

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Bryan, Brazos County, Texas and being a total of 21.650 acres of land consisting of parts of the following three (3) individual tracts:

- 1) Being part of the called 23.630 acre Tract One described in the deed from The Fazzino Revocable Trust to Cao's Home, LLC, recorded in Volume 18065, Page 258 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.).
- 2) Being all of the called 4.653 acre Tract One described in the deed from Carolyn Hilda Caldeira to Cao's Home, LLC, recorded in Volume 18419, Page 22 (O.P.R.B.C.), and
- 3) Being part of the called 29.68 acre Tract One described in the deed from Edna Farms, LTD. to Cao's Home, LLC, recorded in Volume 18613, Page 1 (O.P.R.B.C.).

and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common north corner of this herein described tract and the called 4.653 acre Cao's Home, LLC, Tract One, said iron rod also marking an interior corner of the called 30.96 acre Uldric T. Zemaneh, Jr., et al. tract recorded in Volume 2107, Page 125 of the Official Records of Brazos County, Texas (O.R.B.C.);

THENCE: along the common line of this tract and the called 30.96 acre Zemaneh tract for the following two (2) calls:

- 1) S 47° 23' 29" E for a distance of 817.73 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- 2) S 75° 35' 03" E for a distance of 520.11 feet to a found 1/2-inch iron rod marking the most easterly north corner of this tract, said iron rod also marking the south corner of the called 30.96 acre Zemaneh tract and being in the northwest line of the called 125 acre Westley T. Horzo, Jr. remainder tract recorded in Volume 2171, Page 47 (O.R.B.C.);

THENCE: along the common line of this tract and the called 125 acre Horzo remainder tract for the following two (2) calls:

- 1) S 43° 53' 25" W for a distance of 95.76 feet to a found oak for corner, and
- 2) S 56° 28' 25" E for a distance of 170.30 feet to a found 1/2-inch iron rod marking the common east corner of this tract and the called 23.630 acre Cao's Home, LLC, Tract One, said iron rod also marking the north corner of the called 29.68 acre Cao's Home, LLC, Tract One;

THENCE: along the common line of this tract and the called 29.68 acre Cao's Home, LLC, Tract One for the following four (4) calls:

- 1) S 32° 38' 24" W for a distance of 435.16 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 2) N 74° 54' 51" W for a distance of 176.37 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 3) N 51° 51' 04" W for a distance of 86.33 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- 4) S 40° 41' 24" W for a distance of 14.18 feet to a found 1/2-inch iron rod set for corner;

THENCE: into the interior of the called 29.68 acre Cao's Home, LLC, Tract One for the following two (2) calls:

- 1) S 44° 30' 11" E for a distance of 187.20 feet to a found 1/2-inch iron rod set for corner, and
- 2) S 41° 28' 04" W for a distance of 50.00 feet to a found 1/2-inch iron rod set for corner, said iron rod also being in the northeast line of Lot 6, Block 5 of said PINEMONT SUBDIVISION according to the Final Plat recorded in Volume 18442, Page 43 (O.P.R.B.C.), from whence a found 1/2-inch iron rod marking an interior corner of the called 29.68 acre Cao's Home, LLC, Tract 1 bears S 48° 30' 17" E at a distance of 211.34 feet for reference;

THENCE: along the common line of this tract and said PINEMONT SUBDIVISION for the following two (2) calls:

- 1) N 49° 30' 17" W for a distance of 146.73 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- 2) N 49° 16' 36" W for a distance of 39.83 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking the most northerly west corner of the called 29.68 acre Cao's Home, LLC, Tract One and the north corner of Lot 22, Block 1 of said PINEMONT SUBDIVISION;

THENCE: S 41° 40' 17" W along the common line of this tract and Block 1 of said PINEMONT SUBDIVISION for a distance of 189.88 feet to a found 1/2-inch iron rod marking the south corner of this herein described tract, said iron rod also marking the common east corner of Lots 15 and 16, Block 2, BOULDER CREEK SUBDIVISION according to the Record recorded in Volume 15975, Page 257 (O.P.R.B.C.) and being in the northwest line of Lot 19, Block 1 of said PINEMONT SUBDIVISION;

THENCE: N 49° 21' 14" W along the common line of this tract and Block 2 of said BOULDER CREEK SUBDIVISION for a distance of 434.89 feet to a found 1/2-inch iron rod marking a corner of this tract, said iron rod also marking the north corner of Lot 21, Block 2 of said BOULDER CREEK SUBDIVISION and being in the southeast line of Lot 17, Block 1, GOURD CREEK SUBDIVISION, PHASE 1 according to the Final Plat recorded in Volume 19545, Page 139 (O.P.R.B.C.);

THENCE: along the common line of this tract and Block 1 of said GOURD CREEK SUBDIVISION, PHASE 1 for the following two (2) calls:

- 1) N 40° 42' 02" E for a distance of 14.04 feet to a found 1/2-inch iron rod marking a corner of this tract, and
- 2) N 40° 21' 40" W for a distance of 657.20 feet to a found 1/2-inch iron rod marking the west corner of this tract, said iron rod also marking the north corner of Lot 1, Block 1 of said GOURD CREEK SUBDIVISION, PHASE 1 and being in the southeast right-of-way line of Chick Lane (based on variable width);

THENCE: along the southeast right-of-way line of said Chick Lane for the following two (2) calls:

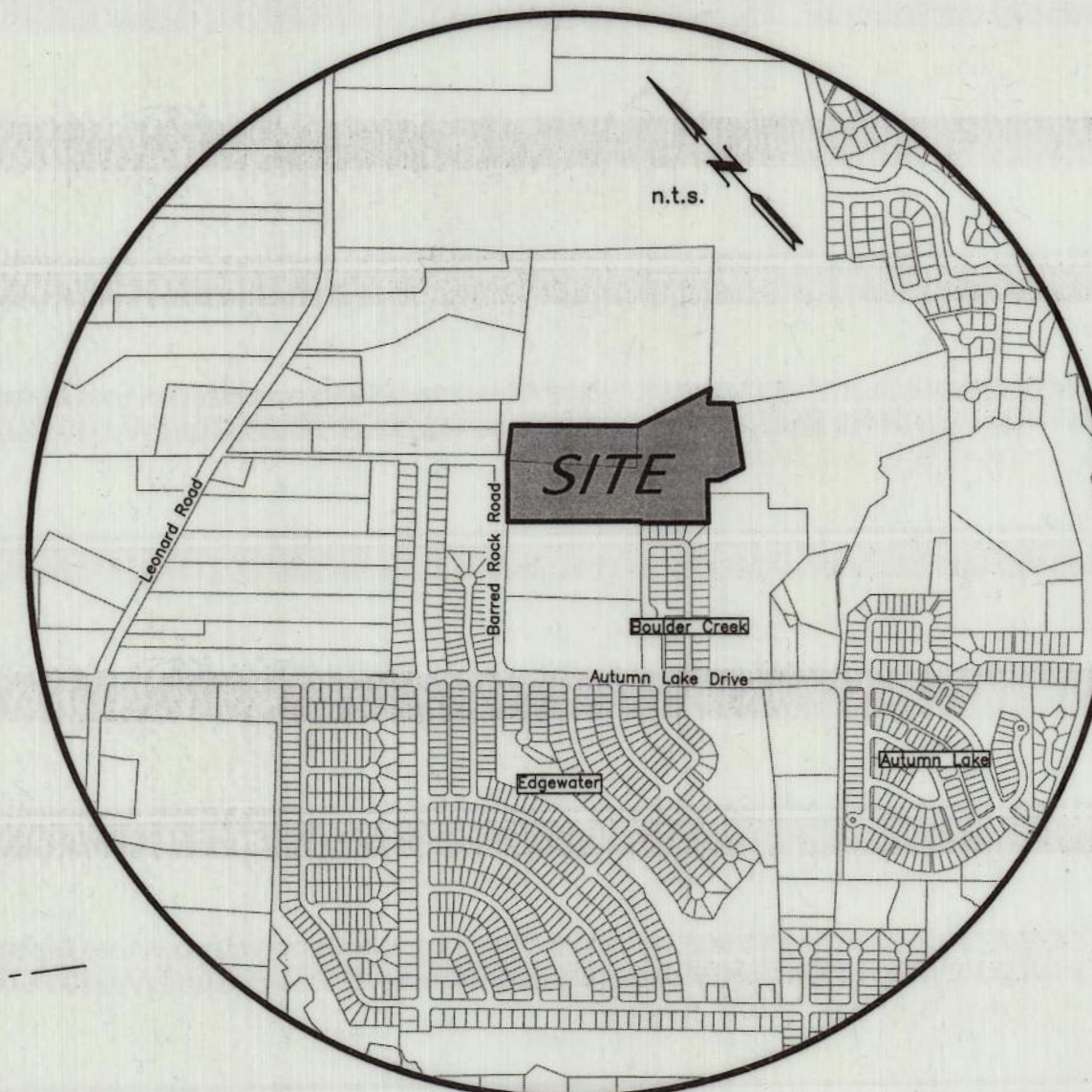
- 1) N 45° 48' 50" E for a distance of 397.96 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- 2) N 43° 22' 11" E for a distance of 43.23 feet to a found 1/2-inch iron rod marking an angle point of this tract, said iron rod also marking the most westerly south corner of the called 30.96 acre Zemaneh tract;

THENCE: N 43° 30' 37" E along the common line of this tract and the called 30.96 acre Zemaneh tract for a distance of 183.73 feet to the POINT OF BEGINNING and containing 21.649 acres of land.

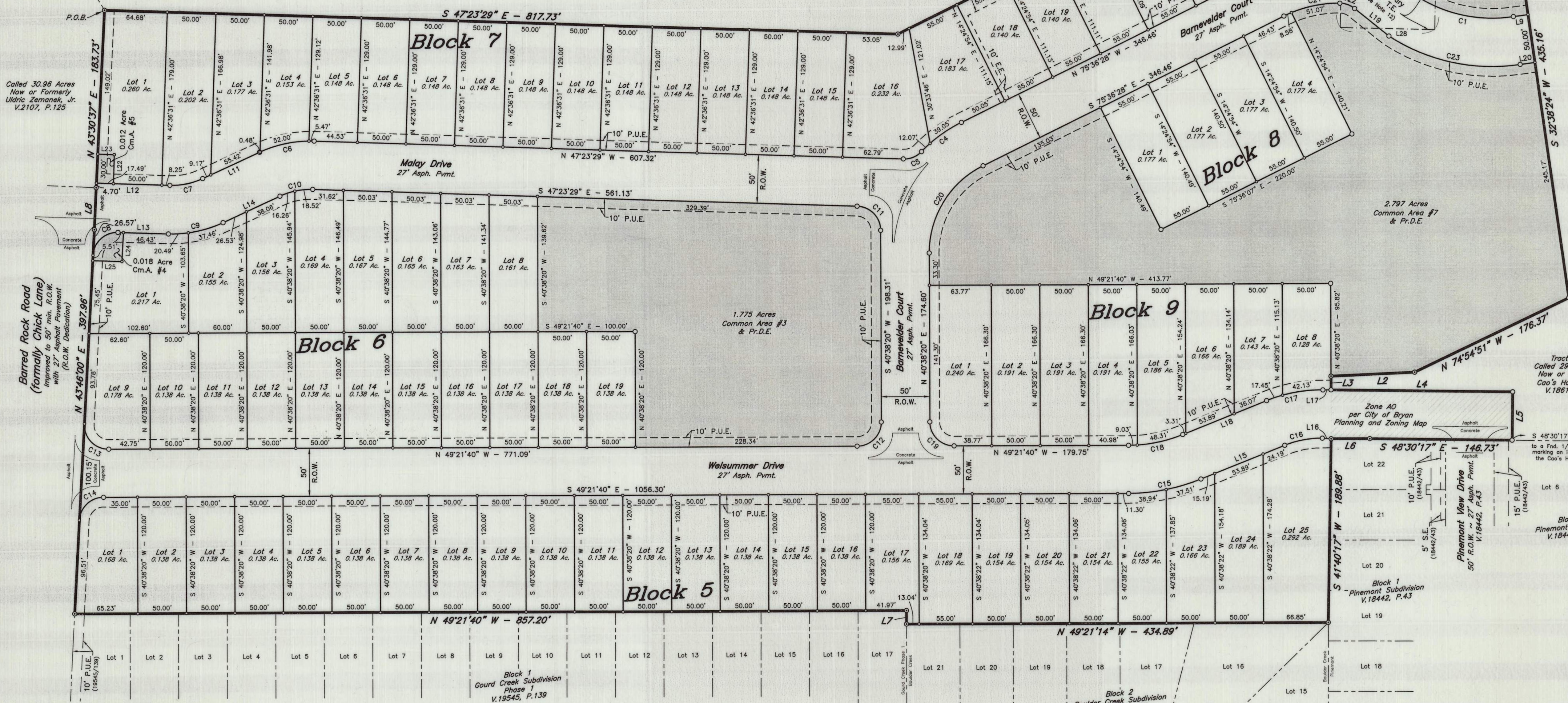
LINE	BEARING	DISTANCE
L1	S 43°53'25" W	95.76'
L2	N 51°51'04" W	86.33'
L3	S 40°41'24" W	14.18'
L4	N 48°30'17" W	187.20'
L5	N 41°25'04" E	50.00'
L6	S 49°16'38" E	39.83'
L7	N 40°42'02" E	14.04'
L8	N 43°22'11" E	43.23'
L9	N 56°58'10" W	15.24'
L10	N 10°23'16" W	42.65'
L11	N 73°57'23" W	64.59'
L12	N 47°23'29" W	75.75'
L13	S 47°23'29" E	51.94'
L14	S 73°57'23" E	64.59'
L15	S 71°15'44" E	93.27'

LINE	BEARING	DISTANCE
L16	S 45°06'17" E	9.05'
L17	N 48°30'17" W	8.33'
L18	N 71°15'44" W	93.27'
L19	S 10°23'16" E	45.25'
L20	S 56°58'10" E	15.31'
L21	N 43°53'24" E	54.91'
L22	S 42°36'31" W	30.00'
L23	S 47°23'29" E	17.02'
L24	S 43°46'00" W	30.01'
L25	N 47°23'29" W	30.01'
L26	N 85°12'42" W	91.39'
L27	S 42°10'25" W	100.00'
L28	N 47°49'35" W	97.40'
L29	N 42°10'25" E	100.00'
L30	S 47°49'35" E	97.40'

Scale:  
1"=60'



## VICINITY MAP



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	40°48'54"	145.00'	103.29'	53.95'	N 37°13'18" W	101.12'
C2	37°46'27"	75.00'	49.45'	25.66'	N 29°16'29" W	48.56'
C3	27°24'32"	175.00'	83.72'	42.67'	N 61°54'12" W	82.92'
C4	19°31'35"	150.00'	51.12'	25.81'	N 85°22'15" W	50.87'
C5	47°44'34"	25.00'	20.83'	11.06'	N 71°15'46" W	20.23'
C6	26°33'54"	125.00'	57.96'	29.51'	N 60°40'26" W	57.44'
C7	26°33'54"	75.00'	34.77'	17.71'	N 60°40'26" W	34.46'
C8	88°50'31"	25.00'	38.76'	24.50'	N 88°11'16" E	35.00'
C9	26°33'54"	125.00'	57.96'	29.51'	S 60°40'26" E	57.44'
C10	26°33'54"	75.00'	34.77'	17.71'	S 60°40'26" E	34.46'
C11	88°01'49"	25.00'	38.41'	24.15'	S 32°25'35" E	34.74'
C12	90°00'00"	25.00'	39.27'	25.00'	S 85°38'20" W	35.36'
C13	93°07'41"	25.00'	40.63'	26.40'	N 2°47'50" W	36.31'
C14	86°52'19"	25.00'	37.91'	23.67'	N 87°12'10" E	34.38'
C15	21°54'03"	200.00'	76.45'	38.70'	S 60°18'42" E	75.98'
C16	22°45'26"	100.00'	39.72'	20.12'	S 59°53'00" E	39.46'
C17	22°45'26"	150.00'	59.58'	30.19'	N 59°53'00" W	59.19'
C18	21°54'03"	150.00'	57.34'	29.02'	N 60°18'42" W	56.99'
C19	90°00'00"	25.00'	39.27'	25.00'	N 42°10'40" W	35.36'
C20	63°45'12"	100.00'	111.27'	62.19'	N 72°30'56" E	105.62'
C21	27°20'24"	125.00'	59.65'	30.40'	S 61°56'16" E	59.08'
C22	38°02'38"	25.00'	16.60'	8.62'	S 29°24'33" E	16.30'
C23	41°36'36"	195.00'	141.61'	74.09'	S 36°44'01" E	138.52'

## FINAL PLAT

### GOURD CREEK SUBDIVISION PHASE 2

21.649 ACRES

LOTS 1-25, BLOCK 5, LOTS 1-19, BLOCK 6  
LOTS 1-24, BLOCK 7, LOTS 1-4, BLOCK 8  
LOTS 1-8, BLOCK 9, 80 LOTS TOTAL  
COMMON AREAS 3, 4, 5, 6 & 7  
ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45  
BRYAN, BRAZOS COUNTY, TEXAS  
FEBRUARY, 2024  
SCALE: 1"=60'

SHEET NO.  
**1**  
OF 2 SHEETS

Owner:  
Cao's Home, LLC,  
2136 Woodcreek Oak Circle  
College Station, TX 77845  
(979)200-3335

Surveyor:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3636



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CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Cao's Home, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 18065, Page 258 and in Volume 18419, Page 22 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Cao's Home, LLC  
Owner

APPROVAL OF THE CITY ENGINEER

I, Zach Zennard, 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 September, 2023.

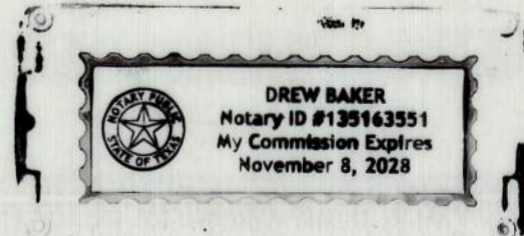
Zach Zennard  
Asst. City Engineer, Bryan, Texas

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Cao's Home, LLC, 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 September, 2023.

Drew Baker  
Notary Public, Brazos County, Texas



APPROVAL OF THE CITY PLANNER

I, Allison Kay, the undersigned, City Planner and/or designated Secretary of the Planning & 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 September, 2023.

Allison Kay  
City Planner, Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 9/22/2023 3:10:39 PM  
in the PLAT Records

Doc Number: 2025-1567779  
Volume - Page: 20112-174  
Number of Pages: 2  
Amount: 72.00  
Order#: 20250922000104  
By: JS



Josephine Shaw  
County Clerk, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Anne McGowan Burke, Chairman 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 15 day of September, 2023, and same was duly approved on the 14 day of September, 2023 by said Commission.

Anne McGowan Burke  
Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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 that the metes and bounds describing said subdivision will describe a closed geometric form.

Cody Karisch 9/18/23  
Cody Karisch, R.P.L.S. No. 7004



GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system to the monuments are consistent with the General Warranty Deed of the called 2.986 acre Cao's Home, LLC, Tract Two's northwest bearing (N 43° 24' 52" E) recorded in Volume 18419, Page 22 of the Official Public Records of Brazos County, Texas.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0195E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
3. ZONING: Residential District - 5000 (RD-5).
4. 80 Total Lots.
5. 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 storm water detention facilities which are a part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
6. Common Areas and Landscape Easements (including detention area shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing.
7. Area was annexed into the City of Bryan via Ordinance No. 2615 on February 7, 2023 and Ordinance No. 2625 on May 2, 2023.
8. Building Setback Lines shall be:

RD-5	
Front Yard	- 25'
Side Yard	- 5'
Side Street	- 15'
Rear Yard	- 5'

9. Residential Driveways without rear access will only be allowed access onto local streets.
10. All sidewalks and trails will be concrete.
11. Where electric facilities are installed, BTU has the right to install, operate, relocated, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities, upon, over, under, and across the property included in the P.U.E., and the right of egress and ingress on property adjacent to the P.U.E. to access electric facilities.
12. Turnaround Easement to be abandoned upon approval of future Gourd Creek Phases adjoining Barnvelde Court.
13. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- - 1/2" Iron Rod Found (CM)
- - 1/2" Iron Rod Set
- - Axle Found (CM)

14. Abbreviations:

B.S.I.	- By Separate Instrument
Com.A.	- Common Area
P.A.E.	- Public Access Easement
P.O.B.	- Point of Beginning
Pr.D.E.	- Private Drainage Easement
P.U.E.	- Public Utility Easement
S.E.	- Sewer Easement
T.E.	- Turnaround Easement
CM	- Controlling Monument

FINAL PLAT

GOURD CREEK  
SUBDIVISION PHASE 2  
21.649 ACRES

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ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45  
BRYAN, BRAZOS COUNTY, TEXAS  
FEBRUARY, 2024  
SCALE: 1"=80'

SHEET NO.

2

OF 2 SHEETS

Owner:  
Cao's Home, LLC.  
2136 Chestnut Oak Circle  
College Station, TX 77845  
(979)200-3335

Surveyor:  
Texas Firm Registration No. 10103300  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 693-3838

MB

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