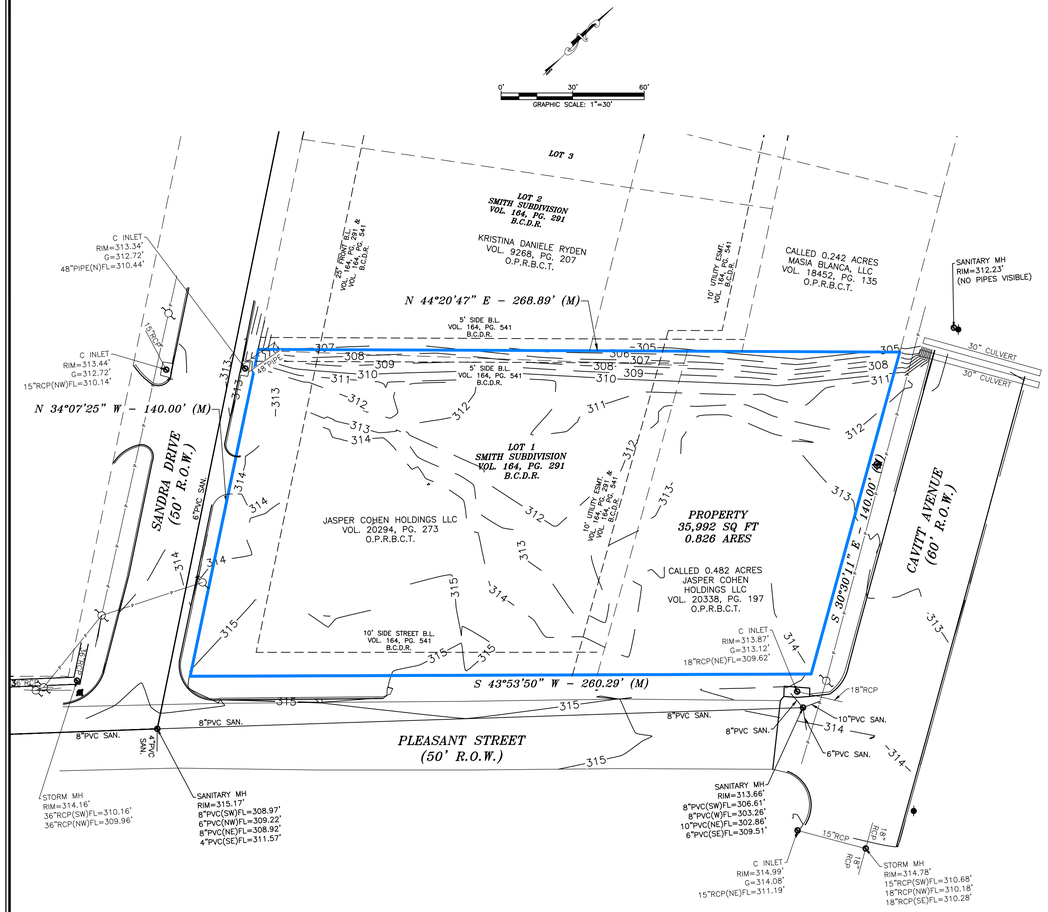

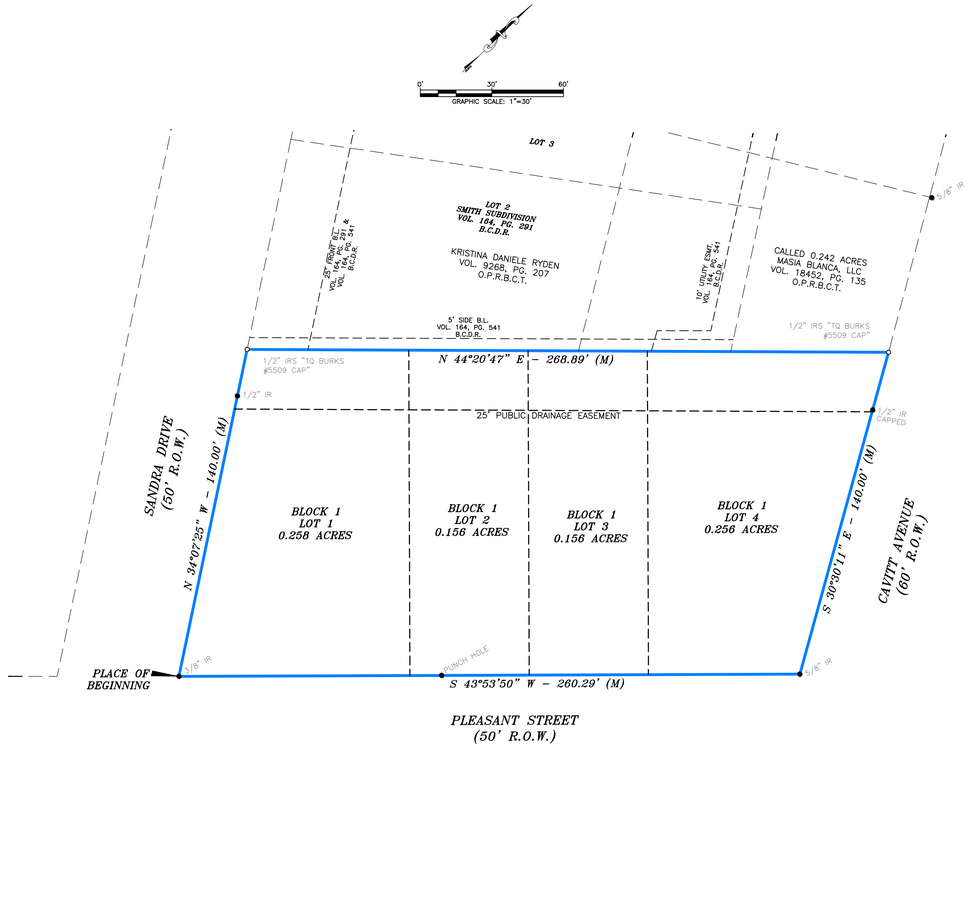

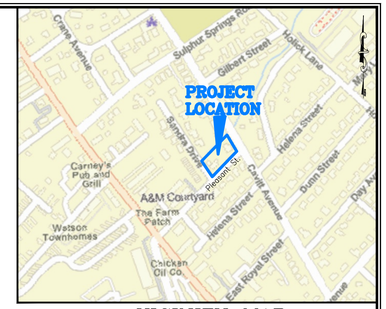

VICINITY MAP
N.T.S.

METES AND BOUNDS DESCRIPTION:

BEING A 0.826 ACRE (35,992 S.F.) TRACT OF LAND SITUATED IN THE J.E. SCOTT LEAGUE, ABSTRACT NO. 50 IN BRAZOS COUNTY, TEXAS AND BEING ALL OF THE CALLED 0.482 ACRE TRACT DESCRIBED IN VOL. 9193, PG. 185 OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.) AND ALL OF THAT 0.36 ACRE TRACT RECORDED IN VOL. 20294, PG. 273 O.P.R.B.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW;

BEGINNING AT A FOUND 3/8" IRON ROD BEING THE BLOCK CORNER OF SANDRA DRIVE AND PLEASANT STREET AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N34°07'25"W A DISTANCE OF 140.00 ALONG THE RIGHT-OF-WAY (ROW) OF SANDRA DRIVE TO A POINT AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N44°20'47"E A DISTANCE OF 268.89' TO A POINT BEING IN THE ROW OF CAVITT AVENUE AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S30°30'11"E A DISTANCE OF 140.00' ALONG SAID ROW TO A FOUND 5/8" IRON ROD BEING THE BLOCK CORNER OF SAID CAVITT AVENUE AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S43°53'50"W A DISTANCE OF 260.29 TO THE POINT OF BEGINNING AND CONTAINING 0.826 ACRES (35,992 S.F.) TRACT OF LAND MORE OR LESS.

SURVEY NOTES:

1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 5/8" & 1/2" iron rods found and referred to in the previous recorded deed, and elevations are referenced to NAVD88.

2). Drawing Scale is 1"=20'

3). All Lots are located in Zone X (unshaded), as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0215F, effective date: April 2, 2014.

4). Zoning: Residential District - 5000 (RD-5)

5). Setbacks:
Front - 25 feet Rear - 7.5 feet Side - 7.5 feet
Side Street - 15 feet

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). 10' Utility Easements Vol 164, Pg 291 and Vol 164, Pg 541 B.C.D.R. are hereby vacated by this final plat.

ORIGINAL PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JASPER COHEN HOLDINGS, the owner and developer of the land shown on this plat, being the tract of land as conveyed to us, in the Deed Records of Brazos County in Volume 20294, Page 273 and Volume 20338, Page 197 of the O.P.R.B.C.T., whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown 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 persons whose names 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 of office this _____ day of _____, 20_____. Notary Public, Brazos County, Texas:

_____
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_____

REPLAT

ABBREVIATIONS &
SYMBOLS LEGEND

FOUND AS DESCRIBED	●
IRON ROD	*IR*
1/2" IRON ROD SET "TQ BURKS #5509"	○
FIELD MEASURED	*(M)*
OFFICIAL PUBLIC RECORDS BRAZOS COUNTY, TEXAS	*O.P.R.B.C.T.*
BRAZOS COUNTY DEED RECORDS	*B.C.D.R.*
PAGE	*PG.*
VOLUME	*VOL.*
RIGHT-OF-WAY	*R.O.W.*
EASEMENT	*ESMT.*

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 in Volume _____, Page _____.

STATE OF TEXAS
COUNTY OF BRAZOS

I, Tommy Q. Burks, Registered Professional Land Surveyor No. 5509, 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 property markers and monuments were placed under my supervision on the ground, and the the metes and bounds describing said subdivision will describe a closed geometric form.

SUBDIVISION OF PLEASANT
0.826 ACRE (35,992 SQ. FT.)
IN THE
J.E. SCOTT LEAGUE, A- 50
BRAZOS COUNTY, TEXAS

4 LOTS 1 BLOCK

MAY 2026

SURVEYOR:
RHEMA SURVEYING AND MAPPING, LLC
23735 San Barria Dr.
Katy, TX 77493
(832) 919-1989
FIRM# 10194979

OWNER:
JASPER COHEN HOLDINGS LLC
4607 MIDSUMMER LN
COLLEGE STATION, TX 77845