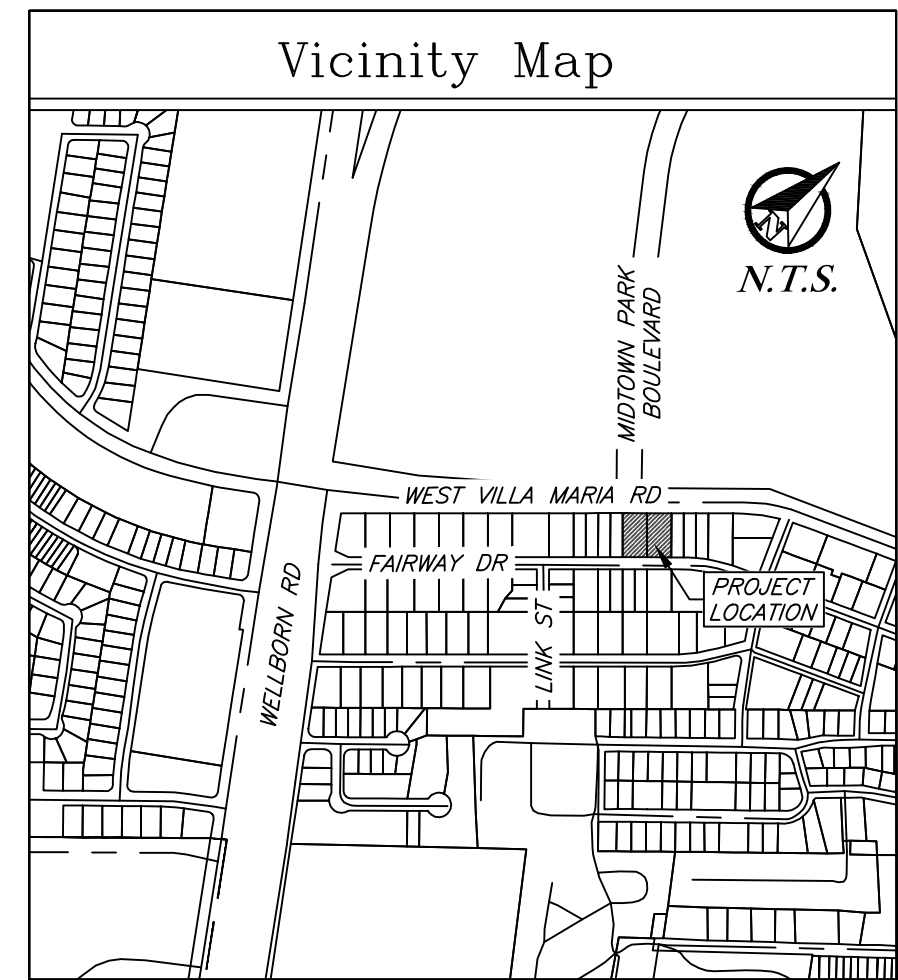
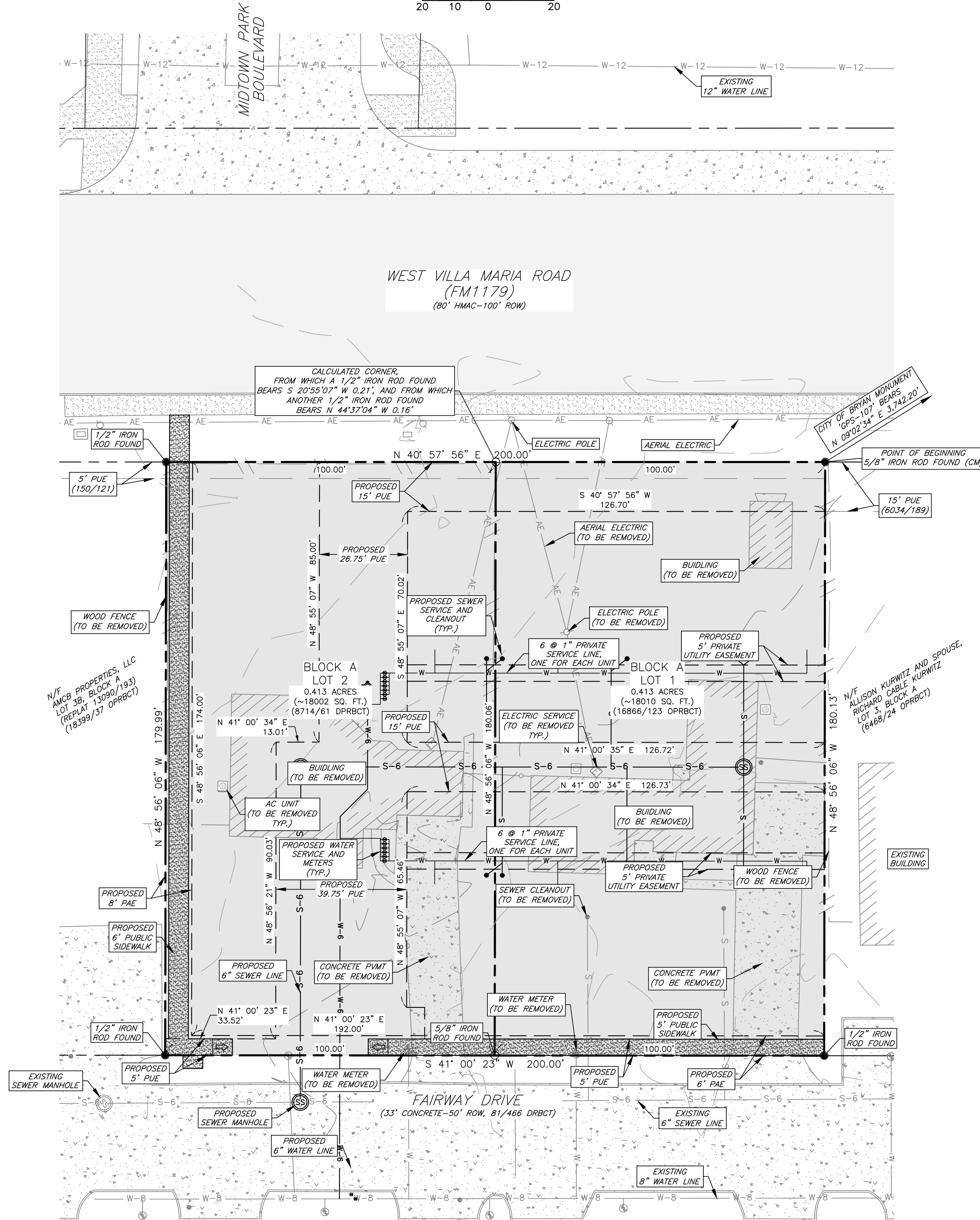
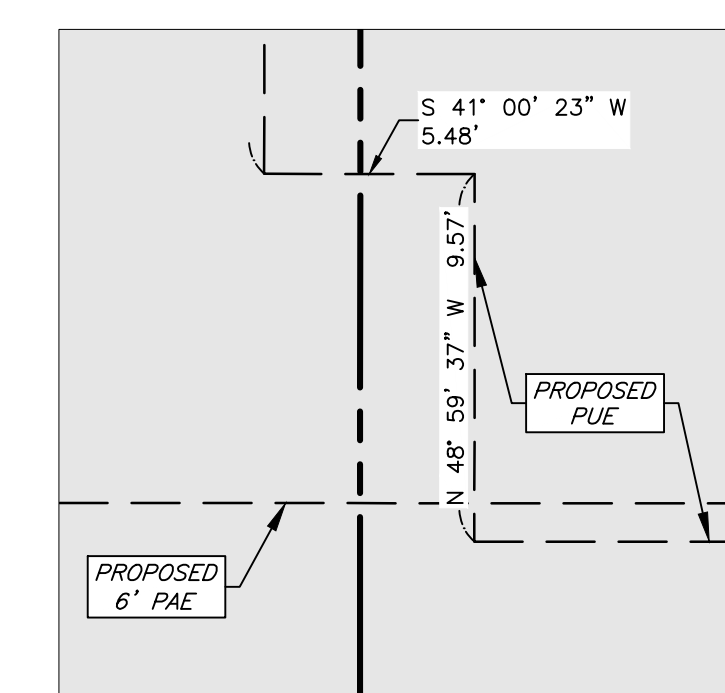
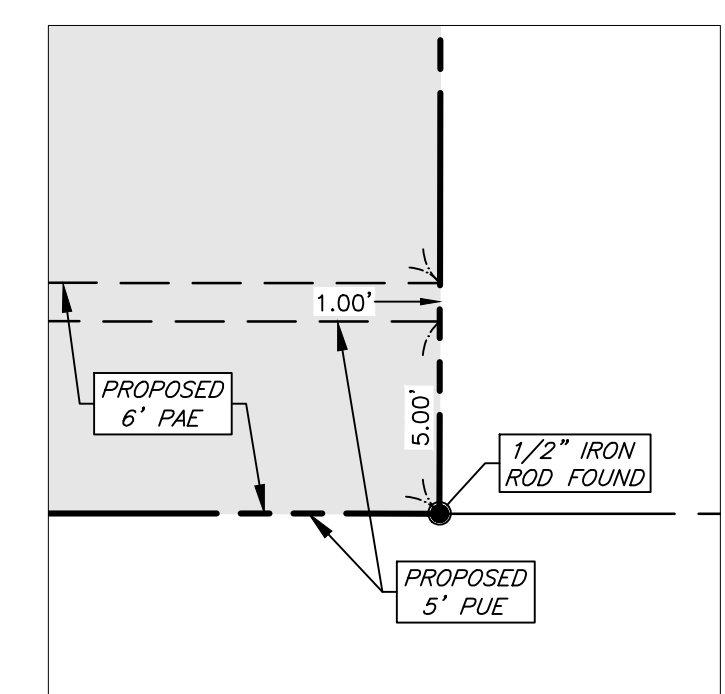


ORIGINAL



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.



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
SF-	Square Feet

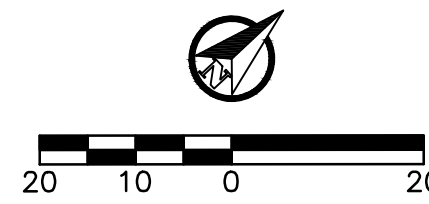
FINAL PLAT
Country Club Estates Addition
 Block A, Lots 1R1-1R6, 2R1-2R6, and Common Area - 0.827 Acres

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

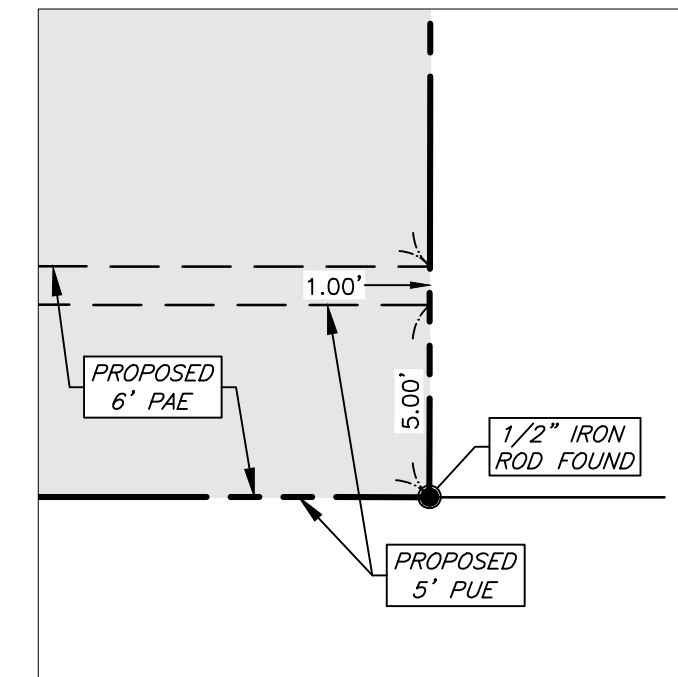
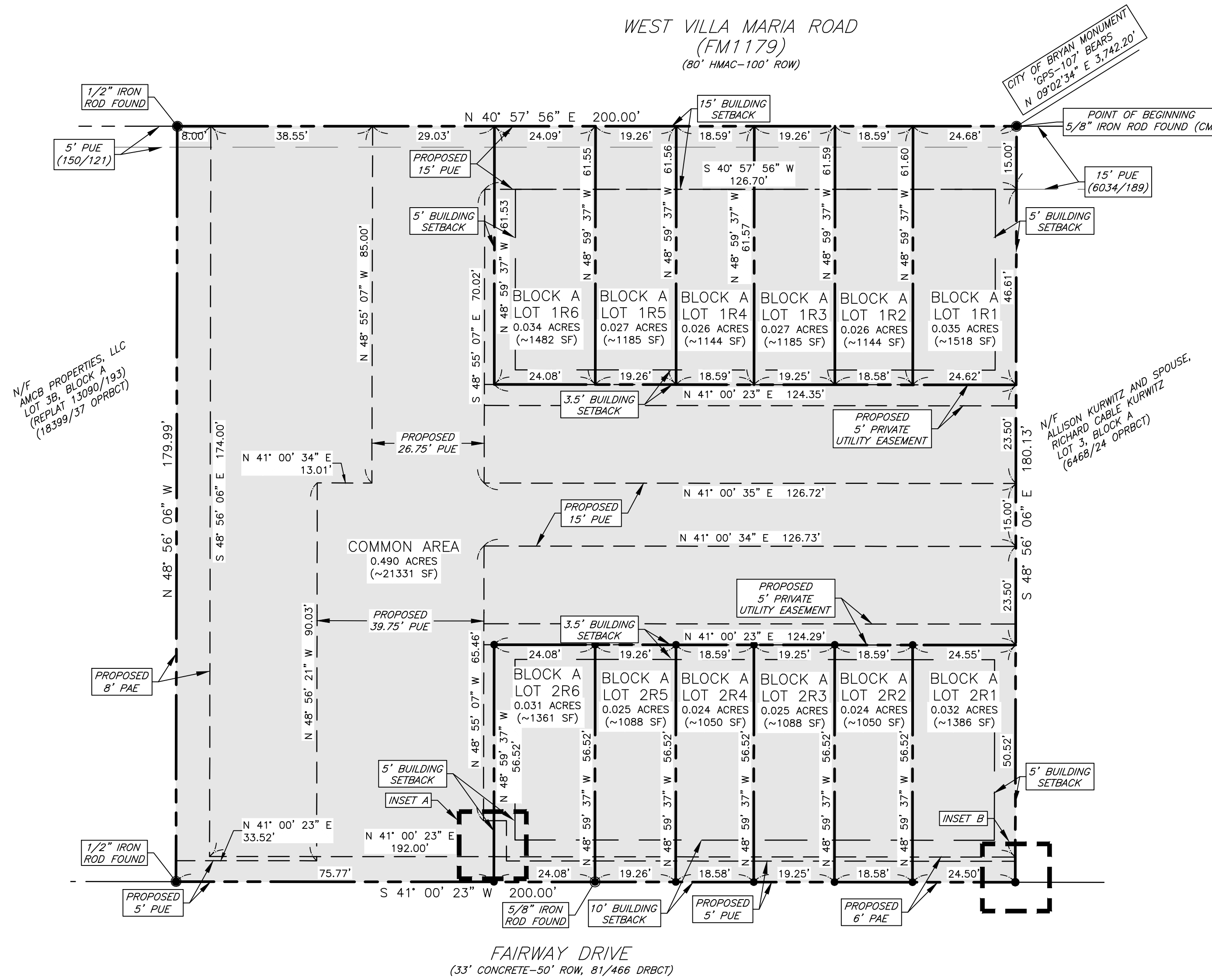
January 2024
Page 1 of 2

<p><i>Owner:</i> 904 Welch, LLC 5 Crestwood Dr Houston, TX 77024</p>	<p><i>Engineer:</i> IA Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPEL F-9951</p>
<p><i>Surveyor:</i> Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPELS #10018500 Proj # 23-818</p>	

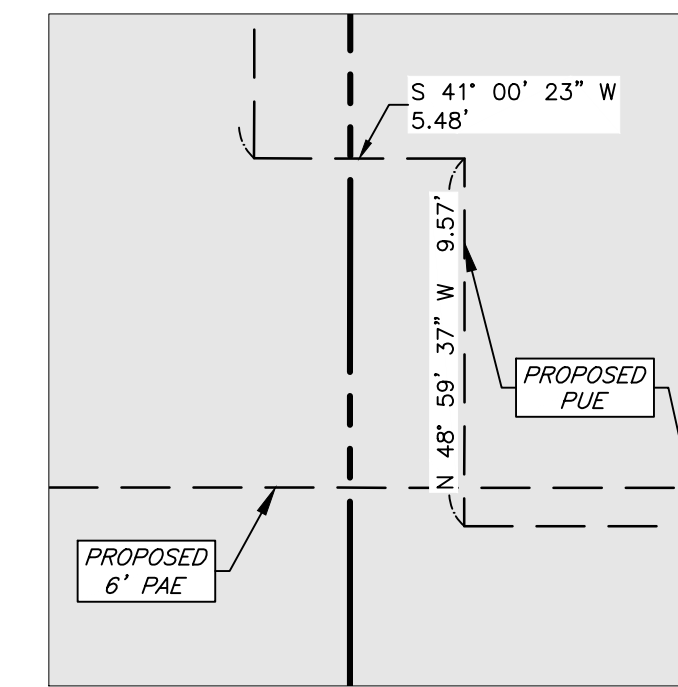
REPLAT



WEST VILLA MARIA ROAD (FM 1179) (80' H/MAC-100' ROW)



Inset B



Inset A

Annotations table with symbols for ROW, H/MAC, DRBCT, ORBCT, OPRBCT, CM, PUE, PAB, TYP, N/F, SF.

FIELD NOTES DESCRIPTION OF A 0.827 ACRE TRACT ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.827 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 1 AND 2, BLOCK A OF THE COUNTRY CLUB ESTATE, FILED IN VOLUME 150, PAGE 121, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.827 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

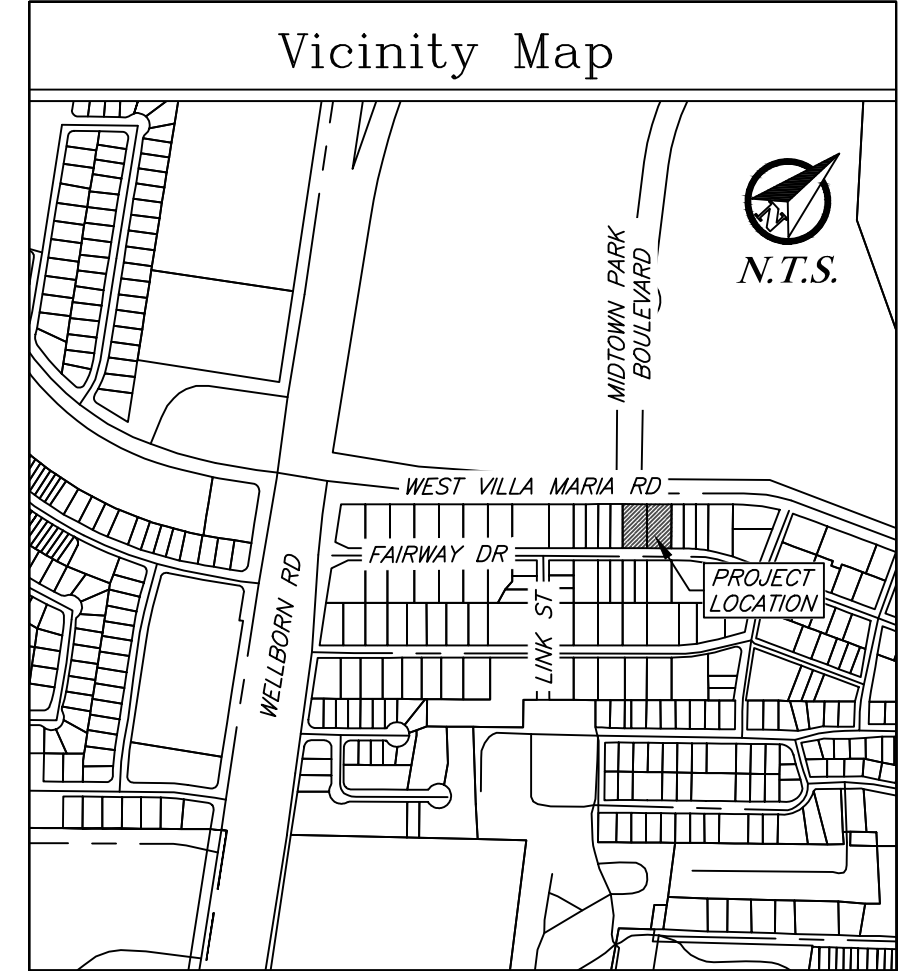
BEGINNING, AT A 5/8 INCH IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF WEST VILLA MARIA ROAD (CALLED 100' WIDE RIGHT-OF-WAY, PER TXDOT PLANS), SAME BEING THE NORTH CORNER OF SAID LOT 1, SAME ALSO BEING THE WEST CORNER OF LOT 3, BLOCK A OF THE FAIRWAY DRIVE ADDITION, FILED IN VOLUME 6034, PAGE 189 (OPRBCT), FROM WHICH CITY OF BRYAN MONUMENT "GPS-107" BEARS N 09° 02' 34" E, A DISTANCE OF 3,742.20 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOTS 1 AND 3, S 48° 56' 06" E, A DISTANCE OF 180.13 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST LINE OF FAIRWAY DRIVE (CALLED 50' WIDE RIGHT-OF-WAY PER 150/121 DRBCT), BEING THE EAST CORNER OF SAID LOT 1, SAME BEING THE SOUTH CORNER OF SAID LOT 3;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FAIRWAY DRIVE, SAME BEING THE SOUTHEAST LINES OF SAID LOTS 1 AND 2, S 41° 00' 23" W, PASSING A 5/8 INCH IRON ROD FOUND, BEING THE SOUTH COMMON CORNER OF SAID LOTS 1 AND 2 AT A DISTANCE OF 100.00 FEET, CONTINUING ON FOR A TOTAL DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHWEST LINE OF SAID FAIRWAY DRIVE, BEING THE SOUTH CORNER OF SAID LOT 2, SAME ALSO BEING THE EAST CORNER OF LOT 3B, BLOCK A, BEING A REPLAT OF SAID COUNTRY CLUB ESTATE, FILED IN VOLUME 13090, PAGE 193 (OPRBCT);

THENCE, WITH THE COMMON LINE OF SAID LOT 2 AND SAID LOT 3B, N 48° 56' 06" W, A DISTANCE OF 179.99 FEET TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST VILLA MARIA ROAD, BEING THE WEST CORNER OF SAID LOT 2, SAME BEING THE NORTH CORNER OF SAID LOT 3B;

THENCE, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WEST VILLA MARIA ROAD, SAME BEING THE NORTHWEST LINES OF SAID LOTS 1 AND 2, N 40° 57' 56" E, PASSING A POINT FOR CORNER AT A DISTANCE OF 100.00 FEET, BEING THE WEST COMMON CORNER OF SAID LOTS 1 AND 2, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 20° 55' 07" W, A DISTANCE OF 0.21 FEET, ALSO FROM WHICH ANOTHER 1/2 INCH IRON ROD FOUND BEARS N 44° 37' 04" W, A DISTANCE OF 0.16 FEET, CONTINUING ON FOR A TOTAL DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.827 ACRES OF LAND, MORE OR LESS.



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 1.00010955487275 (calculated using GEOID12B).
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10. 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.
11. 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:
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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 January 2024 Page 2 of 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, Erik Dybesland, Managing Member of 904 Welch, LLC, 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 150, Page 121, 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.

Erik Dybesland, Managing Member 904 Welch, LLC

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Erik Dybesland 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

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

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair 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.

Chair, Planning & Zoning Commission, 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 Official 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