--- Overhead Telephone Line
--- Underground Sewer Line W/Siz
(352) - Contour Elevation
- CM - Controlling Monument
CP - Telephone Pole
CV - Communication Vault
EMP - Electric Meter Pole
FH - Fire Hydrant
GA - Guy Anchor
GE - Gas Entryway
GM - Gas Meter (Abandoned)
GS - Gas Sign
GS1 - Gas Sign (Crown/Modul)
GS2 - Gas Sign (Howell)
GS3 - Gas Sign (Enterprise)
LP - Light Pole
PP - Power Pole
SC - Sanitary Sewer Cleanout
TP - Telephone Pedestal
SE - Sanitary Sewer Manhole
WM - Water Meter
WV - Water Valve

ORIGINAL PLAT

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

LINE TABLE				
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'

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, Chair 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.

Chair, Planning and Zoning Commission, 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 fully describe a closed geometric form.

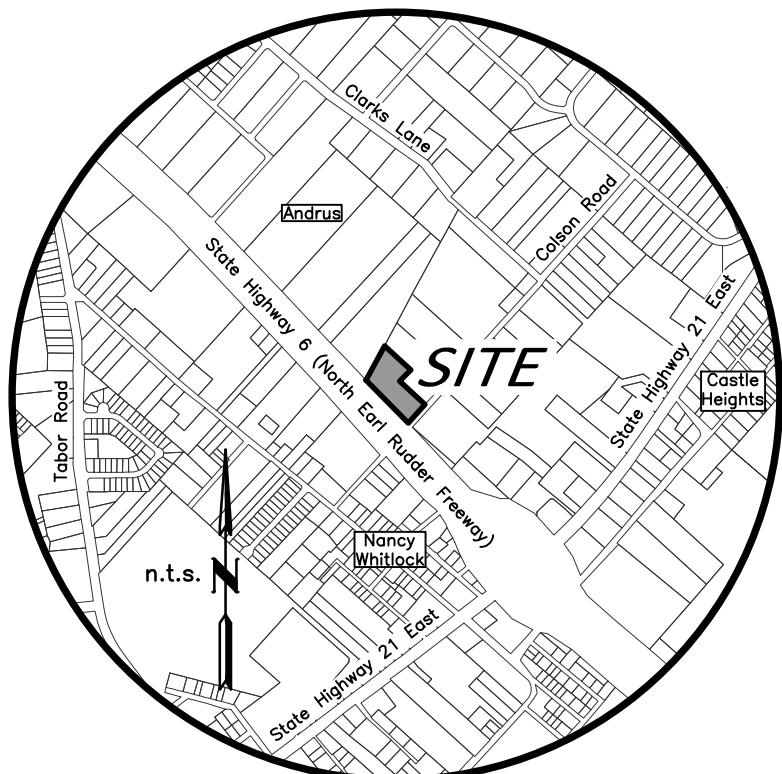
Cody Karisch, R.P.L.S. No. 7004

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 48041C0205F, 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.
- This property is currently zoned Agricultural Open (A-O) per the City of Bryan Planning and Zoning GIS Map.
- Building setbacks per City of Bryan Code of Ordinance. Additional building setbacks may be required by deed restrictions.
- 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)



VICINITY MAP

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 point 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 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.

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

Owner:
Rick Eldon Freeman &
Pamela Freeman Carter

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

MB

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