6" SEWER LINE

SEWER CLEANOUT

111111

111111111

1/2" IRON ROD FOUND BEARS

S 02°29'40" E 0.38' FROM THE PROPERTY CORNER

WATER LINE

CONCRETE PVMT

(TO BE REMOVED)

SEWER CLEANOUT

(TO BE REMOVED)

POINT OF BEGINNING

1/2" IRON ROD FOUND (CM)

_N 61° 12′ 08″ E 83.79′

BLOCK D

LOT 1 AND THE ADJOINING

25' OF LOT 2

0.244 ACRES

S 61° 17' 25" W 100.20'

SERVICE

(TO BE REMOVED)

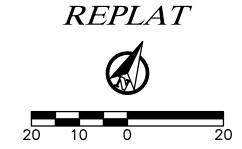
BUIDLING

CONCRETE PVMT

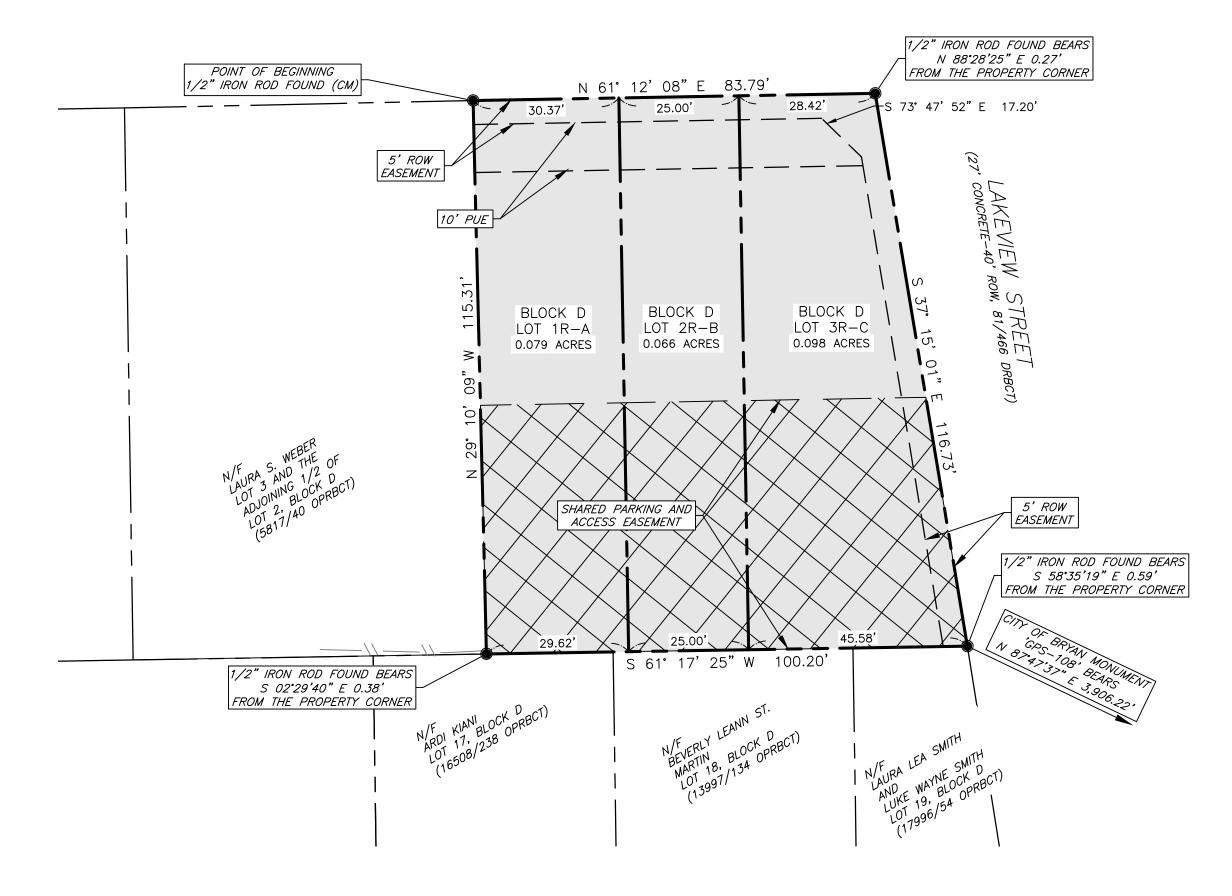
(TO BE REMOVED)

PORTABLE METAL SHED (TO BE REMOVED)

(TO BE REMOVED)



FAIRWAY DRIVE (33' CONCRETE-50' ROW, 81/466 DRBCT)



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

_, 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 81, Page 466, 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.

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, ______ 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 ____ day of _____, 20___.

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

__, 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 ____ day of _____, 20__.

WOOD FENCE

(TO BE REMOVED)

N 88°28'25" E 0.27'

FROM THE PROPERTY CORNER

1/2" IRON ROD FOUND BEARS

FROM THE PROPERTY CORNER

S 58°35'19" E 0.59'

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

__, 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 ____ day of _____, 20__.

City Planner

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of 20__, in theDeed Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

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 LIONS PARK PROPERTIES, LLC., IN VOLUME 17344, PAGE 144 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.244 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

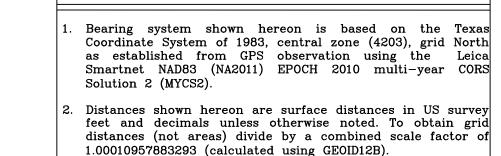
BEGINNING, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF FAIRWAY DRIVE (CALLED 50' WIDE RIGHT-OF-WAY PER 81/466 DRBCT), SAME BEING THE WEST CORNER OF SAID LIONS PARK PROPERTIES, LLC., TRACT, SAME ALSO BEING THE NORTH CORNER OF A TRACT CALLED TO BE LOT 3 AND THE ADJOINING 1/2 OF LOT 2 OF BLOCK D OF SAID COUNTRY CLUB ESTATES ADDITION, BEING DESCRIBED IN A DEED TO LAURA S. WEBER IN VOLUME 5817, PAGE 40 (OPRBCT);

THENCE, WITH THE SOUTHEAST LINE OF SAID FAIRWAY DRIVE, SAME BEING THE NORTHWEST LINE OF SAID LIONS PARK PROPERTIES, 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 LIONS PARK PROPERTIES, LLC., TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 88° 28' 25", 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 LIONS PARK PROPERTIES, LLC., TRACT, S 37° 15' 01" E, A DISTANCE OF 116.73 FEET TO A POINT FOR CORNER. BEING THE EAST CORNER OF SAID LIONS PARK PROPERTIES, LLC., TRACT, SAME BEING THE NORTH CORNER OF LOT 19, BLOCK D OF SAID COUNTY 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 CITY OF BRYAN MONUMENT 'GPS - 108' BEARS N 87° 47' 37" E, A DISTANCE OF 3,906.22 FEET;

THENCE, WITH THE SOUTHEAST LINE OF SAID LIONS PARK PROPERTIES, 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 LIONS PARK PROPERTIES, LLC., TRACT, SAME BEING THE EAST CORNER OF SAID WEBER TRACT, SAME ALSO BEING IN THE NORTHWEST LINE OF LOT 17, BLOCK D OF SAID COUNTRY LAKE ESTATES ADDITION, BEING DESCRIBED IN A DEED TO ARDI KIANI IN VOLUME 16508, PAGE 238 (OPRBCT), FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 02° 29' 40" E, A DISTANCE

THENCE, WITH THE COMMON LINE OF SAID LIONS PARK PROPERTIES, 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



General Notes:

Vicinity Map

- 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.
- 3. All utilities shown are approximate location.
- This property is zoned Residential District 5000 (RD-5).
- 3. 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
- 0. 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

Annotations:

N/F- Now or Formerly

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 Public Utility Easement Public Access Easement TYP-Typical

REPLAT

Country Club Estates Addition Block D, Lots 1R-A, 2R-B And, 3R-C ~0.244 Acres

Being a replat of a Block D, Lot 1 and 25' of Lot 2 Country Club Estates Addition Volume 81, Page 466 DRBCT Zeno Phillips League Survey, A-45 Bryan, Brazos County, Texas *August 2023*

Optimal Housing Five, LLC 2529 Shenandoah Bryan, TX 75701

Proj # 23-658



Engineer:

<u>Surveyor:</u> Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPELS #10018500