



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 FOLLOWS:

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:**
- 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 NAVD83.
  - Drawing Scale is 1"=30'
  - 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.
  - Zoning: Residential District - 5000 (RD-5)
  - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
  - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, permit, 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.
  - 10' Utility Easements Vol 164, Pg 291 and Vol 164, Pg 541 B.C.D.R. are hereby vacated by this final plat.
  - Existing structures to be demolished.
  - Finish Floor Elevations for all lots shall be 315' minimum.

**ORIGINAL PLAT**

**REPLAT**

**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 20335, 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: \_\_\_\_\_

**APPROVAL OF THE 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.

Chair, Planning and Zoning Commission, Bryan, Texas: \_\_\_\_\_

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 \_\_\_\_\_.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

**ABBREVIATIONS & SYMBOLS LEGEND**

- FOUND AS DESCRIBED
- IRON ROD
- 1/2" IRON ROD SET TO BURKS #5509 CAP
- FIELD MEASURED
- OFFICIAL PUBLIC RECORDS BRAZOS COUNTY, TEXAS
- O.P.R.B.C.T.
- BRAZOS COUNTY DEED RECORDS
- PAGE
- VOLUME
- RIGHT-OF-WAY
- EASEMENT
- B.C.D.R.
- PUE
- A.O.C.
- ASST.

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Tommy D. 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 metes and bounds describing said subdivision will describe a closed geometric form.

SIGNATURE

**FINAL PLAT OF JASCO SUBDIVISION  
BLOCK 1, LOTS 1 THROUGH 4  
BEING A REPLAT OF LOT 1 OF THE  
SMITH SUBDIVISION AND 0.826 ACRES  
OUT OF THE J.E. SCOTT LEAGUE, A-50  
APRIL 2026**



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