

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally 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

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

City Engineer, 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\_\_\_\_\_ 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 aay of \_\_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County, Texas in Volume \_\_\_\_\_, Page \_\_\_\_\_,

County Clerk, Brazos County, Texas

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.

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:

Front yard- 25' Side yard- 5' Side Street- 15'

Rear yard— 5' 9. Residential Driveways without rear access will only be allowed access onto

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 PUE, and the right of egress and ingress on

property adjacent to the PUE to access electric facilities.

12. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

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

13. 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

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 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 (0.P.R.B.C.) and being more particularly described by metes and bounds as

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

THENCE: along the southeast right-of-way line of said Chick Lane for the

1) 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.

2) 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:

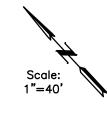
9.868 acres of land.

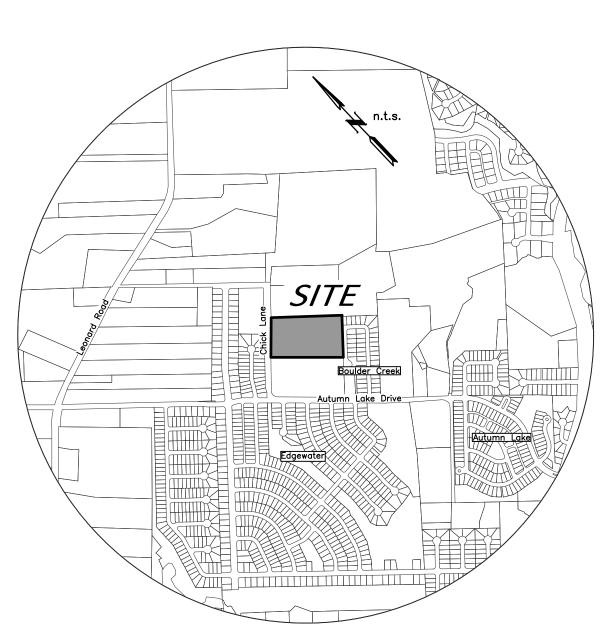
1) S 49° 21' 40" E for a distance of 857.20 feet to a 1/2-inch iron rod set for the east corner of this herein described tract, and 2) S 40° 42' 02" W for a distance of 14.04 feet to a found 1/2-inch iron rod marking an angle of this tract, said iron rod also marking the north corner of Lot 21, Block 2, BOULDER CREEK SUBDIVISION according to the

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

Replat recorded in Volume 15975, Page 257 (O.P.R.B.C.);

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





## 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'		
С3	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 4°21'40" 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'		

## 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'

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

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

