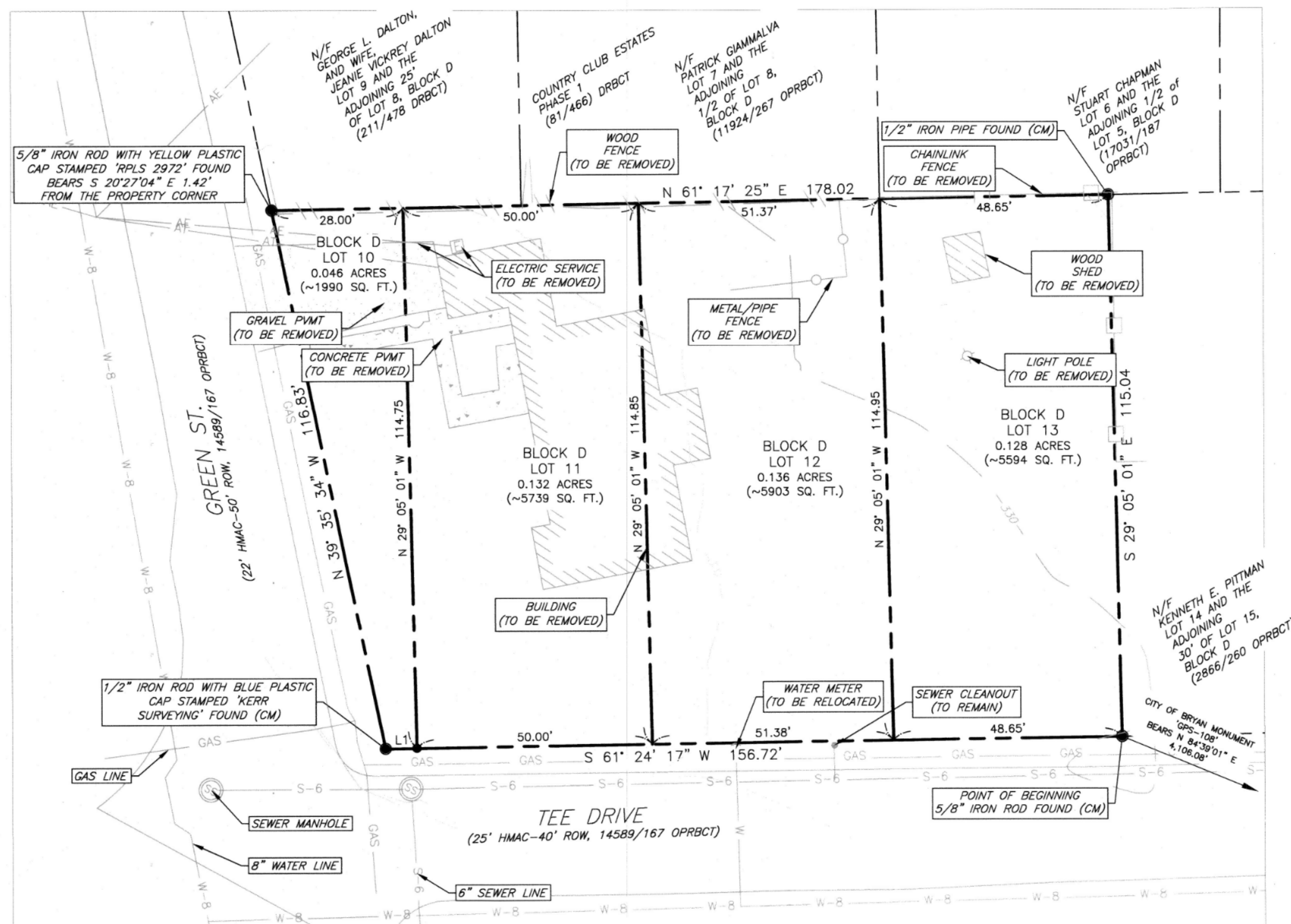
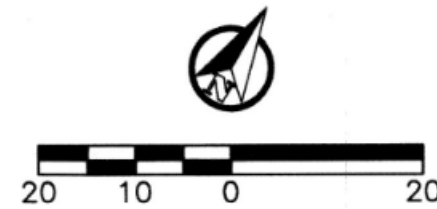
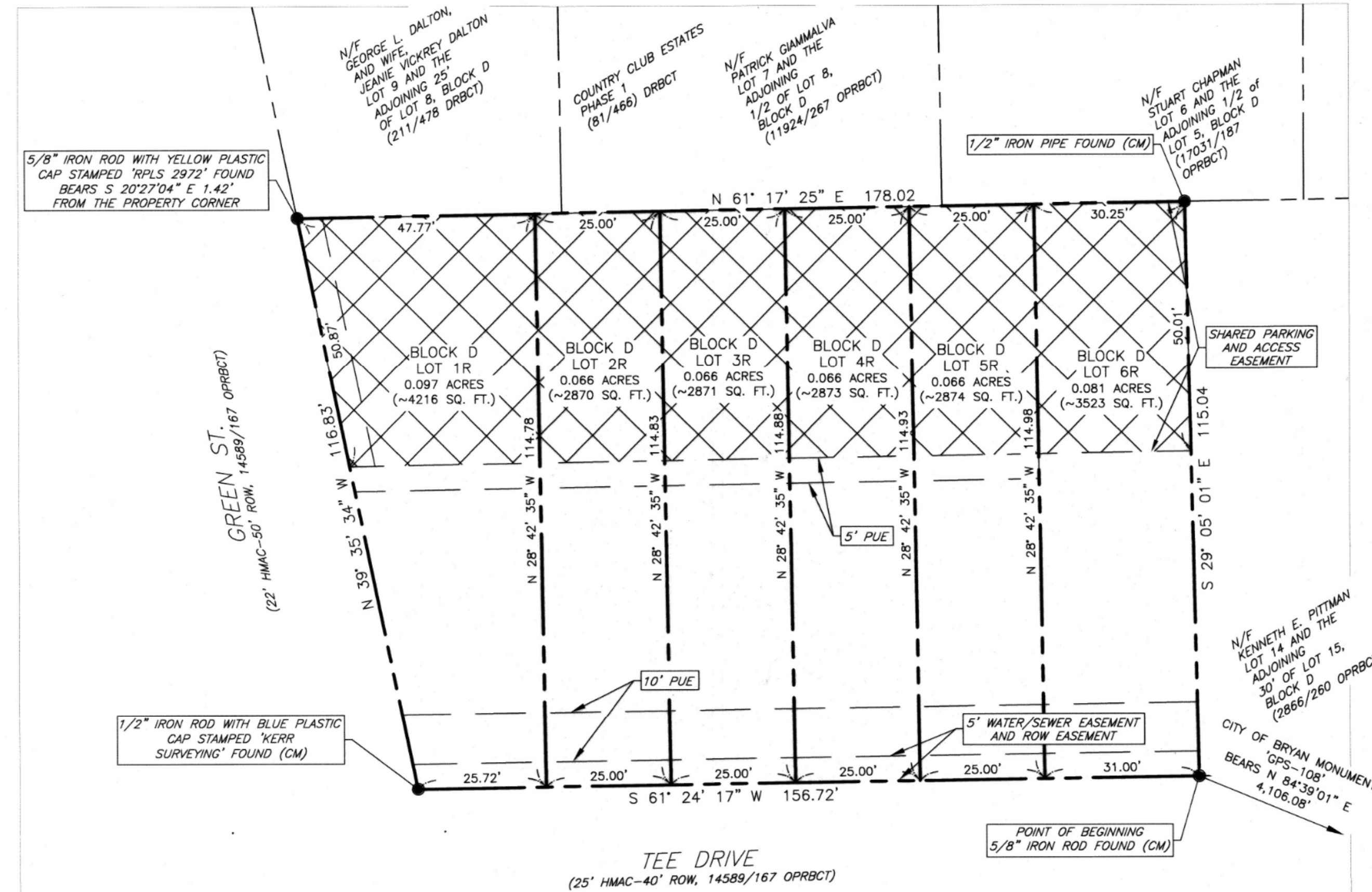
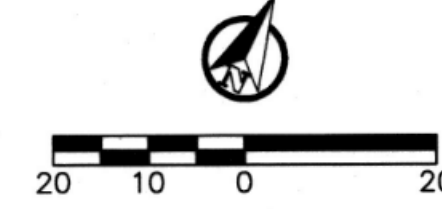


ORIGINAL



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 (MYCS2).
- Distances shown hereon are surface distances in US survey feet and decimals (ex. 363.90') unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010957883293 (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: 222854, effective date: 08-08-2023. No survey related items were listed on Schedule B.
- Conditional Use Permit case no. CU23-07, 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. PV23-16, by the Planning and Zoning Commission on November 2, 2023 to allow a 11-foot variance from the minimum 15-foot street side building setback generally required on properties zoned Residential District - 5000 (RD-5), and a 6.41-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 4 feet of a side property line, and to allow the creation of one (1) new townhouse lot with a proposed lot width of 28.59 feet.

Annotations:

ROW- Right-of-Way
 HMAC- Hot mix Asphalt concrete
 DBRBT- Deed Records of Brazos County, Texas
 ORBCT- Official Records of Brazos County, Texas
 OPRBCT- Official Public Records of Brazos County, Texas
 (-) - Record Information
 Controlling Monument used to establish property boundaries
 PUE- Public Utility Easement
 TYP- Typical
 N/F- Now or Formerly

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brittany Batson, 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 18203, Page 143, 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.

Brittany Batson
 Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Brittany Batson, 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 14 day of January, 2024.

Brittany Batson
 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.

12-19-25
David Powell Brister, R.P.L.S. No. 6537



APPROVAL OF THE CITY ENGINEER

I, Jayson Burkhardt, 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 14 day of August, 2024.

Jayson Burkhardt
 City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, Martin 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 14 day of August, 2024.

Martin Zimmerman
 City Planner, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 8/17/2026 2:16:16 PM
 in the PLAT Records

Doc Number: 2026 - 1594613
 Volume - Page: 20758 - 41
 Number of Pages: 1
 Amount: 72.00
 Order#: 20260817000107
 By: SR



county, do hereby certify that
 I, Jayson Burkhardt, City Engineer of the City of Bryan, Texas, in Volume _____

Texas.

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Anne McMan-Balle, 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 14 day of August, 2024, and same was duly approved on the 14 day of August, 2024 by said Commission.

Anne McMan-Balle
 Chair, Planning & Zoning Commission, Bryan, Texas

FIELD NOTES DESCRIPTION

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

A FIELD NOTES DESCRIPTION OF 0.441 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 10-13, BLOCK D OF THE COUNTRY CLUB ESTATES ADDITION, FILED IN VOLUME 81, PAGE 486 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DBRBT), BEING DESCRIBED IN A DEED TO OPTIMAL HOUSING FIVE, LLC, IN VOLUME 18203, PAGE 143 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.441 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 5/8 INCH IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF TEE DRIVE (CALLED 40' WIDE RIGHT-OF-WAY PER 14589/167 OPRBCT), SAME BEING THE EAST CORNER OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, SAME ALSO BEING THE SOUTH CORNER OF A CALLED LOT 14 AND THE ADJOINING 30' OF LOT 15 OF BLOCK D OF SAID COUNTRY CLUB ESTATES ADDITION, BEING DESCRIBED IN A DEED TO KENNETH E. PITTMAN IN VOLUME 2866, PAGE 260 (OPRBCT), FROM WHICH CITY OF BRYAN MONUMENT 'GPS - 108' BEARS N 84° 39' 01" E, A DISTANCE OF 4,106.08 FEET, SAME BEING FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 61° 24' 17" E, A DISTANCE OF 80.01 FEET;

THENCE, WITH THE NORTHWEST LINE OF SAID TEE DRIVE, SAME BEING THE SOUTHEAST LINE OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, S 61° 24' 17" W, A DISTANCE OF 156.72 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" FOUND IN THE NORTH INTERSECTION OF SAID TEE DRIVE, AND GREEN STREET (CALLED 40' WIDE RIGHT-OF-WAY, PER 14589/167 OPRBCT), BEING THE SOUTH CORNER OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT;

THENCE, WITH THE NORTHEAST LINE OF SAID GREEN DRIVE, SAME BEING THE SOUTHWEST LINE OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, N 39° 35' 34" W, A DISTANCE OF 116.83 FEET TO A POINT FOR CORNER, BEING THE WEST CORNER OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, SAME BEING THE SOUTH CORNER OF A TRACT CALLED TO BE LOT 9 AND THE ADJOINING 25 FEET OF LOT 8, BLOCK D OF SAID COUNTRY CLUB ESTATES ADDITION, DESCRIBED IN A DEED TO GEORGE L. DALTON AND WIFE, JEANIE VICKREY DALTON IN VOLUME 211, PAGE 478 (DBRBT), FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 2972" FOUND BEARS S 20° 27' 04" E, A DISTANCE OF 1.42 FEET, ALSO FROM WHICH A 1/2 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "ATM SURVEYING RPLS 6132" FOUND BEARS N 39° 35' 34" W, A DISTANCE OF 116.71 FEET;

THENCE, WITH THE NORTHWEST LINE OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, SAME BEING THE SOUTHEAST LINES OF LOTS 5-9, BLOCK D OF SAID COUNTRY CLUB ESTATES ADDITION, N 61° 17' 25" E, A DISTANCE OF 178.02 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE NORTH CORNER OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, SAME BEING THE WEST CORNER OF SAID PITTMAN TRACT, SAME ALSO BEING IN THE SOUTHEAST LINE OF A TRACT CALLED TO BE LOT 6 AND THE ADJOINING 1/2 OF LOT 5, BLOCK D OF SAID COUNTRY CLUB ESTATES ADDITION, BEING DESCRIBED IN A DEED TO STUART CHAPMAN IN VOLUME 17031, PAGE 187 (OPRBCT);

THENCE, WITH THE COMMON LINE OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT AND SAID PITTMAN TRACT, S 29° 05' 01" E, A DISTANCE OF 115.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.441 ACRES OF LAND, MORE OR LESS.

FINAL PLAT

Country Club Estates
 Addition
 Block D, Lots 1R-6R
 0.441 Acres

Being a Replat of a Block D, Lots 10-13
 Country Club Estates Addition
 Volume 81, Page 466 DBRBT
 Zeno Phillips League Survey, A-145
 Bryan, Brazos County, Texas
 December 2025

Owner:
 Optimal Housing Five, LLC
 2529 Shenandoah
 Tyler, TX 75701

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

Surveyor:
 Kerr Surveying, LLC
 1718 Braucress Dr.
 Bryan, TX 77802
 979-268-3195
 TBPELS #10018500
 Proj # 23-657

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 Kerr Surveying, LLC
 1718 Braucress Dr.
 Bryan, TX 77802
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 TBPELS #10018500
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