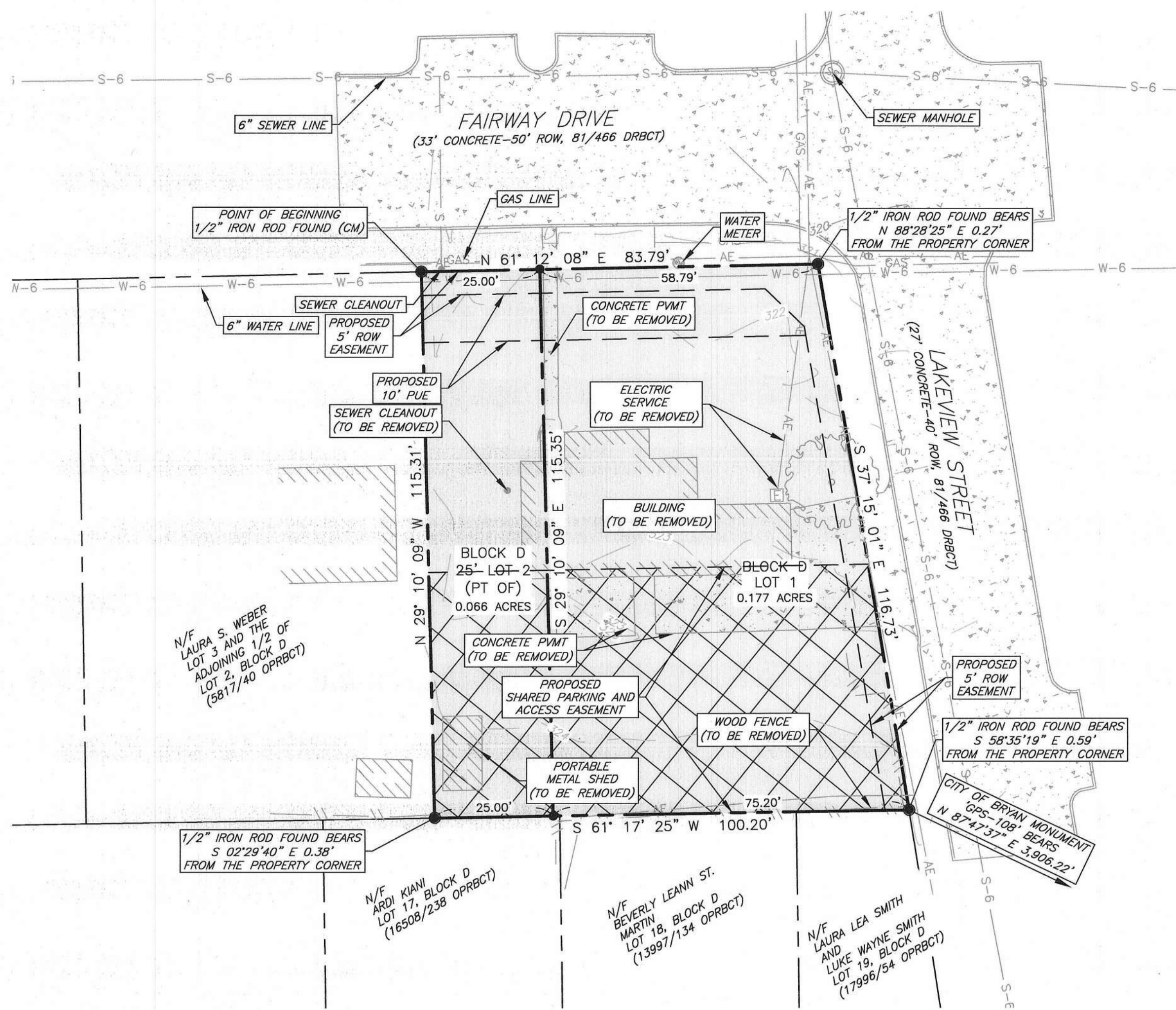
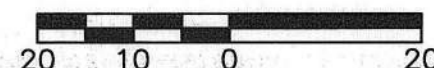
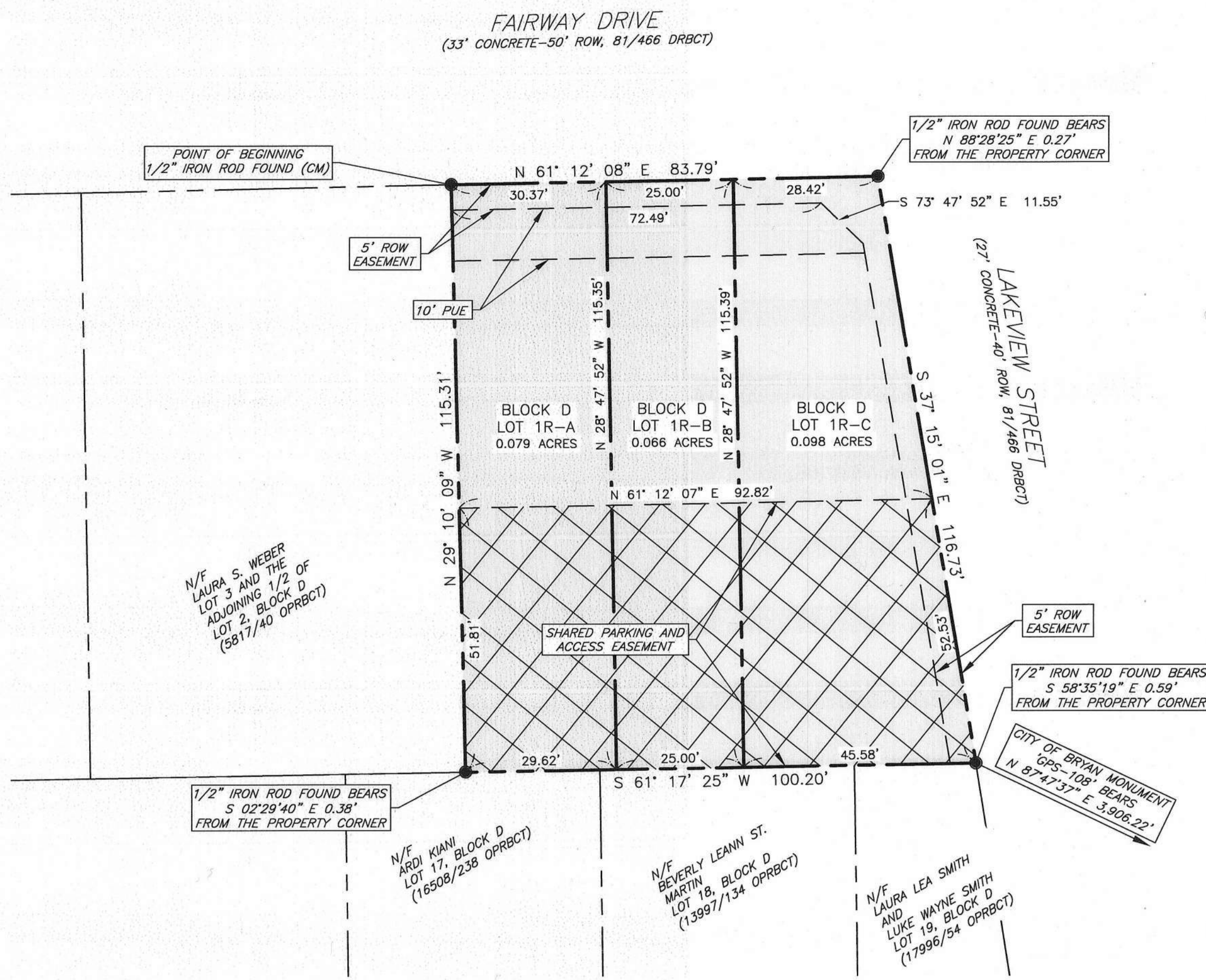
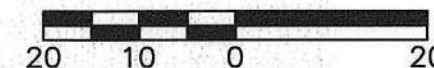


ORIGINAL



REPLAT



Vicinity Map



N.T.S.



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 (MCS2).
- 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 1.00010957983293 (calculated using GEOID12B).
- 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 Residential District-5000 (RD-5).
- The topography is from survey data.
- 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: 2304179CS, effective date: 06-04-2023. No survey related items were listed on Schedule B.
- Conditional Use Permit Case No. CU23-09, to allow townhomes on this subject property, was approved with conditions by the Planning and Zoning Commission on November 2, 2023.
- Planning Variance Case No. PV23-17, by the Planning and Zoning Commission on November 2, 2023 to allow a 10-foot variance from the minimum 15-foot street side building setback generally required on properties zoned Residential District - 5000 (RD-5), and a 4.35-foot variance from the additional 10-foot lot width required of corner lots in townhouse developments, to allow the proposed construction of one (1) townhouse unit to extend within 5 feet of a side street property line, and to allow the creation of one (1) townhouse lot with a proposed lot width of 30.85 feet.

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
- PAB- Public Access Easement
- TYP- Typical
- N/F- Now or Formerly

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, David Wilson, President of Optimal Housing Five, 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 18750, Page 284, 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.

David Wilson  
President, Optimal Housing Five, LLC

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared, David Wilson, 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 3 day of June, 2024.

Brittany Gomez  
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  
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 22<sup>nd</sup> day of June, 2024.

W. Paul Kasper  
City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Katie Williams, 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 22<sup>nd</sup> day of June, 2024.

Katie Williams  
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Anne 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 19<sup>th</sup> day of September, 2023, and same was duly approved of the 14<sup>th</sup> day of November, 2023 by said Commission.

Anne Balke  
Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 6/25/2024 1:47:46 PM  
In the PLAT Records

Doc Number: 2024-1532417  
Volume - Page: 19289-103  
Number of Pages: 1  
Amount: 72.00  
Order#: 20240625000116  
By: DB



Karen McQueen  
County Clerk, Brazos County, Texas

FIELD NOTES DESCRIPTION

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

A FIELD NOTES DESCRIPTION OF 0.244 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1 AND THE ADJOINING 25 FEET OF LOT 2, BLOCK D OF THE COUNTRY CLUB ESTATES ADDITION, FILED IN VOLUME 81, PAGE 466 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), BEING DESCRIBED IN A DEED TO OPTIMAL HOUSING FIVE, LLC, IN VOLUME 18750, PAGE 284 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.244 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF FAIRWAY DRIVE (CALLED 50' WIDE RIGHT-OF-WAY PER 81/466 DRBCT), SAME BEING THE WEST CORNER OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, SAME ALSO BEING THE NORTH CORNER OF A TRACT CALLED TO BE LOT 3 AND THE ADJOINING 1/2 OF LOT 2 OF SAID COUNTRY CLUB ESTATES ADDITION, BEING DESCRIBED IN A DEED TO LAURA S. WEBER IN VOLUME 5817, PAGE 40 (OPRBCT), FROM WHICH A POINT IN THE NORTHWEST RIGHT-OF-WAY OF FAIRWAY DRIVE BEARS N 28° 47' 52" W A DISTANCE OF 50.00 FEET, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 61° 12' 08" W A DISTANCE OF 23.65 FEET, AND ALSO FROM SAID POINT IN NORTHWEST RIGHT-OF-WAY A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP FOUND BEARS N 61° 12' 08" E A DISTANCE OF 27.18 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID FAIRWAY DRIVE, SAME BEING THE NORTHWEST LINE OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, N 61° 12' 08" E, A DISTANCE OF 83.79 FEET TO A POINT FOR CORNER IN THE SOUTH INTERSECTION OF SAID FAIRWAY DRIVE AND LAKEVIEW STREET (CALLED 40' WIDE RIGHT-OF-WAY, PER 81/466 DRBCT), BEING THE NORTH CORNER OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 88° 28' 25" E, A DISTANCE OF 0.27 FEET, ALSO FROM WHICH A 1/2 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "RPLS 6132" FOUND BEARS N 61° 12' 08" E, A DISTANCE OF 40.43 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID LAKEVIEW STREET, SAME BEING THE NORTHEAST LINE OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, S 37° 15' 01" E, A DISTANCE OF 116.73 FEET TO A POINT FOR CORNER, BEING THE EAST CORNER OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, SAME BEING THE NORTH CORNER OF LOT 19, BLOCK D OF SAID COUNTRY CLUB ESTATES ADDITION, DESCRIBED IN A DEED TO LAURA LEA SMITH AND LUKE WAYNE SMITH IN VOLUME 17996, PAGE 54 (OPRBCT), FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 58° 35' 19" E, A DISTANCE OF 0.59 FEET, ALSO FROM WHICH THE CITY OF BRYAN MONUMENT "GPS - 108" BEARS N 87° 47' 37" E, A DISTANCE OF 3,906.22 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, SAME BEING THE NORTHWEST LINES OF LOTS 19-17, BLOCK D OF SAID COUNTRY CLUB ESTATES ADDITION, S 61° 17' 25" W, A DISTANCE OF 100.20 FEET TO A POINT FOR CORNER, BEING THE SOUTH CORNER OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, SAME BEING THE NORTH CORNER OF LOT 17, BLOCK D OF SAID COUNTRY CLUB ESTATES ADDITION, DESCRIBED IN A DEED TO LAURA LEA SMITH AND LUKE WAYNE SMITH IN VOLUME 17996, PAGE 54 (OPRBCT), FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 58° 35' 19" E, A DISTANCE OF 0.59 FEET, ALSO FROM WHICH THE CITY OF BRYAN MONUMENT "GPS - 108" BEARS N 87° 47' 37" E, A DISTANCE OF 3,906.22 FEET;

THENCE, WITH THE COMMON LINE OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT AND SAID WEBER TRACT, N 29° 10' 09" W, A DISTANCE OF 115.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.244 ACRES OF LAND, MORE OR LESS, SURVEYED ON THE GROUND JULY 2023 UNDER MY SUPERVISION.