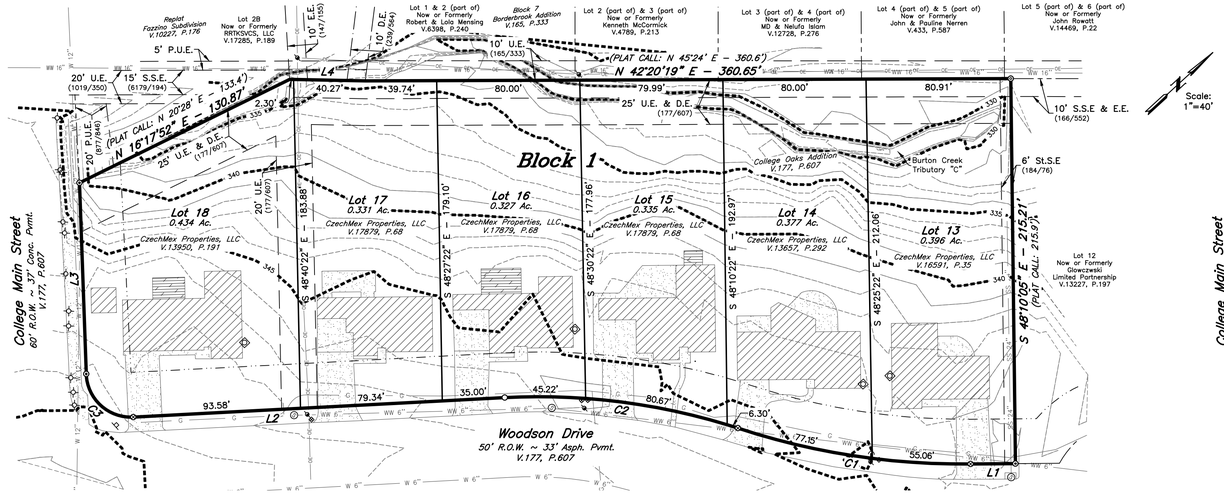
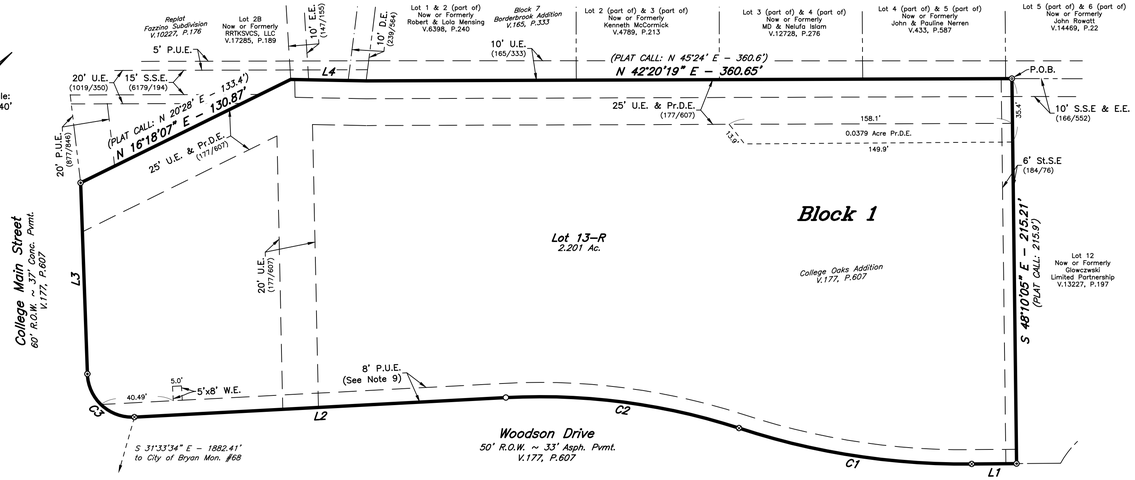


Scale: 1"=40'

ORIGINAL PLAT

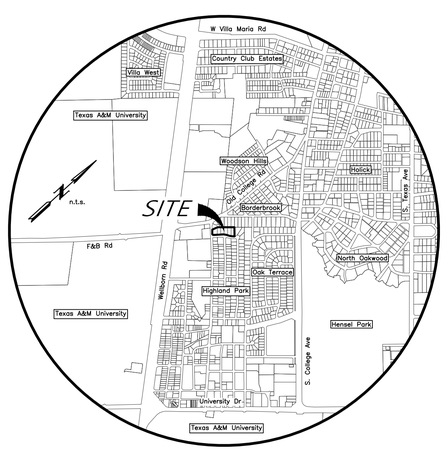
LOTS 13–18, BLOCK 1, COLLEGE OAKS ADDITION
AS RECORDED IN VOLUME 177, PAGE 607



REPLAT

LINE TABLE				
LINE	BEARING	DISTANCE	PLAT CALL	
L1	S 42°03'38" W	25.08'	–	25.0'
L2	S 39°32'00" W	207.91'	–	207.8'
L3	N 49°30'36" W	106.93'	N 47°26' W	110.0'
L4	N 43°36'29" E	42.57'	N 46°40' E	40.6'

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, CzechMex Properties, 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 16591, Page 35; Volume 13657, Page 292; Volume 17879, Page 68, and Volume 13950, Page 191 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.

_____
Brian Kapavik

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 JOSEPH E. SCOTT SURVEY, Abstract No. 50, in Bryan, Brazos County, Texas and being all of Lots 13, 14, 15, 16, 17, and 18, Block 1, COLLEGE OAKS ADDITION according to the Final Plat recorded in Volume 177, Page 607 of the Brazos County Deed Records (B.C.D.R.), said Lots consisting of the following four (4) deeds:

1) Lot 13, Block 1, COLLEGE OAKS ADDITION being described in the deed from Jean S. and Claren J. Kotrla to CzechMex Properties, LLC recorded in Volume 16591, Page 35 of the Official Records of Brazos County, Texas (O.R.B.C.),
2) Lot 14, Block 1, COLLEGE OAKS ADDITION being described in the deed from Gregory Stephen Klein to CzechMex Properties, LLC recorded in Volume 13657, Page 292 (O.R.B.C.),
3) Lots 15, 16, and 17, Block 1, COLLEGE OAKS ADDITION being described in the deed from Brian Kapavik and Sonja Kapavik to Czechmex Properties, LLC recorded in Volume 17879, Page 68 (O.R.B.C.),
4) Lot 18, Block 1, COLLEGE OAKS ADDITION being described in the deed from Joel Lynn Thomas and Patricia Ann Thomas McRoberts, individually and as co–independent executors of the estate of Emma Cecil Thomas to Czechmex Properties, LLC recorded in Volume 13950, Page 191 (O.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 common north corner of this herein described tract and the said Lot 13, Block 1, COLLEGE OAKS ADDITION, said iron rod also marking the west corner of Lot 12, Block 1 of said COLLEGE OAKS ADDITION 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 common east corner of this tract and the said Lot 13, Block 1, COLLEGE OAKS ADDITION, said iron rod also marking the south corner of the said Lot 12, Block 1, COLLEGE OAKS ADDITION 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 chiseled "X" in concrete set for 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 1/2–inch iron rod set for 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 (PLAT CALL: N 47°26'00" W – 110.00') 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 common west corner of this herein described tract and the said Lot 18, Block 1, COLLEGE OAKS ADDITION, said iron rod also marking the south corner of Lot 2B, FAZZINO SUBDIVISION according to the Replat recorded in Volume 10227, Page 176 (O.R.B.C.);

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

1) N 16°18'07" E (PLAT CALL: N 20°28' E – 133.40') for a distance of 130.87 feet to a point for angle, and
2) N 43°36'29" E (PLAT CALL: N 46°40' E – 40.00') for a distance of 42.57 feet to a point for angle, said point also marking the east corner of the said Lot 2B, FAZZINO SUBDIVISION and the south corner of Lot 1, Block 7 of said BORDERBROOK ADDITION;

THENCE: N 42°20'19" E (PLAT CALL: N 45°24' 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. All existing structures to be torn down prior to the filing of this plat.
7. 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.
8. See details of SP21–08 submitted to the Bryan Engineering Services Department for applicable floodways, significant drainage structures, underground detention details and sizes.
9. 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.
10. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

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

11. 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

REPLAT

LOT 13–R, BLOCK 1
COLLEGE OAKS ADDITION

BEING A REPLAT OF LOTS 13–18, BLOCK 1
RECORDED IN VOLUME 177, PAGE 607

2.201 ACRES

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

AUGUST 31, 2022
SCALE: 1" = 40'

Owner:
CzechMex Properties, LLC
13492 Research Boulevard Street
Austin, Texas 78750

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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