

CERTIFICATE OF OWNERSHIP AND DEDICATION

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____

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

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____

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____

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

CERTIFICATION OF THE SURVEYOR

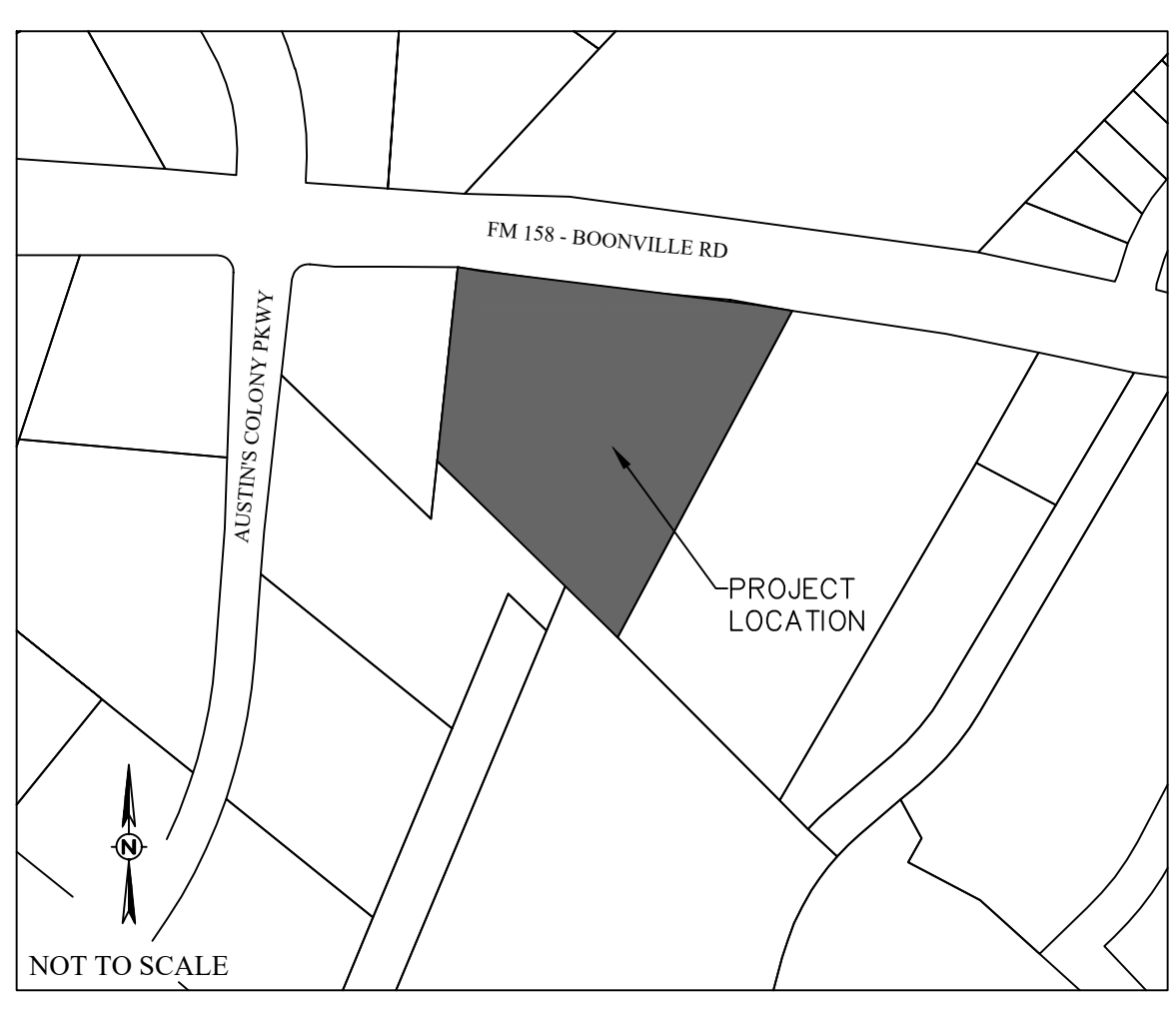
STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, 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

- 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 CORS 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 1.0001281017143 (CALCULATED USING GEOID12B). (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 IMPEDE 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 PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA). THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR, AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
 - 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, OF 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 10h: 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 10i: 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 10j: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 315, PAGE 807 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10k: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 316, PAGE 199 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10l: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 319, PAGE 608 (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 600 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10o: PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 817, PAGE 602 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10p: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 3017, PAGE 45 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
 - ITEM 10q: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 3017, PAGE 49 (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.

VICINITY MAP



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	13.56'	S89° 54' 27"E
L2	13.64'	S89° 54' 27"E
L3	20.00'	N61° 41' 51"W
L4	30.00'	N61° 41' 51"W

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'
JULY, 2023

OWNER/DEVELOPER:
DREWS CAR WASH NO. 7, LLC
1751 UNIVERSITY DRIVE EAST
COLLEGE STATION, TEXAS 77840

SURVEYOR:

KERR SURVEYING
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500
SURVEYS@KERRSURVEYING.NET
KERR PROJECT #: 23-111

ENGINEER:

SCHULTZ
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900