

- 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 NAD83 (NA2011) 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).
 - TOPOGRAPHIC CONTOURS ARE FROM ON-THE-GROUND SURVEY DATA.
 - 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. 48041C0215F, 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 MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 - 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.
 - 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.
 - CASE NO. PV24-109, A VARIANCE FOR LOT DEPTH WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 7, 2024.
 - ACCESS TO THE COMMON AREA 1R SHALL BE MAINTAINED THROUGH SITE DEVELOPMENT OF LOT 2R FOR POND MAINTENANCE. THE ACCESS SHALL BE BY ACCESS EASEMENT OR PROPERTY OWNERS' ASSOCIATION AGREEMENT.
 - 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 10f: 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 18525, 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 NOT 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, Draw Congleton, owner of Drew's Carwash 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 purpose identified.

Draw Congleton
Draw Congleton, Owner
Drew's Carwash NO. 7, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Draw 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 or she executed the same for the purpose stated.

Given under my hand and seal on this 25th day of January, 2025.

Karen Rudisill
Notary Public, Brazos County, Texas
My Commission Expires 7/10/2028
Notary ID 11123217

APPROVAL OF THE CITY ENGINEER

I, *Paul Krueger*, 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 14th day of February, 2025.

Paul Krueger
City Engineer, Bryan, Texas

ORIGINAL PLAT
VOL. 19265, PG. 57

CERTIFICATE OF COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 2/7/2025 10:56:56 AM
In the PLAT Records
Doc Number: 2025-1549091
Volume - Page: 19270-55
Number of Pages: 1
Amount: 72.00
Order#: 2025020700046
By: PS *Patricia M. Jones*

Karen McJuree
County Clerk
Brazos County, 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

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PRIVATE ACCESS EASEMENT (P/AE)
- PROPOSED PRIVATE DRAINAGE EASEMENT (P/DE)
- 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
- (CM) CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
- OPRBCT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- (I) RECORDING INFORMATION
- ROW RIGHT-OF-WAY

REPLAT

FIELD NOTES DESCRIPTION
OF A
2.946 ACRE TRACT
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 2.946 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK 1 AND COMMON AREA, BLOCK 1, COKER SUBDIVISION, FILED IN VOLUME 19265, PAGE 57 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 2.946 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND (ALL 1/2 INCH IRON RODS FOUND WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED) FROM WHICH A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "RPLS 6132 ATM SURVEY" BEARS S 46° 06' 46" E A DISTANCE OF 405.71 FEET, SAID POINT OF BEGINNING ON THE NORTHWEST LINE OF LOT 1, BLOCK 1 OF THE TOM LIGHT CHEVROLET COMPANY SUBDIVISION, RECORDED IN VOLUME 1713, PAGE 81 (OPRBCT), FOR THE WEST CORNER OF THE REMAINDER OF A CALLED 5.52 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THOMAS F. VETTERS RECORDED IN VOLUME 415, PAGE 209 (DRBCT) AND BEING THE SOUTH CORNER OF SAID REMAINDER OF COKER TRACTS (977/481 ORBCT) AND THE SOUTH CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID COKER TRACTS (977/481 ORBCT) AND SAID LOT 1, N 46° 06' 46" W, PASSING AT A DISTANCE OF 112.53 FEET TO A 1 INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID LOT 1 AND LOT 2A, BLOCK 2 OF THE BOONVILLE TOWN CENTER RECORDED IN VOLUME 10937, PAGE 148 (OPRBCT) AND CONTINUING WITH THE COMMON LINE OF SAID LOT 2A AND SAID REMAINDER OF 1.285 ACRES AND SAID REMAINDER OF 1.765 ACRES FOR A TOTAL DISTANCE OF 383.75 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE EAST LINE OF LOT 1, BLOCK 2 OF BOONVILLE TOWN CENTER RECORDED IN VOLUME 854, PAGE 33 (OPRBCT), FOR THE NORTH CORNER OF SAID LOT 2A AND BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF 1.765 ACRES AND THE SOUTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SM KLING 2003" FOUND BEARS S 06° 00' 30" W, A DISTANCE OF 88.65 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOT 1 OF BOONVILLE TOWN CENTER AND SAID LOT 2, BLOCK 2, COKER SUBDIVISION, N 06° 00' 30" E, A DISTANCE OF 294.81 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF BOONVILLE ROAD (VARIABLE WIDTH RIGHT-OF-WAY, 19265/57 & 2954/316 & 2911/205 & 2911/211 OPRBCT & TxDOT PLANS) AND MARKING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1, COKER SUBDIVISION;

THENCE, WITH THE SOUTH LINE OF BOONVILLE ROAD FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S 89° 49' 07" E, FOR A DISTANCE OF 13.66 FEET TO A 1/2 INCH IRON ROD FOUND;
2) S 84° 27' 05" E, A DISTANCE OF 301.33 FEET TO A 1/2 INCH IRON ROD FOUND, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-32 BEARS N 25° 00' 24" W A DISTANCE OF 137.44 FEET;

THENCE, WITH THE COMMON LINE OF LOT 1, BLOCK 1 AND SAID LOT 2, BLOCK 1, COKER SUBDIVISION FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

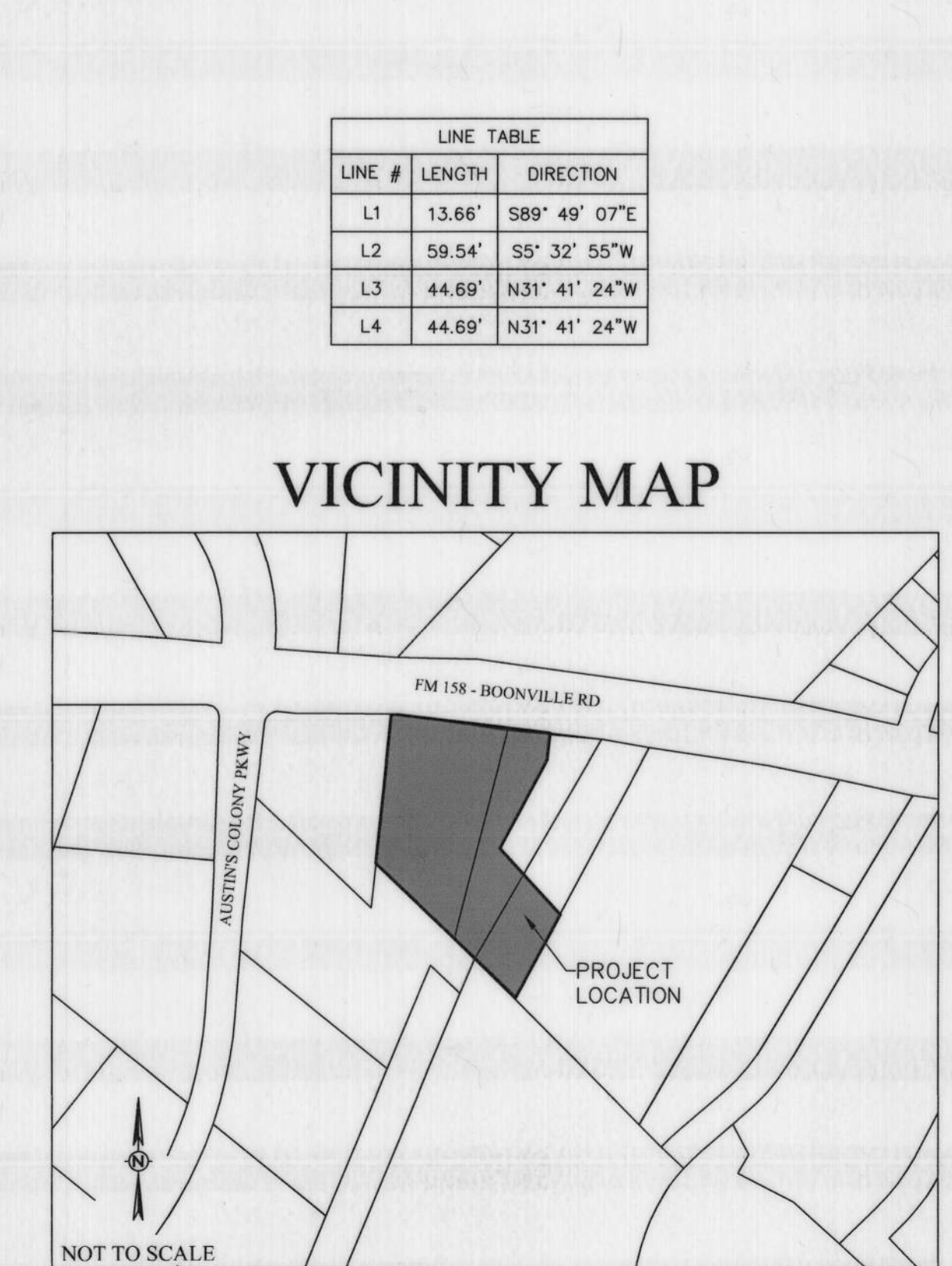
1) S 05° 32' 55" W, FOR A DISTANCE OF 59.54 FEET TO A 1/2 INCH IRON ROD FOUND;
2) S 28° 18' 09" W, FOR A DISTANCE OF 198.89 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE, WITH THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 1 COMMON WITH THE NORTHEAST LINES OF SAID LOT 2 AND COMMON AREA, BLOCK 1, S 42° 21' 55" E, FOR A DISTANCE OF 178.59 FEET TO A 1/2 INCH IRON ROD FOUND ON SAID NORTHWEST LINE OF SAID REMAINDER OF CALLED 5.52 ACRE TRACT;

THENCE, WITH SAID NORTHWEST LINE OF SAID REMAINDER OF 5.52 ACRE TRACT AND THE SOUTHWEST LINE OF SAID COMMON AREA, BLOCK 1, S 28° 18' 09" W, FOR A DISTANCE OF 185.94 FEET THE POINT OF BEGINNING HEREOF AND CONTAINING 2.946 ACRES OF LAND, MORE OR LESS, SURVEYED ON THE GROUND IN 2023 AND 2024 UNDER MY SUPERVISION.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	13.66'	S89° 49' 07"E
L2	59.54'	S5° 32' 55"W
L3	44.69'	N31° 41' 24"W
L4	44.69'	N31° 41' 24"W



FINAL PLAT
COKER SUBDIVISION
2.946 ACRES
2 LOTS
BLOCK 1, LOT 2R AND 3
COMMON AREA 1R
BEING A
REPLAT
OF
COKER SUBDIVISION
BLOCK 1, LOT 2
COMMON AREA 1
VOLUME 19265, PAGE 57
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 50'
NOVEMBER, 2024

OWNER/DEVELOPER:
DREW'S CAR WASH NO. 7, LLC
1711 UNIVERSITY DRIVE EAST
COLLEGE STATION, TEXAS 77840

SURVEYOR:
KERR
Kerr Surveying, LLC
1718 Braeswood Dr.
Bryan, TX 77802
(979) 268-3195
TBPELS FIRM # 10018500
SURVEYS@KERRSURVEYING.NET
KERR PROJECT 24-1052

ENGINEER:
SCHULTZ
TBPE No. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900