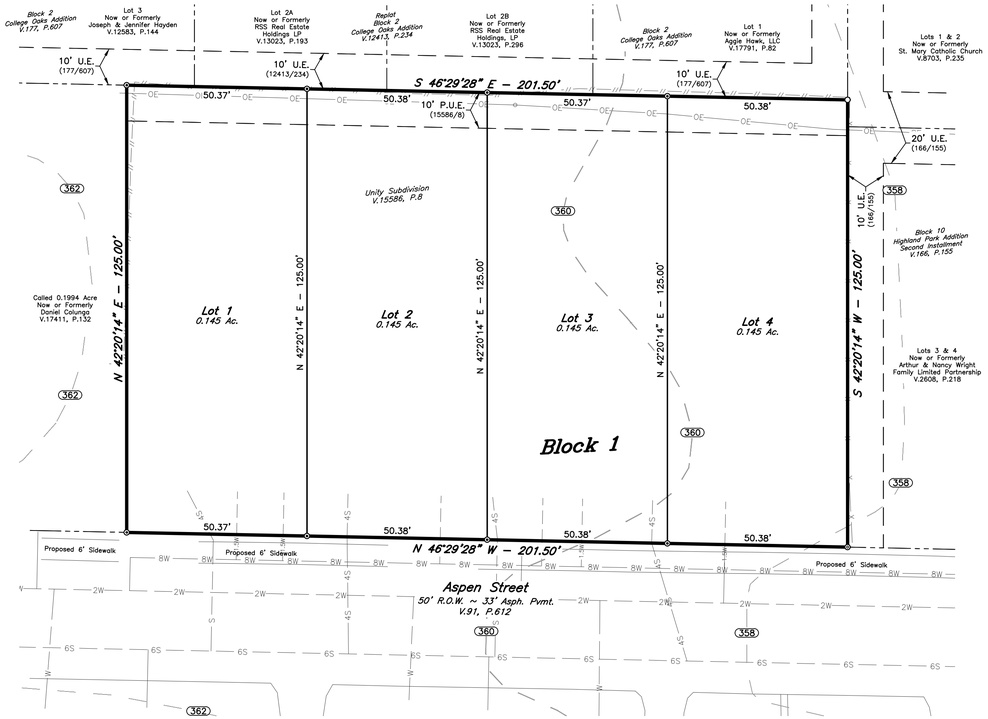
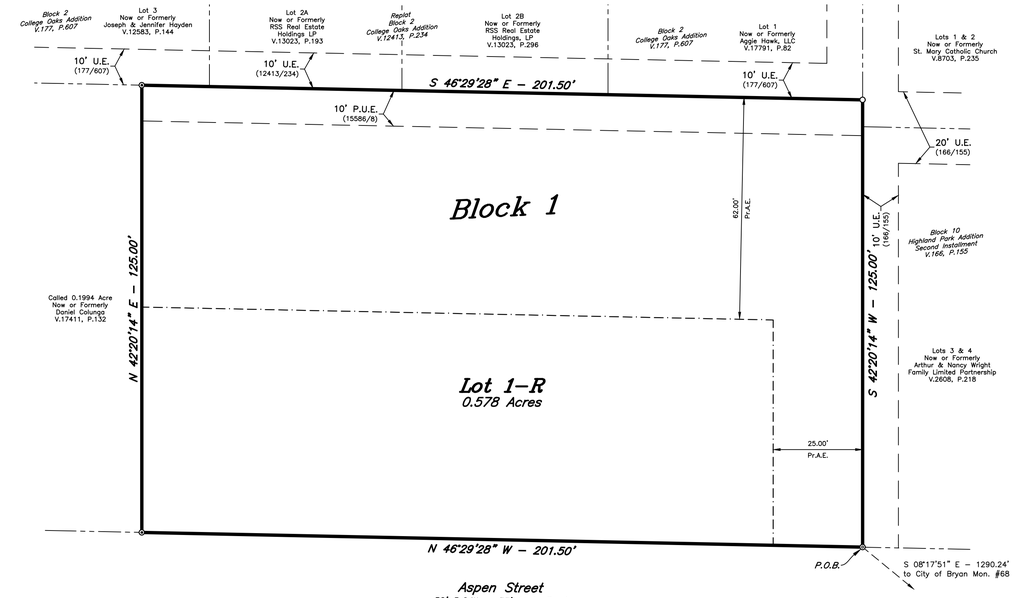


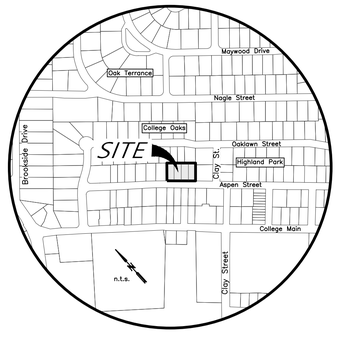
ORIGINAL PLAT

LOTS 1–4, BLOCK 1, UNITY SUBDIVISION
AS RECORDED IN VOLUME 15586, PAGE 8

Scale:
1"=20'



REPLAT



VICINITY MAP

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: Grid North as established from GPS observation. The actual measured distance to the monuments shown hereon are consistent with the deed recorded in Volume 14452, Page 241, Official Records, Brazos County, Texas.
2. According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0215F, map revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
3. This property is currently zoned Midtown–Corridor District (MT–C).
4. Building setback lines shall comply with the City of Bryan Code of Ordinances.
5. This property is subject to the Restrictive Covenants recorded in Volume 91, Page 608, Volume 165, Page 577 and Volume 165, Page 559 of the Deed Records of Brazos County, Texas.
6. All existing structures to be torn down prior to the filing of this plat.
7. The design and construction of public infrastructure is to be tracked with the site plan.
8. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊛ – 1/2" Iron Rod Found (CM)
O – 1/2" Iron Rod Set
⊛ – 3/8" Iron Rod Found (CM)

9. Legend and Abbreviations:

P.O.B. – Point of Beginning
Pr.A.E. – Private Access Easement
P.U.E. – Public Utility Easement
U.E. – Utility Easement
CM – Controlling Monument
(360) – Contour Elevation
—S— – Existing Sewer Line
—4S— – Proposed 4" Sewer Line
—6S— – Existing 6" Sewer Line
—W— – Existing Water Line
—1.5W— – Proposed 1.5" Water Line
—2W— – Existing 2" Water Line
—8W— – Proposed 8" Water Line
—//— – Existing Wire Fence
—X— – Existing Wood Fence

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

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

_____
County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning & 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, VL Partners, LLC owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 15586, Page 8 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

_____
Victor Aguilar

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 PLANNING AND ZONING COMMISSION

I, _____, Chairman 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.

_____
Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on August 25, 2022 and that 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.

_____
Gregory Hopcus, R.P.L.S. No. 6047

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the J.E. SCOTT SURVEY, Abstract No. 50, in the City of Bryan, Brazos County, Texas and being all of Lots 1, 2, 3 and 4, Block 1, UNITY SUBDIVISION according to the Final Plat recorded in Volume 15586, Page 8, of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2–inch iron rod marking the common south corner of this herein described tract and the said Lot 4, Block 1, UNITY SUBDIVISION (15586/8), said iron rod also marking the west corner of Lot 4, Block 10, HIGHLAND PARK ADDITION, SECOND INSTALLMENT according to the Final Plat recorded in Volume 166, Page 155 of the Brazos County Deed Records (B.C.D.R.) and being in the northeast right–of–way line of Aspen Street (based on a 50–foot width);

THENCE: N 46° 29' 28" W along the northeast right–of–way line of said Aspen Street for a distance of 201.50 feet to a found 1/2–inch iron rod marking the common west corner of this tract and the said Lot 1, Block 1, UNITY SUBDIVISION (15586/8), said iron rod also being the south corner of the called 0.1994 acre Daniel Colunga tract recorded in Volume 17411, Page 132 (O.R.B.C.);

THENCE: N 42° 20' 14" E along the common line of this tract, the said Lot 1, Block 1, UNITY SUBDIVISION (15586/8) and the called 0.1994 acre Colunga tract (17411/132) for a distance of 125.00 feet to a found 1/2–inch iron rod marking the common north corner of this herein described tract and the said Lot 1, Block 1, UNITY SUBDIVISION (15586/8), said iron rod also marking the east corner of the called 0.1994 acre Colunga tract (17411/132) and being in the southwest line of Lot 3, Block 2, COLLEGE OAKS ADDITION according to the Final Plat recorded in Volume 177, Page 607 (B.C.D.R.);

THENCE: S 46° 29' 28" E along the common line of this tract, the said UNITY SUBIDIVISION (15586/8), the said COLLEGE OAKS ADDITION (177/607) and the COLLEGE OAKS ADDITION according to the Replat recorded in Volume 12413, Page 234 (O.R.B.C.) for a distance of 201.50 feet to a 1/2–inch iron rod set for the common east corner of this tract and the said Lot 4, Block 1, UNITY SUBDIVISION (15586/8), said iron rod also marking the south corner of Lot 1, Block 2 of said COLLEGE OAKS ADDITION (177/607) and being in the northwest line of Lot 2, Block 10 of said HIGHLAND PARK ADDITION, SECOND INSTALLMENT (166/155);

THENCE: S 42° 20' 14" W along the common line of this tract, the said Lot 4, Block 1, UNITY SUBDIVISION (15586/8) and the said HIGHLAND PARK ADDITION, SECOND INSTALLMENT (166/155) for a distance of 125.00 feet to the POINT OF BEGINNING and containing 0.578 acres of land, more or less.

FINAL PLAT

UNITY SUBDIVISION

LOT 1–R, BLOCK 1

BEING A REPLAT OF LOTS 1–4, BLOCK 1, UNITY SUBDIVISION, RECORDED IN VOLUME 15586, PAGE 8

0.578 ACRES

J.E. SCOTT SURVEY, A–50
BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER 2023
SCALE: 1" = 20'

Owner:
VL Partners, LLC
707 Texas Ave, Ste 101E
College Station, Texas 77840
979–224–3036

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838

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