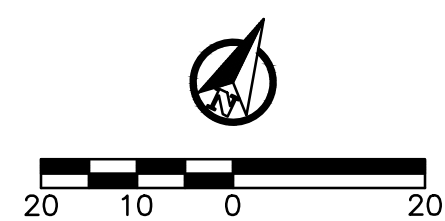
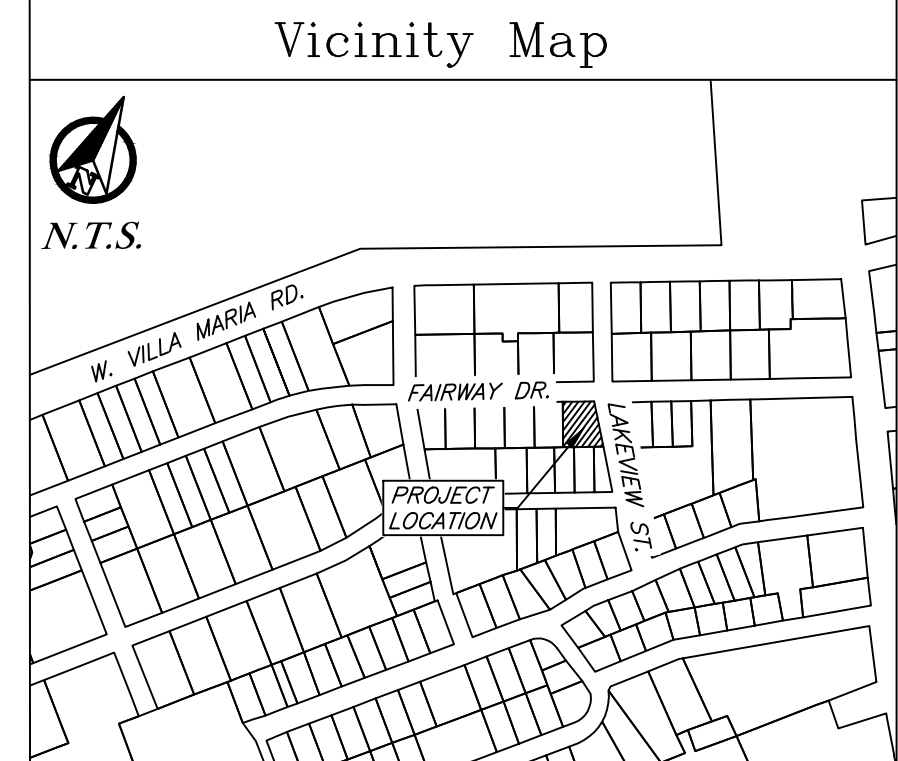
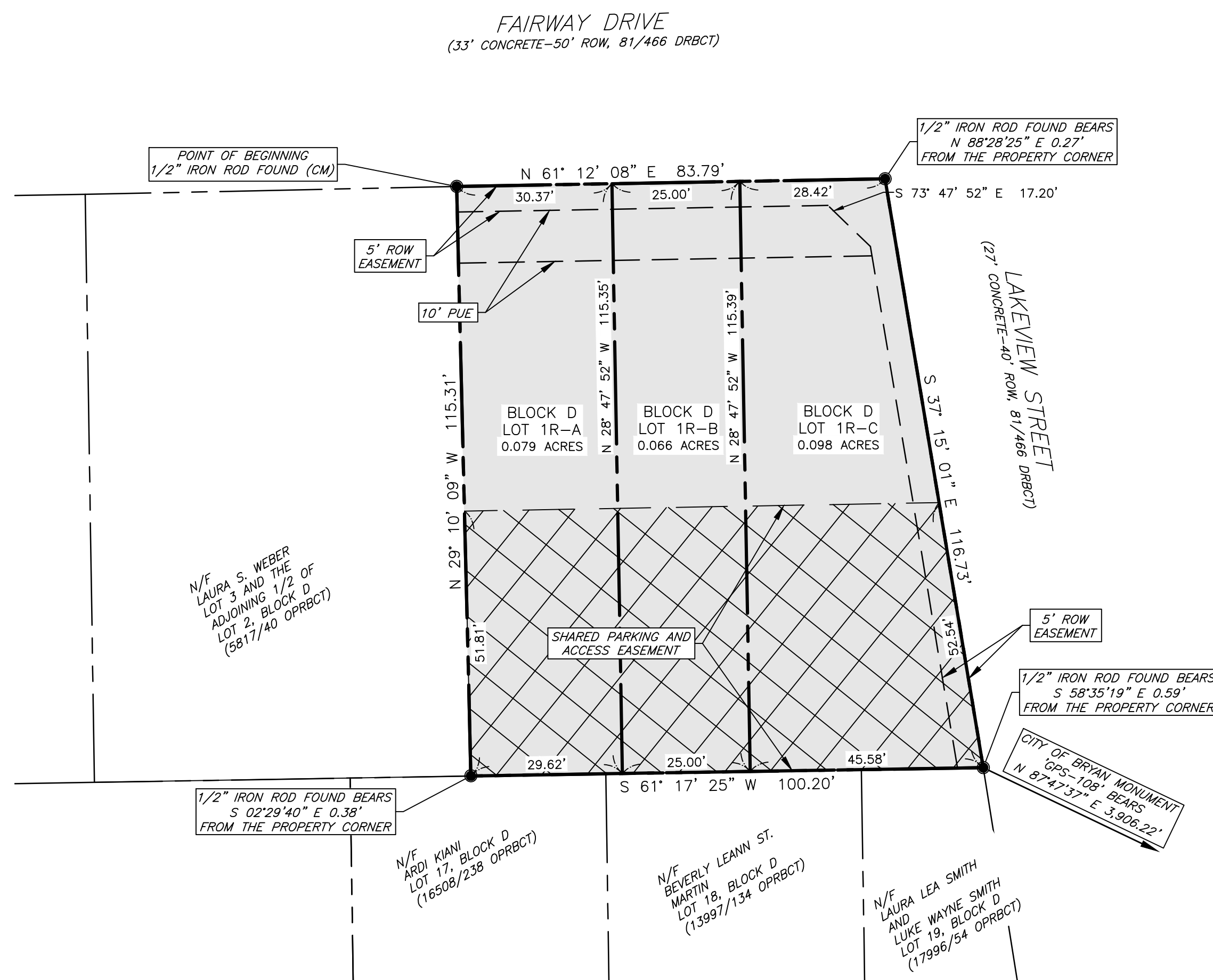
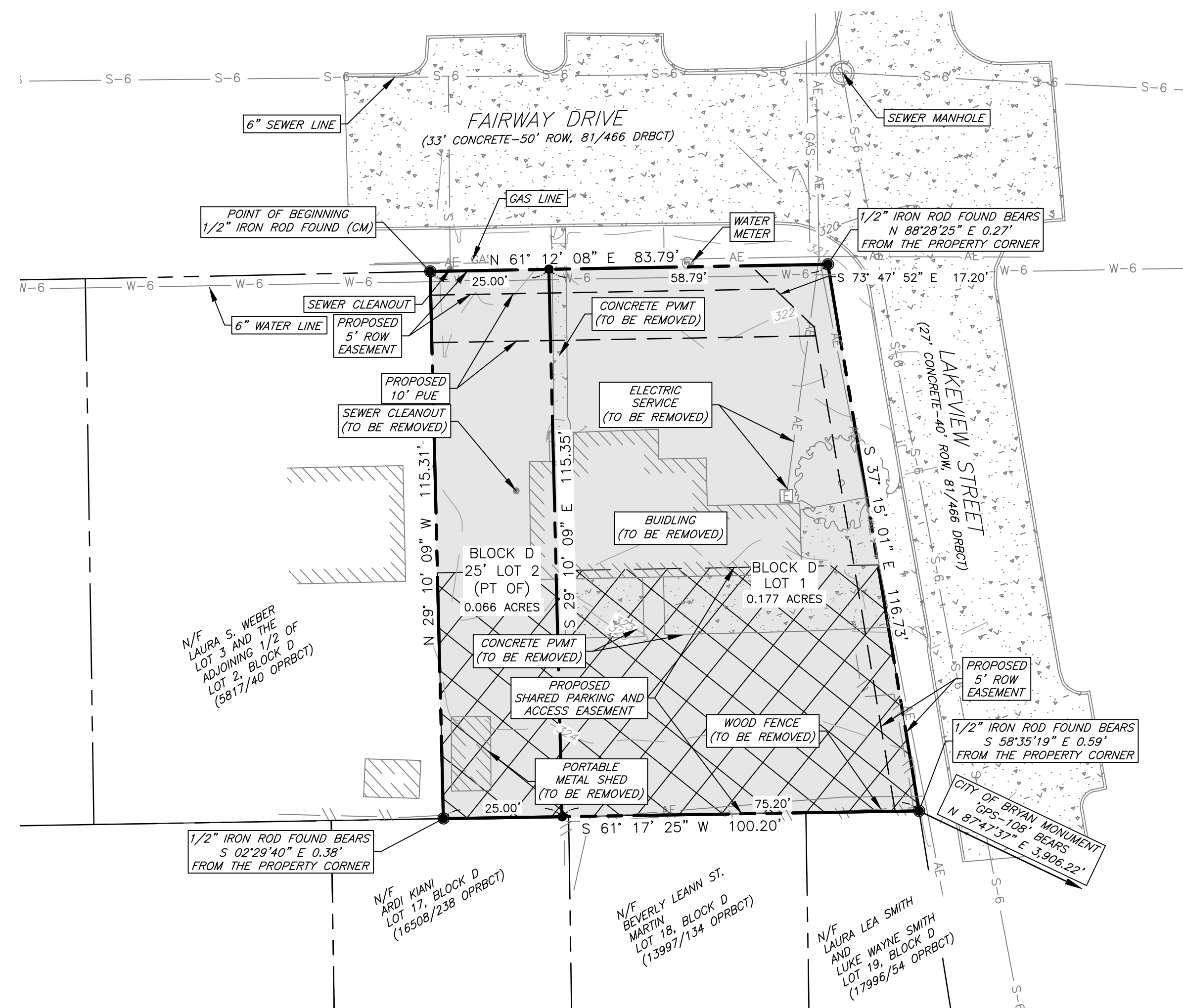
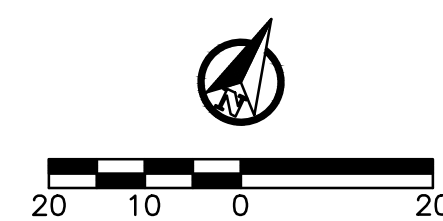


ORIGINAL



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 (NAD2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
2. 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 1.00010957883293 (calculated using GEOD12B).
3. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 4804IC0215F 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. 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.
10. This plat was prepared to reflect the title commitment issued by university title company, QT No. 222854, effective date: 08-08-2023. No survey related items were listed on Schedule B.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, \_\_\_\_\_, 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.

Owner

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.

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, \_\_\_\_\_, 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\_\_\_\_.

City Engineer, Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, 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
Bryan, Texas

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 the Deed 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 SOUTHWEST 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" 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 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 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 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 LIONS PARK PROPERTIES, LLC, TRACT, SAME BEING THE NORTHWEST LINE 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 CLUB 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 OF 0.38 FEET;
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 LAND, MORE OR LESS.

FINAL PLAT
Country Club Estates Addition
Block D, Lots 1R-A, 1R-B And, 1R-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
Owner: Optimal Housing Five, LLC
2529 Shenandoah
Bryan, TX 77801
Engineer: I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951
Surveyor: Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS #10018500
Proj # 23-658

10/10/2023 10:10 AM J4 Engineering J4 Project # 23-031 Fairway Dr-Townhomes - Replat.dwg