

ORIGINAL PLAT
VOLUME 81, PAGE 43

REPLAT

NOTES:

- COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-107 (Y:10221494.41, X:3545697.81) AND AS ESTABLISHED BY GPS OBSERVATION.
- DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001087723695 (CALCULATED USING GEOID12B).
- A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 4804100215F, REVISED DATE: 04-02-2014.
- SEWER EASEMENT 259/656 APPEARS TO APPLY TO A PORTION OF THIS TRACT BUT CANNOT BE LOCATED DUE TO POOR DESCRIPTION AND LACK OF VISIBLE OR APPARENT INDICATIONS OF SEWER LINE LOCATION.
- BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- ZONING FOR THIS TRACT IS RETAIL DISTRICT (C-2) ACCORDING TO THE CITY OF BRYAN ORDINANCE.
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.

METES AND BOUNDS DESCRIPTION
OF A
1.228 ACRE TRACT
MIDWAY PLACE
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 13-16 AND THE REMAINDER OF LOTS 12 AND 17, BLOCK 11, MIDWAY PLACE, ACCORDING TO THE PLAT RECORDED IN VOLUME 81, PAGE 43 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502: SET AT THE INTERSECTION OF THE NORTHWEST LINE OF ELM AVENUE (76' R.O.W.) AND THE NORTHEAST LINE OF MALONEY AVENUE (53' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 13, FOR REFERENCE A 1-1/4 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE SOUTHEAST LINE OF ELM AVENUE AND THE NORTHEAST LINE OF MALONEY AVENUE BEARS: S 33° 02' 23" E FOR A DISTANCE OF 76.00 FEET. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD 83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF CITY OF BRYAN CONTROL MONUMENT GPS-107 (Y:10221494.41, X:3545697.81) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001087723695 (CALCULATED USING GEOID 12B).

THENCE, N 33° 02' 23" W ALONG THE NORTHEAST LINE OF MALONEY AVENUE FOR A DISTANCE OF 199.83 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502: SET MARKING THE WEST CORNER OF SAID LOT 12 AND THE SOUTH CORNER OF LOT 11, BLOCK 11;

THENCE, N 56° 57' 00" E ALONG THE COMMON LINE OF SAID LOT 12 AND SAID LOT 11 FOR A DISTANCE OF 242.55 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502: SET ON THE SOUTHWEST LINE OF TEXAS AVENUE (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHWEST LINE OF TEXAS AVENUE FOR THE FOLLOWING CALLS:

S 44° 42' 02" E FOR A DISTANCE OF 66.84 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502" SET;

S 47° 33' 46" E FOR A DISTANCE OF 124.99 FEET TO AN "X" SET IN CONCRETE;

S 02° 08' 12" E FOR A DISTANCE OF 17.24 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "KERR 4502: SET ON THE NORTHWEST LINE OF ELM AVENUE MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 57° 31' 15" W ALONG THE NORTHWEST LINE OF ELM AVENUE FOR A DISTANCE OF 293.05 FEET TO THE POINT OF BEGINNING CONTAINING 1.228 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, DREW CONGLETON, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 15394, Page 21, 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.

Drew Congleton
DREW CONGLETON
DREWS CARWASH NO.4 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 whose name is 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 8th day of January, 2020.

Richard Christopher Flores
Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, *Holly 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 21st day of January, 2020.

Holly Zimmerman
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

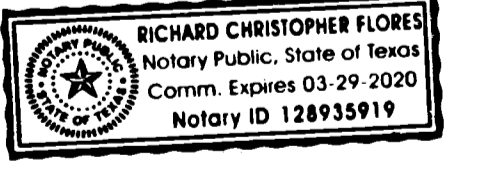
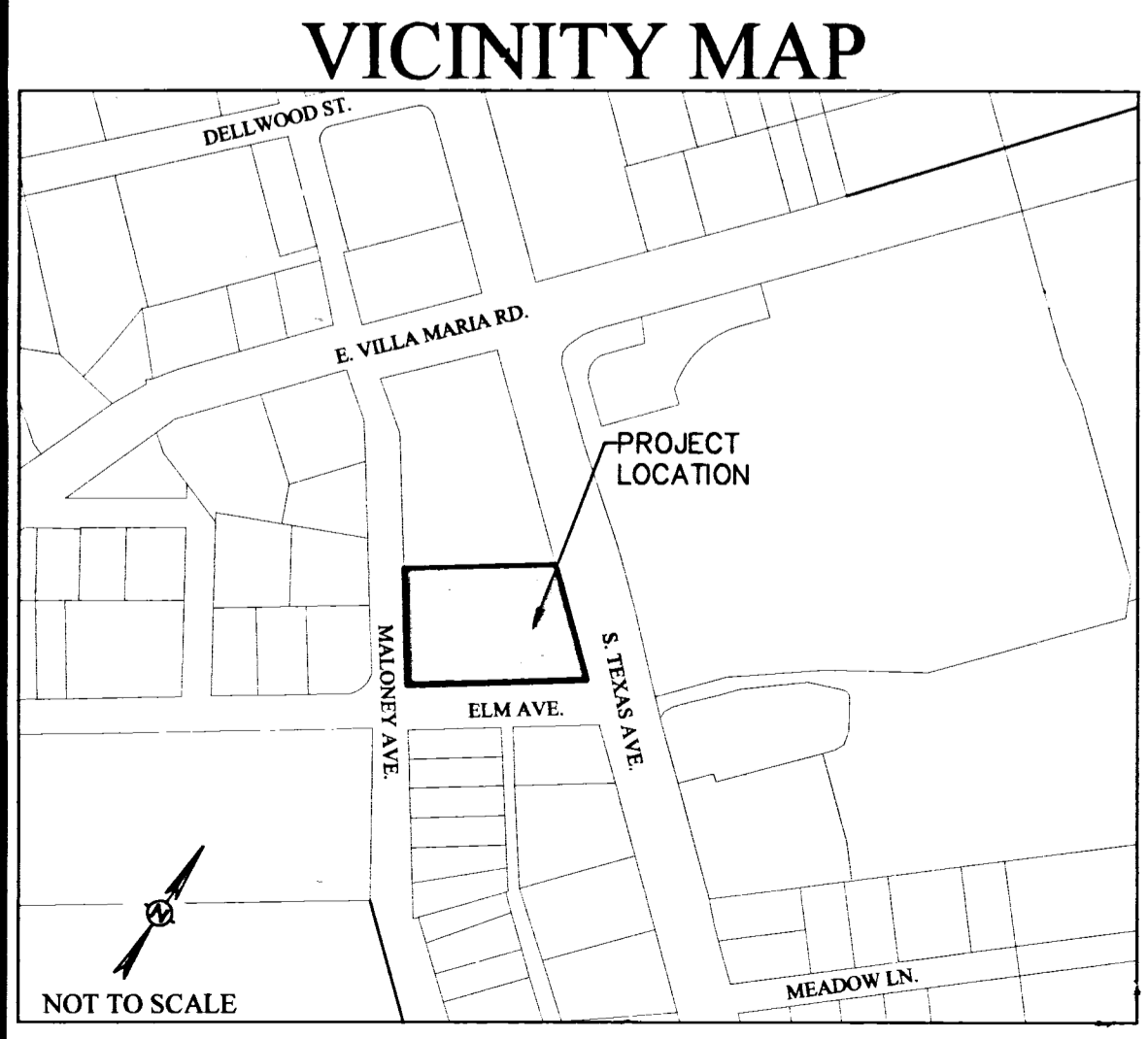
I, *Bobby Gutierrez*, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 25th day of January, 2020, and same was duly approved on the 25th day of January, 2020, by said Commission.

Bobby Gutierrez
Chair
Planning & Zoning Commission
Bryan, Texas

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	17.24'	S52° 08' 12"E
L2	15.65'	S52° 08' 12"E

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED PHASE LINE
- COMMON AREA
- PROPOSED PRIVATE DRAINAGE EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PHASE LINE
- EXISTING PRIVATE DRAINAGE EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER
- EXISTING PAVEMENT



Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 1/31/2020 3:14:08 PM
In the PLAT Records

Doc Number: 2020-1384079
Volume-Page: 15827-271
Number of Pages: 1
Amount: 73.00
Order#: 20200191000108
By: MO



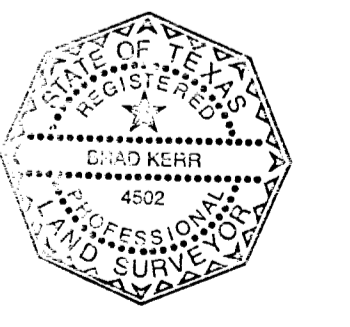
I, *Karen McQueen*, County Clerk, Brazos County, Texas, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 21st day of January, 2020.

By: Michelle Dever

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, 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.

Brad Kerr
R.P.L.S. No. 4502



APPROVAL OF THE CITY ENGINEER

I, *William Pankrapp*, 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 21st day of January, 2020.

William Pankrapp
City Engineer, Bryan, Texas

FINAL PLAT
MIDWAY PLACE SUBDIVISION
1.228 ACRES
LOT 12R, BLOCK 11 & RIGHT-OF-WAY DEDICATION OF 0.024 ACRES
BEING A
REPLAT
MIDWAY PLACE SUBDIVISION
LOTS 13-16 & REMAINDER OF LOTS 12 & 17, BLOCK 11
VOL. 81, PG.43
ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 30'
JANUARY 2020

OWNER/DEVELOPER:
Drews Carwash No. 4 LLC
804 Earl Rudder Fwy. South
College Station, TX 77840
(979) 520-4180

SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
SCHULTZ
TBPE No. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 390-3900