



- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET MADS (N42011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).
 - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY THE COMBINED SCALE FACTOR OF 1.0001128107143 (CALCULATED USING GEOID12B).
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100215F, EFFECTIVE DATE: APRIL 2, 2014.
 - ZONING FOR THIS TRACT IS RETAIL DISTRICT (C-2), AS APPROVED BY CITY COUNCIL ON JUNE 13, 2023, ORDINANCE NO. 2630.
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA. PROPERTY OWNERS' ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR, AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
 - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA). THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR, AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT. DETENTION POND AND STORM SEWER SHALL BE INSTALLED AND IN WORKING ORDER PRIOR TO OTHER UTILITY WORK.
 - 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 PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
 - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE COMPANY, OF NO. 545746, EFFECTIVE DATE: 01/17/2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - ITEM 10a: ZONING PER CITY OF BRYAN ORDINANCE DOES AFFECT THIS TRACT AND IS SHOWN HEREON.
 - ITEM 10b: AERIAL ELECTRIC LINES CROSSING THIS TRACT ARE SHOWN HEREON.
 - ITEM 10c: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 98, PAGE 358 (DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
 - ITEM 10d: EASEMENT TO GULF STATES UTILITIES COMPANY RECORDED IN VOLUME 130, PAGE 369 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10e: EASEMENT TO GULF STATES UTILITIES COMPANY RECORDED IN VOLUME 130, PAGE 412 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10g: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 307, PAGE 805 (DRBCT) WAS ABANDONED ON THIS TRACT PER EASEMENT RELEASE DOCUMENT VOLUME 1825, PAGE 186 (DRBCT).
 - ITEM 10h: RIGHT-OF-WAY EASEMENT TO WIXON WATER SUPPLY CORPORATION RECORDED IN VOLUME 309, PAGE 681 (DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
 - ITEM 10i: RIGHT-OF-WAY EASEMENT TO WIXON WATER SUPPLY CORPORATION RECORDED IN VOLUME 309, PAGE 730 (DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
 - ITEM 10j: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 315, PAGE 807 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10k: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 316, PAGE 199 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10l: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 319, PAGE 608 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10m: PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 817, PAGE 598 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10n: PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 817, PAGE 600 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10o: PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 817, PAGE 602 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10p: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 3017, PAGE 45 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10q: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 3017, PAGE 49 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10r: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 3017, PAGE 62 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Drew Congleton, owner of Drew's Car Wash No. 7, LLC, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Public Records of Brazos County in Volume 18742, Page 48, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purposes identified.

Drew Congleton
Drew Congleton, Owner
Drew's Car Wash No. 7, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Drew Congleton, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/ she executed the same for the purposes stated.

Given under my hand and seal on this 15th day of February, 2024.

Miguel Ritzner
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, *Martin Zimmerman*, the undersigned, City Planner and/or designated Secretary of the Planning and 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 20th day of February, 2024.

Martin Zimmerman KW
City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, *W. Paul Kopp*, 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 20th day of February, 2024.

W. Paul Kopp SW
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, Registered Professional Land Surveyor No. 6531, 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 the 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.

Michael Konetski R.P.L.S. No. 6531

CERTIFICATE OF COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 6/11/2024 3:48:59 PM
In the PLAT Records

Doc Number: 2024-1531302
Volume - Page: 19265-57
Number of Pages: 1
Amount: 72.00
Order#: 20240611000140
By: JS

Karen McQueen
County Clerk
Brazos County, Texas
By: *Josephine Shaw*

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PRIVATE ACCESS EASEMENT (P(A)E)
- PROPOSED PRIVATE DRAINAGE EASEMENT (P(D)E)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- EXISTING ELECTRICAL EASEMENT (EE)
- LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
- BLOCK LABEL
- CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
- OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- RECORDING INFORMATION
- ROW
- RIGHT-OF-WAY

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	13.56'	S89° 54' 27"E
L2	13.66'	S89° 49' 07"E
L3	15.31'	S72° 21' 45"E
L4	167.80'	S85° 01' 13"E
L5	36.35'	N5° 32' 55"E
L6	30.00'	N61° 41' 51"W
L7	20.00'	N60° 30' 23"W
L8	29.08'	N22° 54' 10"E
L9	39.09'	S89° 43' 05"E
L10	36.04'	N23° 24' 18"E
L11	45.72'	N23° 24' 18"E
L12	39.78'	S89° 43' 05"E
L13	33.15'	N22° 54' 10"E
L14	10.00'	S37° 03' 18"E

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	21.94'	22.50'	055°52'36"	11.93'	21.08'	S22°23'23"E

FINAL PLAT
COKER SUBDIVISION
4.25 ACRES
2 LOTS
BLOCK 1, LOTS 1-2
COMMON AREA 1
0.018 ACRES ROW DEDICATION
VOLUME 18742, PAGE 48 OPRBCT
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 30'
FEBRUARY, 2024

OWNER/DEVELOPER:
DREW'S CAR WASH NO. 7, LLC
1751 UNIVERSITY DRIVE EAST
COLLEGE STATION, TEXAS 77840

SURVEYOR:
KERR SURVEYING, LLC
409 N. TEXAS AVE.
BRYAN, TX 77803
(979) 268-3195
TPELS FIRM # 10018500
SURVEYS@KERRSURVEYING.NET
KERR PROJECT 23-111 & 23-599

ENGINEER:
SCHULTZ
TPEL NO. 12327
911 SOUTHWEST PKWY E.
COLLEGE STATION, TEXAS 77840
(979) 764-9900