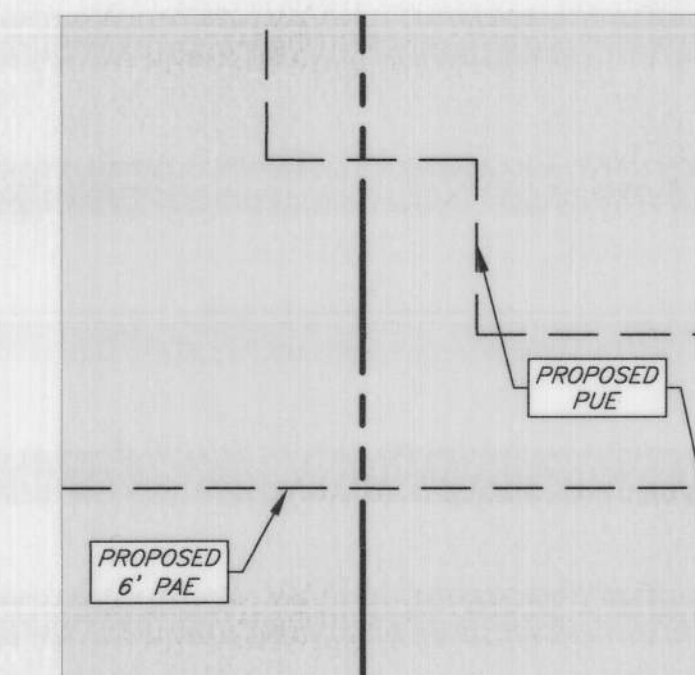
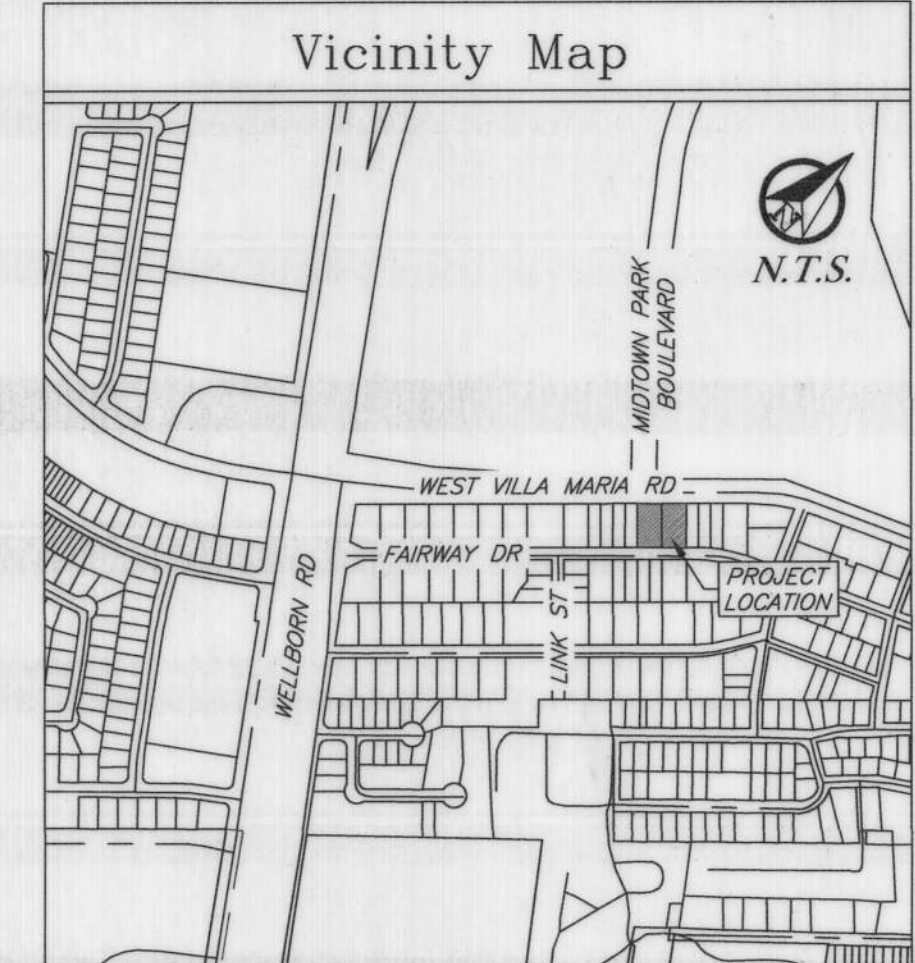


Inset B



Inset A

Annotations:	
ROW-	Right-of-Way
HMAC-	Hot mix Asphaltic concrete
DRBCT-	Deed Records Of Brazos County, Texas
ORBCT-	Official Records Of Brazos County, Texas
OPRBCT-	Official Public Records Of Brazos County, Texas
Record Information:	
(CM)-	Controlling Monument used to establish property boundaries
PUB-	Public Utility Easement
PAE-	Public Access Easement
TYP-	Typical
N/F-	Now or Formerly
SF-	Square Feet



#### General Notes:

- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NAD2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- Distances shown hereon are surface distances in US survey feet and decimals unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010955487275 (calculated using GEOD12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
- 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown are approximate location.
- This property is zoned Planned Development Housing (PD-H) per RZ 21-24, approved 11/17/23, Ord. #2594.
- The topography is from survey data.
- A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair, and maintenance of all common areas, private drainage easements, and private stormwater detention facilities, which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair, or maintenance of these areas.
- 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 plat was prepared to reflect the title commitment issued by university title company, GF No: 2304277CS, effective date: 08-14-2023. Items listed on Schedule B are addressed as follows:
  - Item 10d: Easement as set out on plat (150/121 DRBCT) affects as shown
  - Item 10e: Building lines as set out in restrictions filed in volume 150, Page 123, DRBCT, Affect but are not shown.
  - All other items are not survey items and/or are in addressed by this plat.

## FINAL PLAT

### Country Club Estates No. 2 Subdivision

Block A, Lots 1R1-1R6, 2R1-2R6, and  
Common Area - 0.827 Acres

Being a Replat of a Block A, Lot 1 and Lot 2  
Country Club Estates No. 2 Subdivision  
Volume 150, Page 121 DRBCT  
Zeno Phillips League Survey, A-45  
Bryan, Brazos County, Texas

January 2024  
Page 1 of 2

Owner:  
904 Welch, LLC  
5 Crestwood Estates Dr  
Houston, TX 77024

Surveyor:  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195  
TBPELS #10018500  
Proj # 23-818

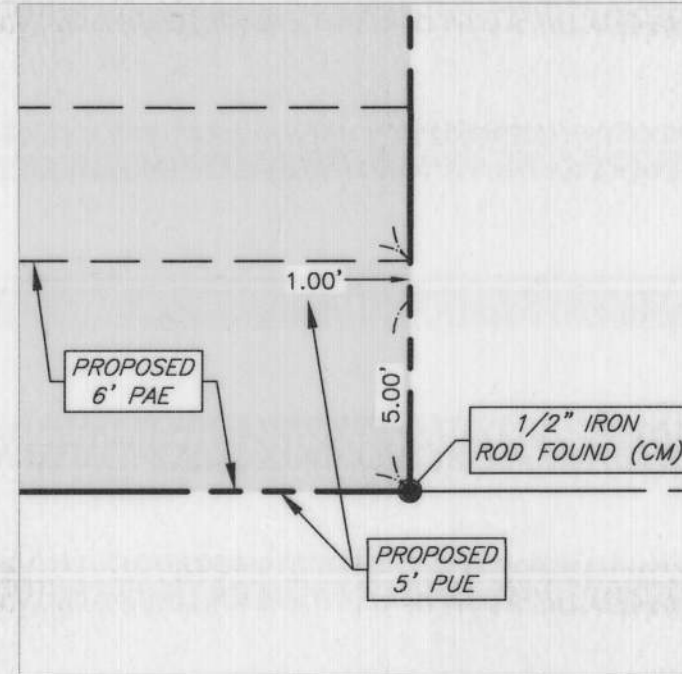
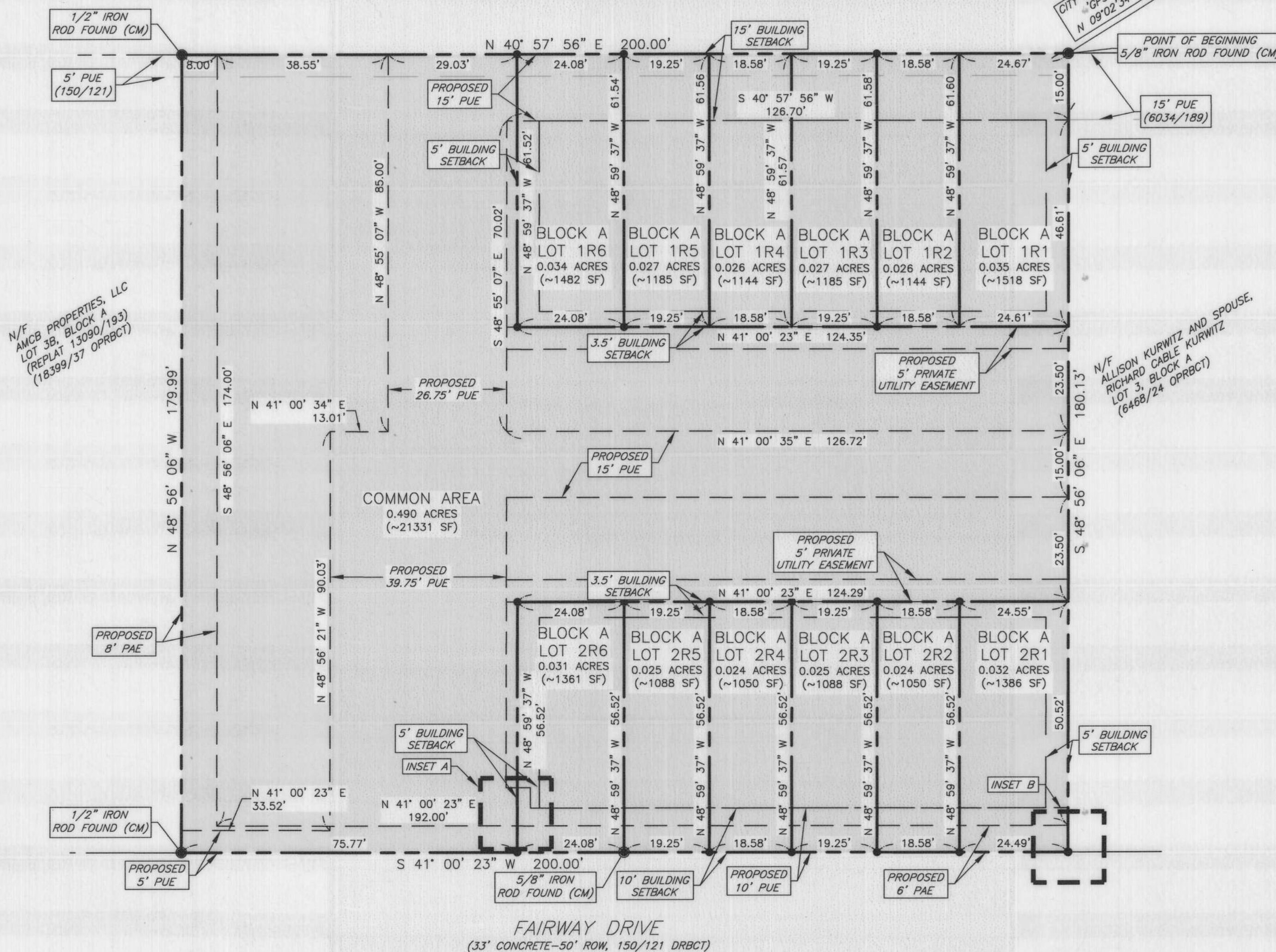
Engineer:  
**J4 Engineering**  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951



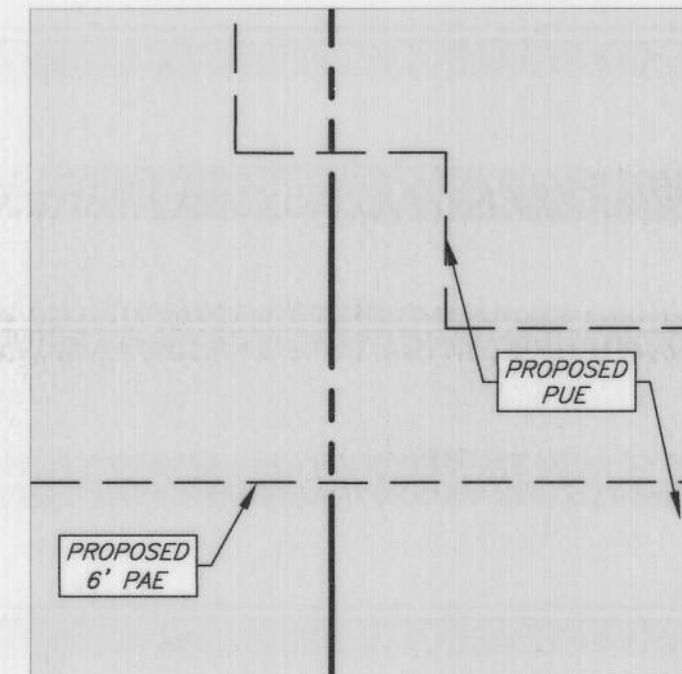
# REPLAT



WEST VILLA MARIA ROAD  
(FM1179)  
(80' HMAC-100' ROW)



Inset B



Inset A

**Annotations:**

ROW-	Right-of-Way
HMAC-	Hot mix Asphaltic concrete
DRBCT-	Deed Records Of Brazos County, Texas
ORBCT-	Official Records Of Brazos County, Texas
OPRBCT-	Official Public Records Of Brazos County, Texas
(-)	Record information
(CM)-	Controlling Monument used to establish property boundaries
PUE-	Public Utility Easement
PAE-	Public Access Easement
TYP-	Typical
N/P-	Now or Formerly
SF-	Square Feet

FIELD NOTES DESCRIPTION  
OF A  
0.827 ACRE TRACT  
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45  
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.827 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 1 AND 2, BLOCK A OF THE COUNTRY CLUB ESTATE No. 2, FILED IN VOLUME 150, PAGE 121, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.827 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 5/8 INCH IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF WEST VILLA MARIA ROAD (CALLED 100' WIDE RIGHT-OF-WAY, PER TxDOT PLANS), SAME BEING THE NORTH CORNER OF SAID LOT 1, SAME ALSO BEING THE WEST CORNER OF LOT 3, BLOCK A OF THE FAIRWAY DRIVE ADDITION, FILED IN VOLUME 6034, PAGE 189 (OPRBCT), FROM WHICH CITY OF BRYAN MONUMENT "GPS-107" BEARS N 09° 02' 34" E, A DISTANCE OF 3,742.20 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOTS 1 AND 3, S 48° 56' 06" E, A DISTANCE OF 180.13 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST LINE OF FAIRWAY DRIVE (CALLED 50' WIDE RIGHT-OF-WAY PER 150/121 DRBCT), BEING THE EAST CORNER OF SAID LOT 1, SAME BEING THE SOUTH CORNER OF SAID LOT 3;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FAIRWAY DRIVE, SAME BEING THE SOUTHEAST LINES OF SAID LOTS 1 AND 2, S 41° 00' 23" W, PASSING A 5/8 INCH IRON ROD FOUND, BEING THE SOUTH COMMON CORNER OF SAID LOTS 1 AND 2 AT A DISTANCE OF 100.00 FEET, CONTINUING ON FOR A TOTAL DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST LINE OF SAID FAIRWAY DRIVE, BEING THE SOUTH CORNER OF SAID LOT 2, SAME ALSO BEING THE EAST CORNER OF LOT 3B, BLOCK A, BEING A REPLAT OF SAID COUNTRY CLUB ESTATE, FILED IN VOLUME 13090, PAGE 193 (OPRBCT);

THENCE, WITH THE COMMON LINE OF SAID LOT 2 AND SAID LOT 3B, N 48° 56' 06" W, A DISTANCE OF 179.99 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST VILLA MARIA ROAD, BEING THE WEST CORNER OF SAID LOT 2, SAME BEING THE NORTH CORNER OF SAID LOT 3B;

THENCE, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST VILLA MARIA ROAD, SAME BEING THE NORTHWEST LINES OF SAID LOTS 1 AND 2, N 40° 57' 56" E, PASSING A POINT FOR CORNER AT A DISTANCE OF 100.00 FEET, BEING THE WEST COMMON CORNER OF SAID LOTS 1 AND 2, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 20° 55' 07" W, A DISTANCE OF 0.21 FEET, ALSO FROM WHICH ANOTHER 1/2 INCH IRON ROD FOUND BEARS N 44° 37' 04" W, A DISTANCE OF 0.16 FEET, CONTINUING ON FOR A TOTAL DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.827 ACRES OF LAND, MORE OR LESS.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Erik Dybesland, Managing Member of 904 Welch, LLC, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 18782, Page 58, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

*Erik Dybesland*  
Erik Dybesland, Managing Member  
904 Welch, LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Erik Dybesland 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 8 day of November, 2024.

*William Henry*  
Notary Public, Brazos County, Texas



## CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, David Powell Brister, Registered Professional Land Surveyor No. 6537, 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.

*David Powell Brister*  
3-7-24  
David Powell Brister, R.P.L.S. No. 6537



## APPROVAL OF THE CITY ENGINEER

I, W Paul Kasper, 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 20 day of January, 2025.

*W Paul Kasper*  
City Engineer, Bryan, Texas

## APPROVAL OF THE CITY PLANNER

I, Marla Zimmerman, 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 20 day of January, 2025.

*Marla Zimmerman*  
City Planner  
Bryan, Texas

## APPROVAL OF PLANNING AND ZONING COMMISSION

I, Ann Balke, 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 18 day of November, 2023, and same was duly approved on the 18 day of November, 2024, by said Commission.

*Ann Balke*  
Chair, Planning & Zoning Commission, Bryan, Texas

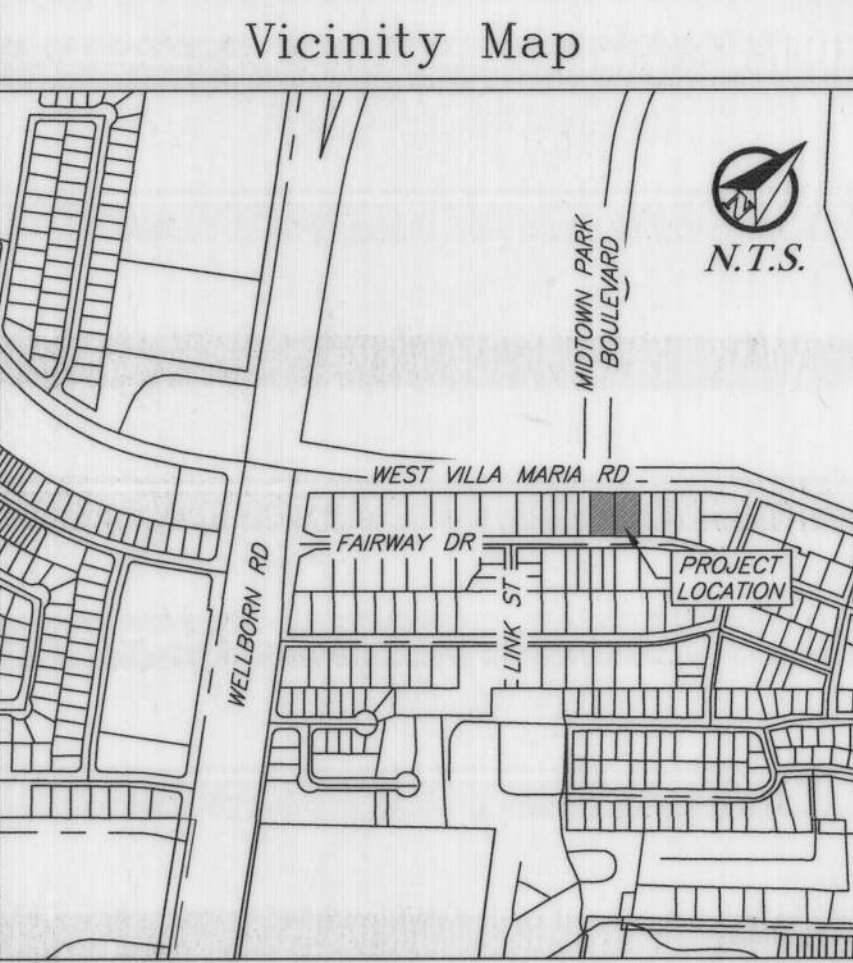
## CERTIFICATE OF THE COUNTY CLERK

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 4/3/2025 11:48:27 AM  
In the PLAT Records

Doc Number: 2025-1553368  
Volume - Page: 19770-231  
Number of Pages: 2  
Amount: 72.00  
Order#: 20250403000045  
By: JS



*Karen McQueen*  
County Clerk  
Brazos County, Texas  
By: *Josephina Shaw*



## General Notes:

- Bearing system shown hereon is based on the 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).
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- All utilities shown are approximate location.
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- The topography is from survey data.
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- This plat was prepared to reflect the title commitment issued by university title company, CP No. 230427703, effective date: 06-14-2023. Items listed on Schedule B are addressed as follows:
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Bryan, Brazos County, Texas

January 2024  
Page 2 of 2

Owner:  
904 Welch, LLC  
5 Crestwood Estates Dr  
Houston, TX 77024

Engineer:  
I4 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951

Surveyor:  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195  
TBPELS #10018500  
Proj # 23-818