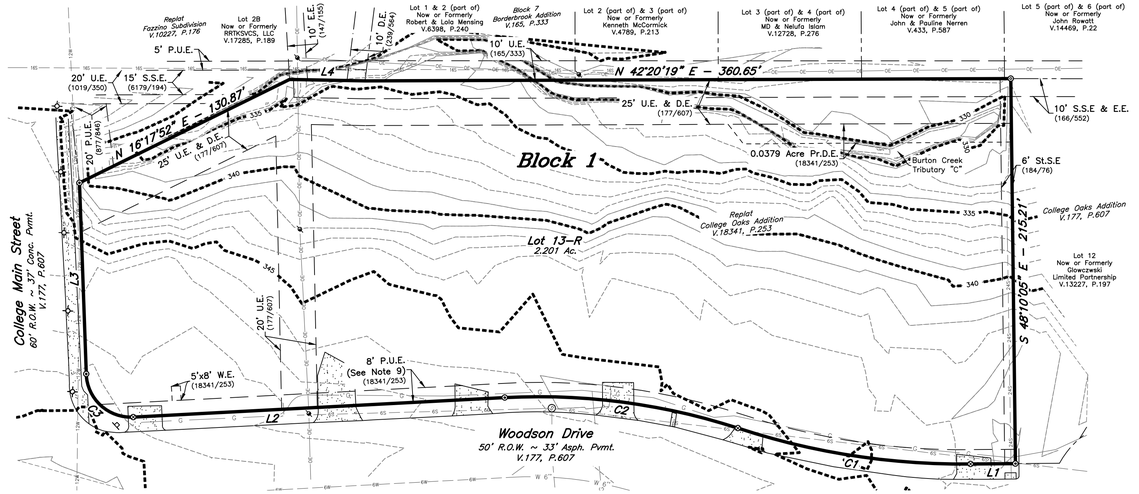
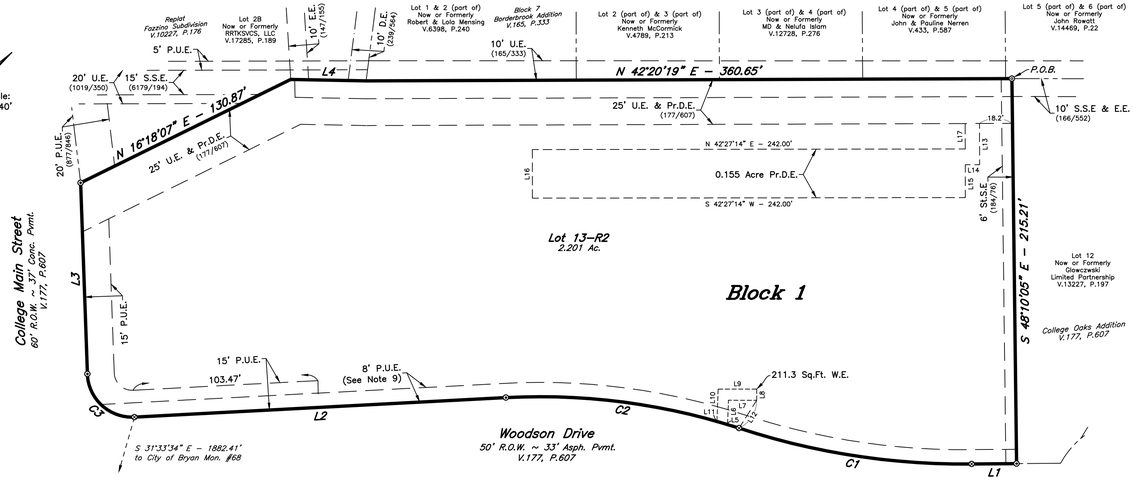



## ORIGINAL PLAT

LOT 13–R, BLOCK 1, COLLEGE OAKS ADDITION
AS RECORDED IN VOLUME 18341, PAGE 253

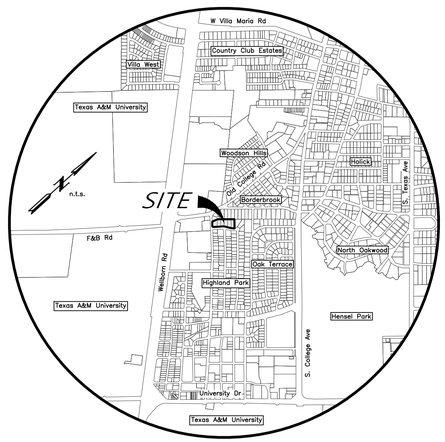
Scale: 1"=40'




## REPLAT

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S 42°03'38" W | 25.08' |
| L2 | S 39°32'00" W | 207.91' |
| L3 | N 49°30'36" W | 106.93' |
| L4 | N 43°36'29" E | 42.57' |
| L5 | N 34°11'03" W | 1.30' |
| L6 | N 45°11'03" W | 12.25' |
| L7 | N 42°36'28" E | 15.75' |
| L8 | N 47°23'32" W | 6.25' |
| L9 | S 42°36'28" W | 21.51' |
| L10 | S 45°11'03" E | 17.98' |
| L11 | S 33°18'10" E | 0.12' |
| L12 | N 15°10'19" W | 18.43' |
| L13 | S 47°39'41" E | 23.04' |
| L14 | S 42°20'16" W | 8.02' |
| L15 | S 47°32'46" E | 18.34' |
| L16 | N 47°32'46" W | 27.17' |
| L17 | N 47°39'41" W | 14.22' |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG. | CHORD DIST. |
| C1 | 18°54'28" | 400.62' | 132.21' | 66.71' | S 51°16'45" W | 131.61' |
| C2 | 21°01'47" | 360.15' | 132.19' | 66.85' | S 49°59'30" W | 131.45' |
| C3 | 90°57'40" | 25.00' | 39.69' | 25.42' | S 85°00'42" W | 35.65' |




VICINITY MAP

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, Langley Woodson Apartments, 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 Public Records of Brazos County in Volume 20752, Page 245 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.

_____
Owner

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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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 July 15, 2026 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.

_____
Cody Karisch, R.P.L.S. No. 7004

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the JOSEPH E. SCOTT SURVEY, Abstract No. 50, in Bryan, Brazos County, Texas and being all of Lot 13–R, Block 1, COLLEGE OAKS ADDITION according to the Replat recorded in Volume 18341, Page 253 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said Lot 13–R, Block 1 being further described in the deed from Czechmex Properties, LLC to Langley Woodson Apartments, LLC recorded in Volume 20752, Page 245 (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 5/8–inch iron rod marking the north corner of this herein described tract, said iron rod also marking the west corner of Lot 12, Block 1, COLLEGE OAKS ADDITION according to the Final Plat recorded in Volume 177, Page 607 (B.C.D.R.) and being in the southeast line of Lot 5, Block 7, BORDERBROOK ADDITION according to the Final Plat recorded in Volume 165, Page 333 (B.C.D.R.);

THENCE: S 48°10'05" E for a distance of 215.21 feet to a found 1/2–inch iron rod marking the east corner of this tract, said iron rod also marking the south corner of the said Lot 12, Block 1 and being in the northwest right–of–way line of Woodson Drive (based on a 50–foot width);

THENCE: along the northwest right–of–way line of said Woodson Drive for the following five (5) calls:

1) S 42°03'38" W for a distance of 25.08 feet to a found chiseled "X" in concrete marking the Point of Curvature of a curve to the right,
2) 132.21 feet in a clockwise direction along the arc of a curve having a central angle of 18°54'28", a radius of 400.62 feet, a tangent of 66.71 feet and a long chord bearing S 51°16'45" W at a distance of 131.61 feet to a found chiseled "X" in concrete marking the Point of Reverse Curvature,
3) 132.19 feet in a counter clockwise direction along the arc of a curve having a central angle of 21°01'47", a radius of 360.15 feet, a tangent of 66.85 feet and a long chord bearing S 49°59'30" W at a distance of 131.45 feet to a found 1/2–inch iron rod marking the Point of Tangency,
4) S 39°32'00" W for a distance of 207.91 feet to a found chiseled "X" in concrete marking the Point of Curvature of a curve to the right, and
5) 39.69 feet in a clockwise direction along the arc of a curve having a central angle of 90°57'40", a radius of 25.00 feet, a tangent of 25.42 feet and a long chord bearing S 85°00'42" W at a distance of 35.65 feet to a found 1/2–inch iron rod marking the Point of Tangency, said iron rod also being in the northeast right–of–way line of College Main Street (based on a 60–foot width);

THENCE: N 49°30'36" W along the northeast right–of–way line of said College Main Street for a distance of 106.93 feet to a found 1/2–inch iron rod marking the west corner of this herein described tract, said iron rod also marking the south corner of Lot 2B, FAZZINO SUBDIVISION according to the Replat recorded in Volume 10227, Page 176 (O.P.R.B.C.);

THENCE: along the common line of this tract and said Lot 2B for the following two (2) calls:

1) N 16°18'07" E for a distance of 130.87 feet to a point for angle, and
2) N 43°36'29" E for a distance of 42.57 feet to a point for angle, said point also marking the east corner of said Lot 2B and the south corner of Lot 1, Block 7 of said BORDERBROOK ADDITION;

THENCE: N 42°20'19" E along the common line of this tract and the said BORDERBROOK ADDITION for a distance of 360.65 feet to the POINT OF BEGINNING and containing 2.201 acres of land.

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS observation.
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 PD–M per approval Ordinance No. 2490.
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. 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.
7. See details of SP21–08 submitted to the Bryan Engineering Services Department for applicable floodways, significant drainage structures, underground detention details and sizes.
8. See details on SP21–08 submitted to the Bryan Engineering Services Department for Buildings 1 & 2. If the water meter falls outside of this 8' Public Utility Easement, an additional Easement will be dedicated via separate instrument (ie. City of Bryan easement) during the construction plan review.
9. The purpose of this replat is to remove some existing easements from the previous plats and to add additional Easements.
10. There will be no access to College Main Street for Lot 13–R2.
11. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊗ – 1/2" Iron Rod Found
⊚ – 5/8" Iron Rod Found
⊗ – Chiseled "X" in Concrete

12. Abbreviations:

D.E. – Drainage Easement
E.E. – Electrical Easement
P.O.B. – Point of Beginning
Pr.D.E. – Private Drainage Easement
P.U.E. – Public Utility Easement
S.S.E. – Sanitary Sewer Easement
St.S.E. – Storm Sewer Easement
U.E. – Utility Easement
W.E. – Water Easement

# FINAL PLAT

LOT 13–R2, BLOCK 1
## COLLEGE OAKS ADDITION
BEING A REPLAT OF LOT 13–R, BLOCK 1
RECORDED IN VOLUME 18341, PAGE 253
2.201 ACRES
JOSEPH E. SCOTT SURVEY, A–50
BRYAN, BRAZOS COUNTY, TEXAS
JULY 15, 2026
SCALE: 1" = 40'

Owner:
Langley Woodson Apartments, LLC
PO Box 800848
Dallas, Texas 75380

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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