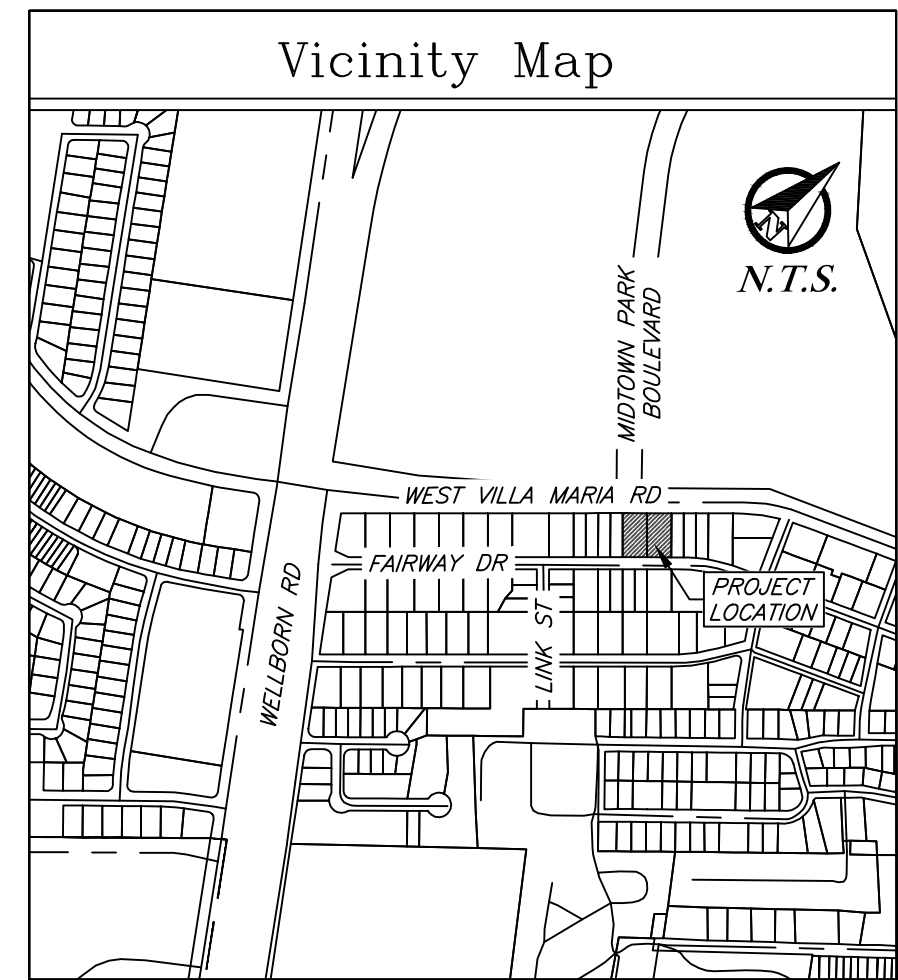
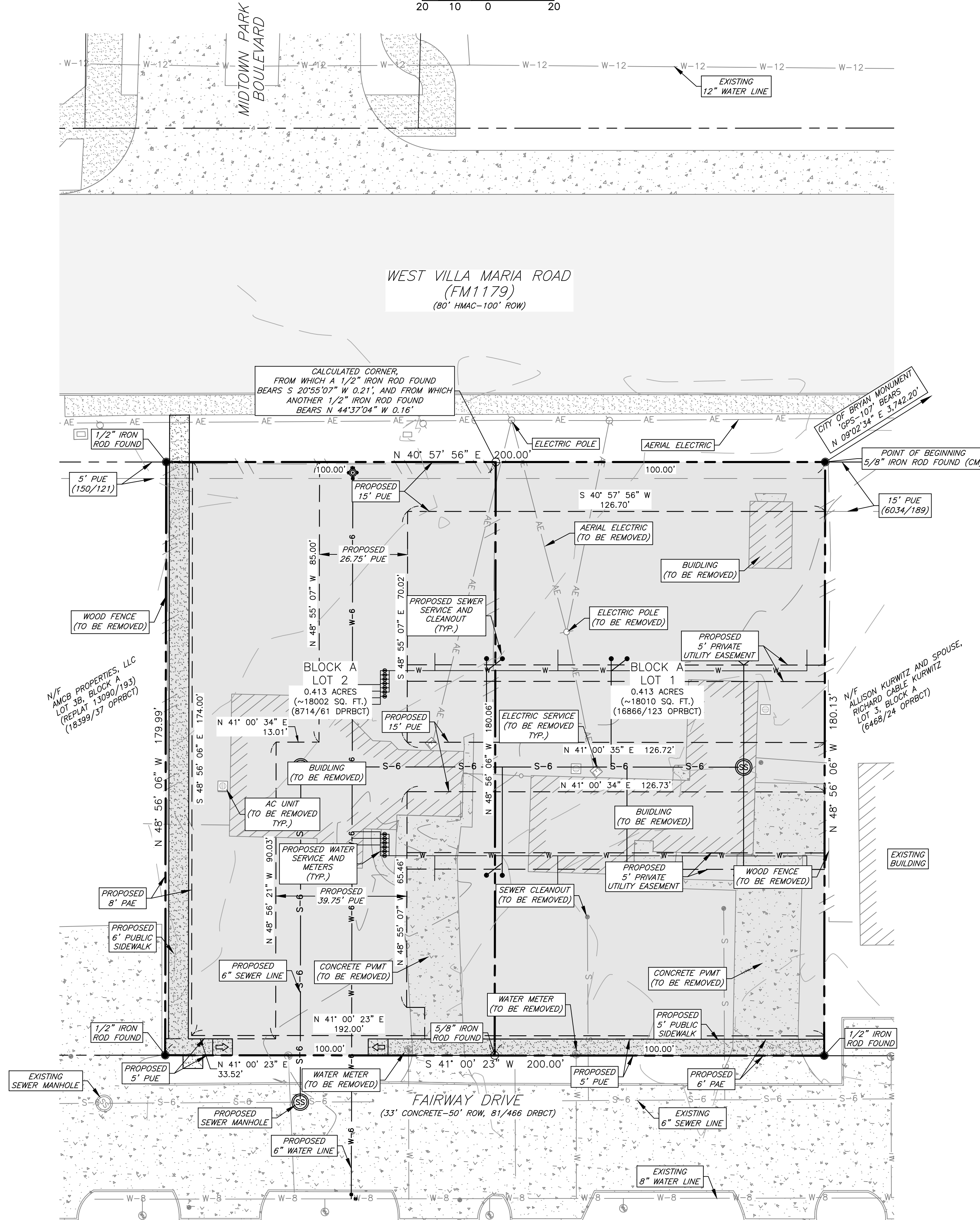
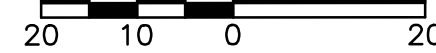
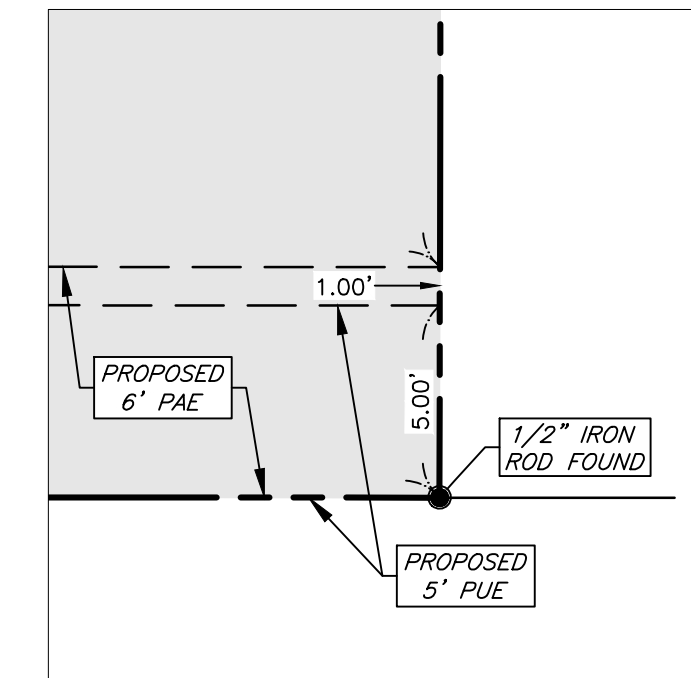


ORIGINAL

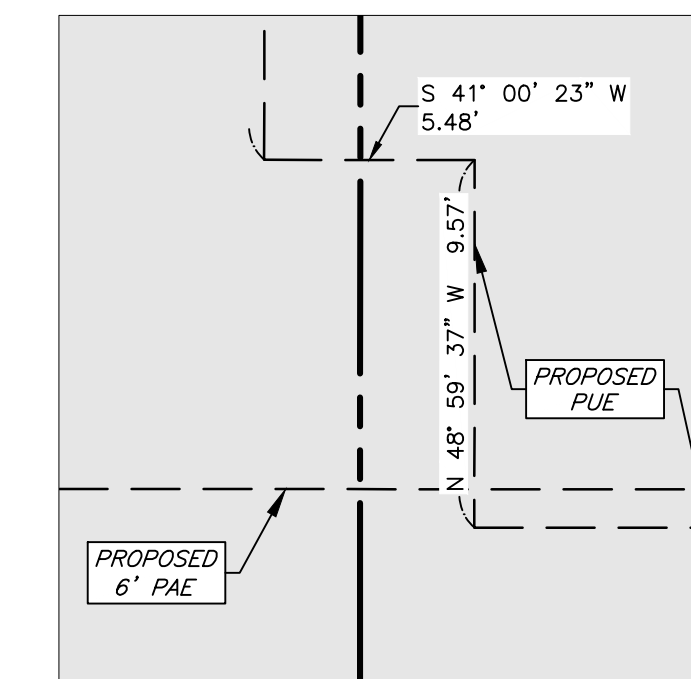


General Notes:

- 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 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
- 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 1.00010955487275 (calculated using GEOID12B).
- 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.
- All utilities shown are approximate location.
- This property is zoned Planned Development Housing (PD-H) per RZ 21-24, approved 11/17/22, Ord. #2594.
- The topography is from survey data.
- 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 stormwater detention facilities, which are part of this subdivision. The City of Bryan shall not be responsible for any operation, repair, or maintenance of these areas.
- 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.
- This plat was prepared to reflect the title commitment issued by university title company, GF No: 2304277CS, effective date: 06-14-2023. Items listed on Schedule B are addressed as follows:
 - Item 10c: Easements and Building lines as set out in restrictions filed in volume 150, Page 123, DRBCT. Affect as shown.
 - All other items are not survey items and/or are in addressed by this plat.



Inset B



Inset A

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- | New or Formerly |
| SF- | Square Feet |

FINAL PLAT

Country Club Estates Addition

Block A, Lots 1R1-1R6, 2R1-2R6, and Common Area - 0.827 Acres

Being a replat of a Block A, Lot 1 and Lot 2 Country Club Estates Addition Volume 150, Page 121 DRBCT Zeno Phillips League Survey, A-45 Bryan, Brazos County, Texas

December 2023
Page 1 of 2

Owner:
904 Welch, LLC
5 Crestwood Dr
Houston, TX 77024

Engineer:
IA 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 # 23-818