



VICINITY MAP

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 43°45'53" E	34.82'
L2	S 40°42'02" W	14.04'
L3	S 24°26'54" E	30.68'
L4	N 24°26'54" W	8.30'
L5	S 42°57'32" W	8.12'
L6	S 49°21'40" E	17.80'
L7	N 24°26'54" W	42.86'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	N 85°38'20" E	35.36'
C2	92°17'19"	75.00'	120.81'	78.06'	N 86°46'59" E	108.16'
C3	89°30'47"	25.00'	39.06'	24.79'	N 88°10'15" E	35.20'
C4	90°29'13"	25.00'	39.48'	25.21'	N 1°49'45" W	35.51'
C5	92°17'19"	25.00'	40.27'	26.02'	S 86°46'59" W	36.05'
C6	90°00'00"	25.00'	39.27'	25.00'	S 42°1'40" E	35.36'
C7	87°13'28"	25.00'	38.06'	23.82'	N 87°01'36" E	34.49'
C8	92°46'32"	25.00'	40.48'	26.24'	N 2°58'24" W	36.20'

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 18419, Page 22 and in Volume 18065, Page 258 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.

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.

Given under my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

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 & 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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chairman, Planning and Zoning Commission

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)  
 (COUNTY OF BRAZOS)

I, Karen McQueen, 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 Official Records of Brazos County, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

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, R.P.L.S. No. 7004

GENERAL NOTES

- 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.
- 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.
- ZONING: Residential District - 5000 (RD-5).
- 46 Total Lots.
- A Homeowners' 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 stormwater 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.
- 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).
- Area was annexed into the City of Bryan via Ordinance No. 2615 on February 7, 2023 and Ordinance No. 2625 on May 2, 2023
- Building Setback Lines shall be:
  - RD-5
  - Front yard- 25'
  - Side yard- 5'
  - Side Street- 15'
  - Rear yard- 5'
- Residential Driveways without rear access will only be allowed access onto local streets.
- All sidewalks and trails will be concrete.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, 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 ingress and egress on property adjacent to the PUE to access electric facilities.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
  - ⊙ - 1/2" Iron Rod Found (CM)
  - - 1/2" Iron Rod Set
- Abbreviations:
  - CoB - City of Bryan
  - P.U.E. - Public Utility Easement
  - Pr.D.E. - Private Drainage Easement
  - H.O.A. - Homeowner's Association
  - R.O.W. - Right of Way
  - CM - Controlling Monument

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Brazos County, Texas and being all of the called 2,986 acre Cao's Home, LLC, Tract Two described in the deed from Carolyn Hicks Catalena to Cao's Home, LLC, recorded in Volume 18419, Page 22 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said tract also being part of the called 23,639 acre Tract One described in the deed from the Fazzino Revocable Trust to Cao's Home, LLC, recorded in Volume 18065, Page 258 (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 west corner of this herein described tract and the called 2,986 acre Cao's Home, LLC, Tract Two, said iron rod also marking the north corner of the called 9.81 acre Richard A. Smith and Norma M. Smith tract recorded in Volume 18370, Page 239 (O.P.R.B.C.) 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:

- N 43° 24' 52" E for a distance of 442.75 feet to a found 1/2-inch iron rod marking an angle of this tract, said iron rod also marking the north corner of the called 2,986 acre Cao's Home, LLC, Tract Two and the most northerly west corner of the called 23,639 acre Cao's Home, LLC, Tract One; and
- N 43° 44' 23" E for a distance of 34.82 feet to a 1/2-inch iron rod set for the north corner of this tract;

THENCE: into the interior of the called 23,639 acre Cao's Home, LLC, Tract One for the following two (2) calls:

- S 49° 21' 40" E for a distance of 857.20 feet to a 1/2-inch iron rod set for the east corner of this herein described tract; and
- S 40° 42' 02" W for a distance of 14.04 feet to a found 1/2-inch iron rod marking an angle of this tract, said iron rod also marking the north corner of Lot 21, Block 2, BOULDER CREEK SUBDIVISION according to the Replat recorded in Volume 15975, Page 257 (O.P.R.B.C.);

THENCE: S 40° 42' 02" W along the common line of this tract, said Lot 21 and the northwest right-of-way line of Meridian Court (based on a 50-foot width) for a distance of 498.14 feet to a 1/2-inch iron rod set for the south corner of this tract, said iron rod also marking the east corner of the called 9.81 acre Smith tract;

THENCE: N 47° 04' 21" W along the common line of this tract and the called 9.81 acre Smith tract, at 584.23 feet, pass a found 1/2-inch iron rod marking the south corner of the called 2,986 acre Cao's Home, LLC, Tract Two, continue for a total distance of 880.68 feet to the POINT OF BEGINNING and containing 9.868 acres of land.

**FINAL PLAT**

**GOURD CREEK**

**SUBDIVISION PHASE 1**

**9.868 ACRES**

**LOTS 1-17, BLOCK 1, LOTS 1-8, BLOCK 2**

**LOTS 1-12, BLOCK 3, LOTS 1-9, BLOCK 4**

**46 LOTS TOTAL, COMMON AREAS 1 & 2**

**ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45**

**BRYAN, BRAZOS COUNTY, TEXAS**

**OCTOBER, 2023**

**SCALE: 1"=40'**

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**Owner:** Cao's Home, LLC, 1008 Woodcreek Dr., Suite 103, College Station, TX 77845, (979)200-3335

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

**MB**