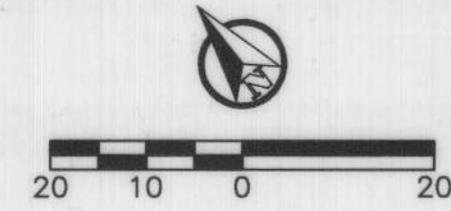
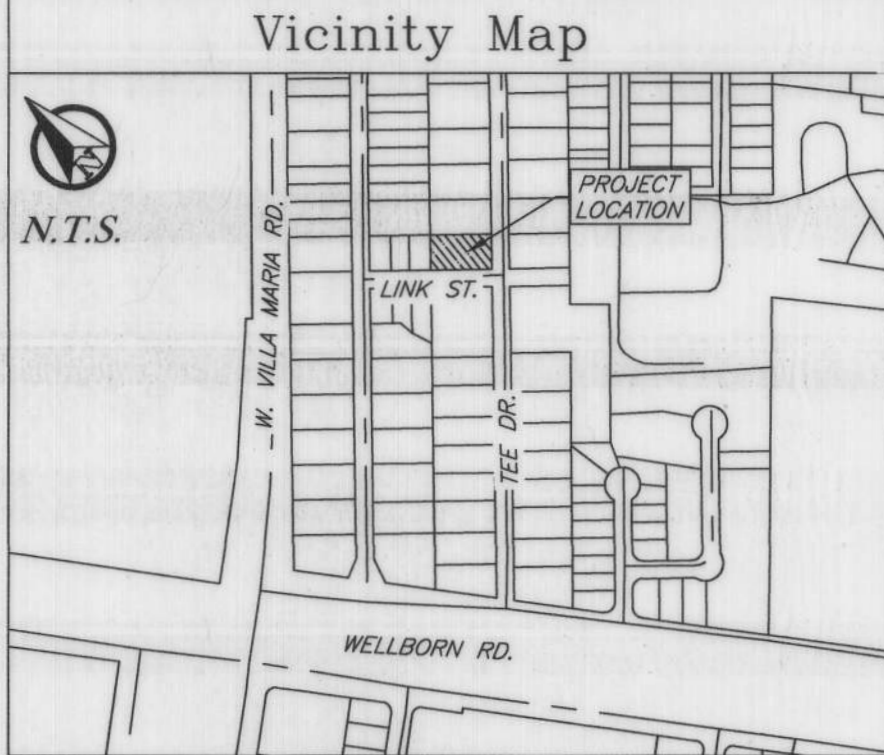
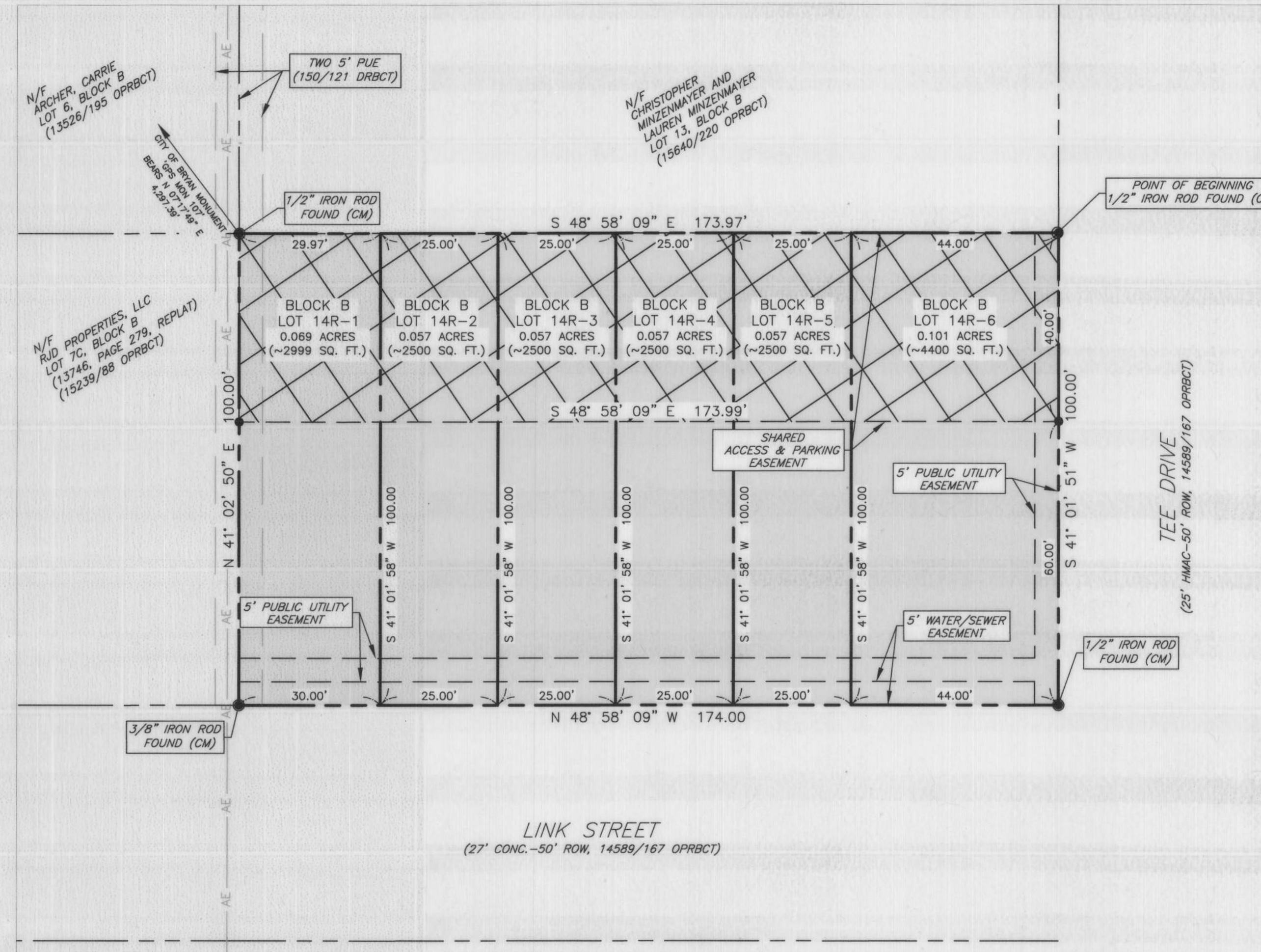
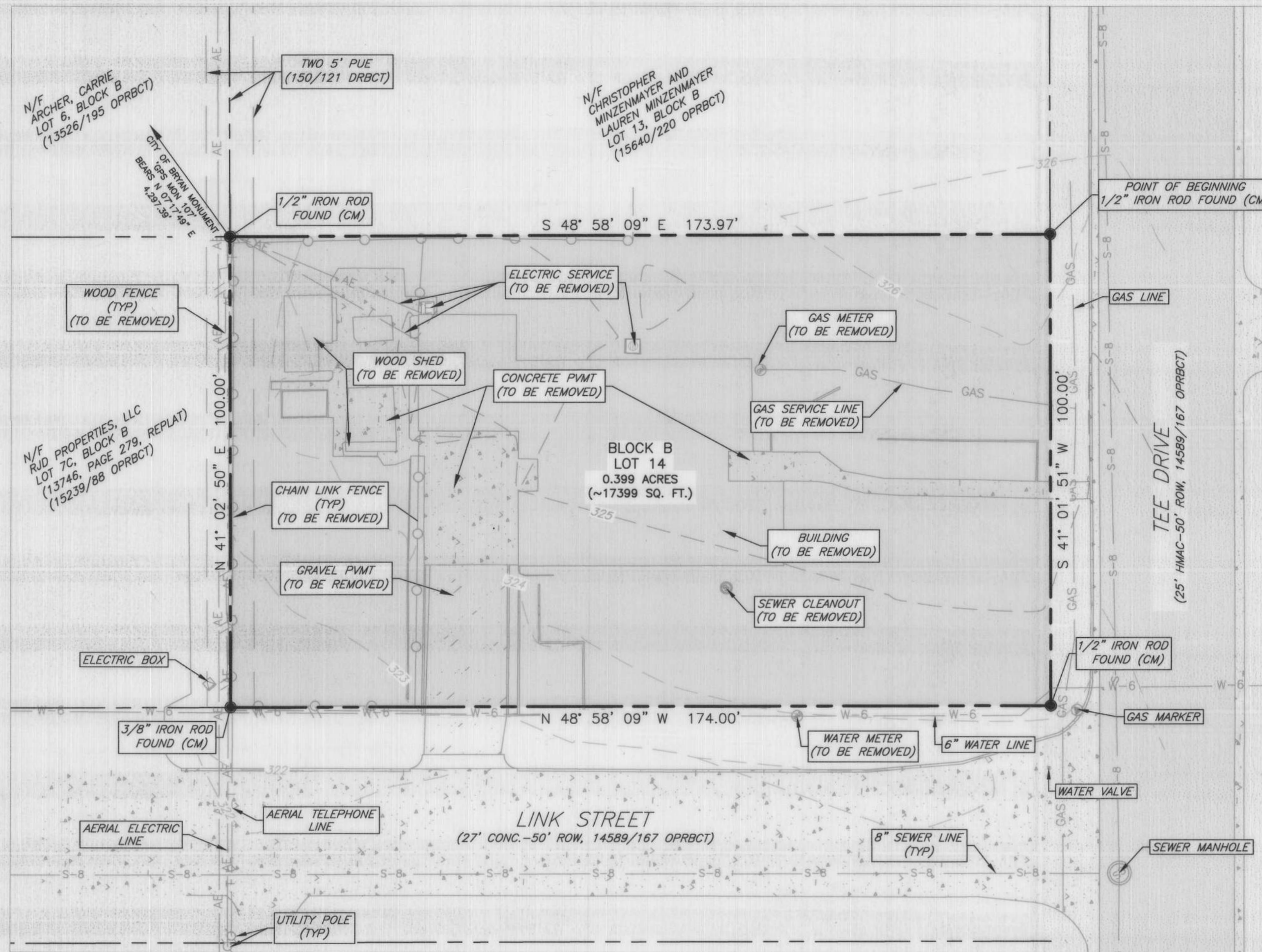


ORIGINAL



REPLAT



General Notes:

- 1. 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).
2. Distances shown hereon are surface distances in US survey feet and decimals (ex. 383.90') unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.000109368381544 (calculated using GEOID12B).
3. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F revised date: April 2, 2014.
4. 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6. All utilities shown are approximate location.
7. This property is zoned Residential District 5000 - (RD-5).
8. The topography is from survey data.
9. Townhomes were approved for these lots by Planning and Zoning Commission on 9/18/24 via case no. CU24-05.
10. 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.
11. This plat was prepared to reflect the title commitment issued by university title company, GF No: 193786, effective date: 01-14-2020. Items listed on schedule B are addressed as follows:
- Item 10g: Easements as shown on plat filed in volume 150, page 121, DRBCT, affect as shown.
- Item 10h: Building setback lines in restrictions filed in volume 150, page 123, DRBCT, affect as shown (R).
- All other items are not survey items and/or are not addressed by this plat.
11. 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, private landscape easements, and private storm water detention facilities, which are part of the subdivision. This City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Sharon & Tim Cole, the owners and developers of the land shown on this plat being the tract of land as conveyed to us in the Official Public Records of Brazos County in Volume 15795, Page 190, and whose names are 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.

Sharon Cole, Owner
Tim Cole, Owner

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 9th day of September, 2024.

W. Paul Kasper, City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Clayton Watson, 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 9th day of September, 2024 and same was duly approved on the 9th day of September, 2024 by said Commission.

Clayton Watson, Chair, Planning & Zoning Commission, Bryan, Texas

FIELD NOTES DESCRIPTION

OF A
0.399 ACRE TRACT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.399 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 14, BLOCK B OF COUNTY CLUB ESTATES NO. 2, FILED IN VOLUME 150, PAGE 121 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), BEING DESCRIBED IN A DEED TO TIMOTHY BRIAN COLE AND SHARON VAUGHN COLE, RECORDED IN VOLUME 15795, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.399 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF TEE DRIVE (CALLED 50' WIDE RIGHT-OF-WAY, PER 150/121), BEING THE EAST CORNER OF SAID LOT 14, SAME BEING THE SOUTH CORNER OF LOT 13, BLOCK B OF SAID COUNTY CLUB ESTATES NO. 2;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID TEE DRIVE, SAME BEING THE SOUTHWEST LINE OF SAID LOT 14, S 41° 01' 51" W, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTH INTERSECTION OF SAID TEE DRIVE AND LINK STREET (CALLED 50' WIDE RIGHT-OF-WAY, PER 150/121), BEING THE SOUTH CORNER OF SAID LOT 14;

THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID LINK STREET, SAME BEING THE SOUTHWEST LINE OF SAID LOT 14, N 48° 58' 09" W, A DISTANCE OF 174.00 FEET TO A 3/8 INCH IRON ROD FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID LINK STREET, BEING THE WEST CORNER OF SAID LOT 14, SAME BEING THE SOUTH CORNER OF LOT 7C, BLOCK B OF THE REPLAT OF LOT 7 OF COUNTY CLUB ESTATES NO. 2, FILED IN VOLUME 13746, PAGE 279;

THENCE, WITH THE COMMON LINE OF SAID LOT 14 AND SAID LOT 7C, N 41° 02' 50" E, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT 14, BEING THE EAST CORNER OF SAID LOT 7C, SAME BEING THE SOUTH CORNER OF LOT 6, BLOCK B OF SAID COUNTY CLUB ESTATES NO. 2, SAME ALSO BEING THE WEST CORNER OF SAID LOT 13, FROM WHICH CITY OF BRYAN MONUMENT "GPS MON 107" BEARS N 07° 17' 49" E, A DISTANCE OF 4,297.39 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOTS 14 AND 13, S 48° 58' 09" E, A DISTANCE OF 173.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.399 ACRES OF LAND, MORE OR LESS.

APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, 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 9th day of September, 2024.

Martin Zimmermann, City Planner, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 11/26/2024 1:55:21 PM
In the PLAT Records
Doc Number: 2024-1544012
Volume - Page: 19553-64
Number of Pages: 1
Amount: 72.00
Order#: 20241126000081
By: JS

Karen McQueen, County Clerk, Brazos County, Texas
By: Josephine Shaw

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Sharon & Tim Cole, 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 15 day of August, 2024.

Brittany Jones, 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.

10/8-15-24, David Powell Brister, R.P.L.S. No. 6537



FINAL PLAT

Country Club Estates No. 2
Addition, Block B,
Lots 14R-1 to 14R-6
0.399 Acres

Being a Replat of a Block B, Lot 14
Country Club Estates No. 2 Addition
Volume 150, Page 121 DRBCT
Zeno Phillips League Survey, Abstract 45
Bryan, Brazos County, Texas
August 2024

Owner: Sharon & Tim Cole, 32802 Whistler Ct, Fulshear, TX 77441

Surveyor: Kerr Surveying, LLC, 1718 Briarcrest Dr, Bryan, TX 77802, 979-268-3183, TBPELS #10018500, Proj # 24-473

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