



- 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 COMMON SCALE FACTOR OF 1.00011281017143 (CALCULATED USING GEOD12B). (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 - THE TOPOGRAPHY SHOWN IS FROM FIELD 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 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 IMPED 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 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, GF 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 10d: 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 10e: 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) DOES CROSS THIS TRACT AS SHOWN.
 - ITEM 10i: 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 10j: 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 10k: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 315, PAGE 807 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10l: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 315, PAGE 199 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10m: PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 817, PAGE 598 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10n: PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 817, PAGE 602 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10o: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 3017, PAGE 45 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10p: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 3017, PAGE 49 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10q: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 3017, PAGE 62 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10r: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 3017, PAGE 62 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10s: ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

OF A
STATE OF TEXAS
COUNTY OF BRAZOS

I (We), _____, 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 Deeds Records of Brazos County in Volume _____ Page _____ 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.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, 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 _____ day of _____ 20____.

Notary Public, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, _____, 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 _____ day of _____, 20____.

City Planner, 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

APPROVAL OF 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 & Zoning Commission
Bryan, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL KONNETSKI, 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.

_____, R.P.L.S. No. 6531

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, 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 this _____ day of _____, 20____ in the Official Records of Brazos County, Texas, in Volume _____ Page _____.

County Clerk
Brazos County, Texas

FIELD NOTES DESCRIPTION

4.25 ACRE TRACT
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 4.25 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRAZOS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 1.765 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO DON B. COKER AND E.T. LITTLETON RECORDED IN VOLUME 426, PAGE 817 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) AND BEING THE REMAINDER OF A CALLED 1.290 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DONALD B. COKER AND WIFE, BARBARA COKER RECORDED IN VOLUME 399, PAGE 280 (DRBCT) AND BEING THE REMAINDER OF TWO TRACTS WITH NO CALLED ACREAGE DESCRIBED IN A DEED TO THE ESTATE OF D.B. COKER RECORDED IN VOLUME 977, PAGE 481 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT). SAID 4.25 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET ON THE NORTHEAST LINE OF LOT 1, BLOCK 1 OF THE TOM LIGHT CHEVROLET SUBDIVISION, RECORDED IN VOLUME 1713, PAGE 81 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), 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 (ORBCT) AND BEING THE SOUTH CORNER OF SAID REMAINDER OF COKER TRACTS (977/481 ORBCT) AND THE SOUTH CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "RPLS 6132 ATM SURVEY" FOUND BEARS S 46° 06' 46" E, A DISTANCE OF 405.71 FEET;

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 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 (ORBCT) AND CONTINUING WITH THE COMMON LINE OF SAID LOT 2A AND SAID REMAINDER OF 1.290 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 (ORBCT) 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 REMAINDER OF CALLED 1.765 ACRES, N 06° 00' 30" E, FOR A DISTANCE OF 296.32 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND ON THE SOUTH LINE OF BOONVILLE ROAD (VARIABLE WIDTH RIGHT-OF-WAY, 2254/316 & 2911/205 & 2911/211 ORBCT & TXDOT RIGHT-OF-WAY PLANS), FOR THE NORTHEAST CORNER OF SAID LOT 1 OF BOONVILLE TOWN CENTER AND BEING THE NORTHWEST CORNER OF SAID REMAINDER OF CALLED 1.765 ACRES AND THE NORTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SM KLING 2003" FOUND BEARS N 89° 54' 27" W, A DISTANCE OF 187.39 FEET;

THENCE, WITH THE SOUTH LINE OF BOONVILLE ROAD FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1) S 89° 54' 27" E, FOR A DISTANCE OF 13.56 FEET TO A CROW FOOT FOUND IN CONCRETE, FROM WHICH THE CITY OF BRYAN MONUMENT GPS-32 BEARS N 66° 46' 30" E, A DISTANCE OF 259.36 FEET;

2) S 84° 27' 05" E, PASSING AT A DISTANCE OF 219.85 FEET A 5/8 INCH IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 447.23 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND;

3) S 87° 54' 43" E, FOR A DISTANCE OF 61.08 FEET TO A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND FOR THE NORTHEAST CORNER OF SAID REMAINDER OF COKER TRACTS (977/481 ORBCT) AND BEING THE NORTHWEST CORNER OF SAID REMAINDER OF 5.52 ACRES AND THE NORTHEAST CORNER HEREOF;

THENCE, WITH THE COMMON LINE OF SAID REMAINDER OF COKER TRACTS (977/481 ORBCT) AND SAID REMAINDER OF 5.52 ACRES, S 28° 18' 09" W, FOR A DISTANCE OF 576.76 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 4.25 ACRES, MORE OR LESS.

SURVEYED ON THE GROUND FEBRUARY 2023 UNDER MY SUPERVISION. SEE PLAT PREPARED FEBRUARY 2023 FOR OTHER INFORMATION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2). DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011281017143 (CALCULATED USING GEOD12B).

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED PRIVATE ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING ELECTRICAL EASEMENT (E.E.)
- 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
- ORBCT OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- (I) RECORDING INFORMATION
- ROW RIGHT-OF-WAY

FINAL PLAT
COKER SUBDIVISION
4.258 ACRES
2 LOTS
BLOCK 1, LOTS 1-2
COMMON AREA 1
0.018 ACRES ROW DEDICATION
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 30'
SEPTEMBER, 2023

OWNER/DEVELOPER:
DREWS 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
TBPELS FIRM # 10018500
SURVEY@KERRSURVEYING.NET
KERR PROJECT #: 23-111

ENGINEER:
SCHULTZ
TBPE NO. 12327
911 SOUTHWEST PKWY. E.
COLLEGE STATION, TEXAS 77840
(979) 764-3900

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	13.56'	S89° 54' 27"E
L2	13.66'	S89° 49' 07"E
L3	20.00'	N60° 30' 23"W
L4	30.00'	N61° 41' 51"W
L5	36.35'	N5° 32' 55"E
L6	167.80'	S85° 01' 13"E
L7	15.31'	S72° 21' 45"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