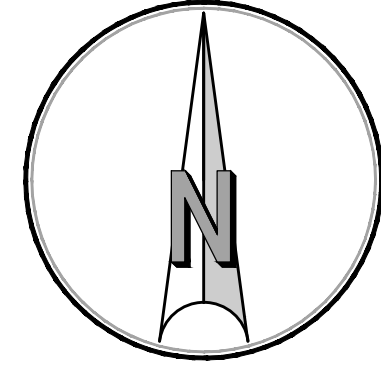


ORIGINAL PLAT

REPLAT

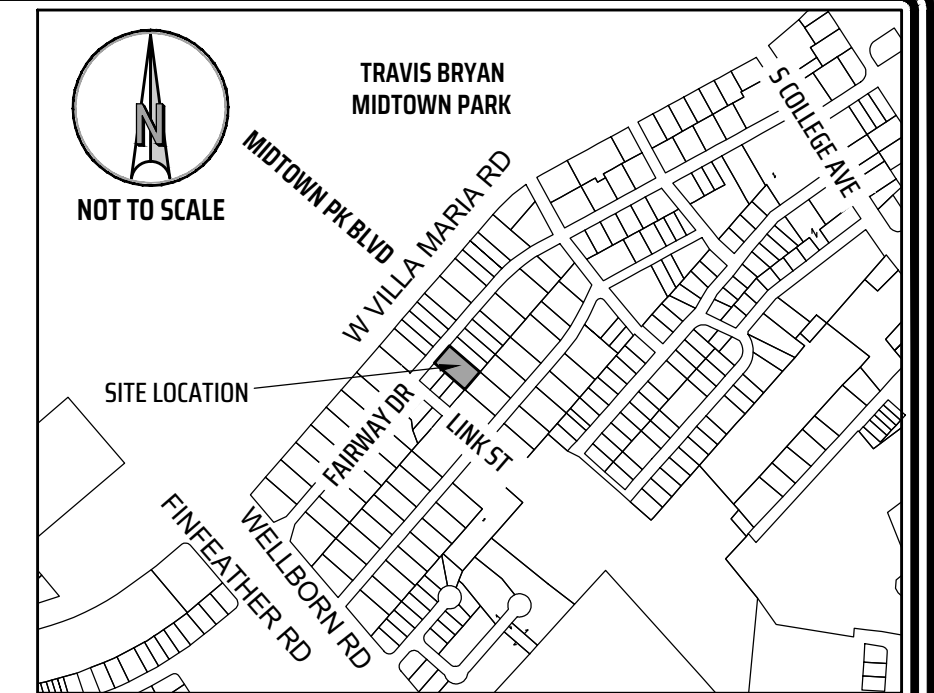


SCALE: 1" = 20'

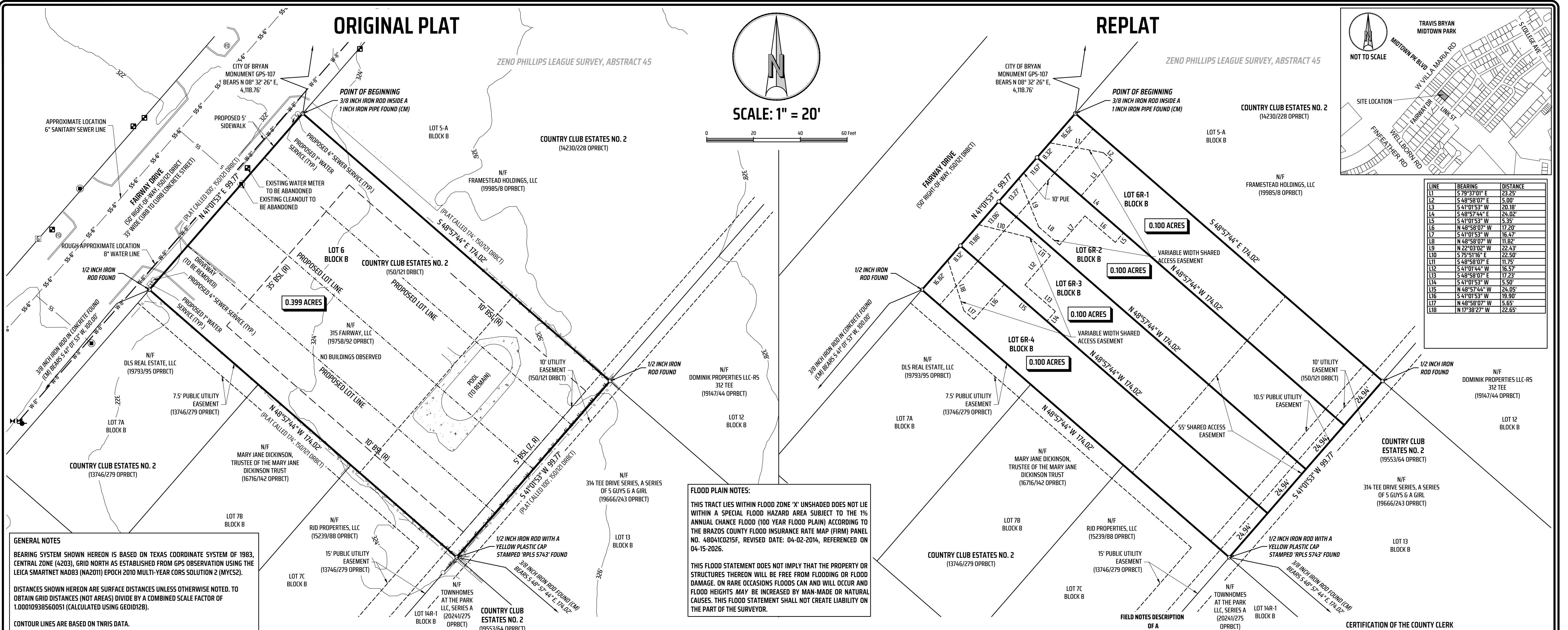


ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45

ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45



LINE	BEARING	DISTANCE
L1	S 79° 57' 01" E	23.25
L2	S 48° 58' 07" E	5.00
L3	S 41° 01' 53" W	20.18
L4	S 48° 57' 44" E	24.02
L5	S 41° 01' 53" W	5.35
L6	N 48° 58' 07" W	17.20
L7	S 41° 01' 53" W	16.47
L8	N 48° 58' 07" W	11.82
L9	N 22° 03' 02" W	22.43
L10	S 25° 51' 16" E	22.50
L11	S 48° 58' 07" E	11.75
L12	S 41° 01' 53" W	16.57
L13	S 48° 58' 07" E	17.23
L14	S 41° 01' 53" W	5.50
L15	N 48° 57' 44" W	24.95
L16	S 41° 01' 53" W	19.90
L17	N 48° 58' 07" W	5.65
L18	N 17° 38' 27" W	22.65



FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041CD215F, REVISED DATE: 04-02-2014, REFERENCED ON 04-15-2026.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAZ011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010938560051 (CALCULATED USING GEOID128).

CONTOUR LINES ARE BASED ON TNRIS DATA.

(CM) INDICATES A CONTROLLING MONUMENT FOUND AND USED AS THE BASIS FOR ESTABLISHING PROPERTY BOUNDARIES. OTHER MONUMENTS DESCRIBED AS "FOUND" ARE SHOWN AT THEIR LOCATED POSITIONS AND WERE CONSIDERED AS SUPPORTIVE EVIDENCE OF THE BOUNDARY SHOWN HEREON.

ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES. SETBACKS PER DEED RESTRICTIONS (R) SHOWN HEREON ARE RECORDED IN VOLUME 150, PAGE 121 (DRBCT)

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO AN EXPERT CONSULTANT.

THIS SURVEY DOES NOT PROVIDE A DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.

VISIBLE IMPROVEMENTS WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. IMPROVEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

CONDITIONAL USE PERMIT CASE NO. CU25-000015, TO ALLOW TOWNHOMES ON THIS SUBJECT PROPERTY, WAS APPROVED WITH CONDITIONS BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 5, 2026.

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, PRIVATE LANDSCAPE EASEMENTS, AND PRIVATE STORM WATER DETENTION FACILITIES, WHICH ARE PART OF THE SUBDIVISION. THIS CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR OR MAINTENANCE OF THESE AREAS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, 315 FAIRWAY, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 19758, PAGE 92, 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 FOR THE PURPOSES IDENTIFIED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, AN AUTHORIZED SIGNER FOR 315 FAIRWAY, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

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__.

FIELD NOTES DESCRIPTION OF 0.399 ACRE TRACT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.399 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 'B' OF THE COUNTRY CLUB ESTATES NO. 2 SUBDIVISION FILED IN VOLUME 150, PAGE 121 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) CONVEYED IN A DEED TO 315 FAIRWAY, LLC RECORDED IN VOLUME 19758, PAGE 92 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT); SAID 0.399 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8 inch iron rod inside a 1 inch iron pipe found at the north corner of said Lot 6, same being the west corner of Lot 5-A, Block 'B' of the Country Club Estates No. 2 Subdivision filed in Volume 14230, Page 228 (OPRBT) conveyed to Framestead Holdings, LLC in Volume 19985, Page 8 (OPRBT) and in the southeast right-of-way line of Fairway Drive (50 foot right-of-way, 150/121 DRBCT), and the north corner hereof, from which the City of Bryan Monument GPS-107 bears N 08° 32' 26" E, a distance of 4,118.76 feet;

THENCE, with the common line of said Lot 6 and said Lot 5-A, S 48° 57' 44" E, for a distance of 174.02 feet to a 1/2 inch iron rod found at the east corner of said Lot 6, and the south corner of said Lot 5-A, same being the west corner of Lot 12, Block 'B' in said Country Club Estates No. 2 Subdivision conveyed to Dominik Properties LLC-RS 312 TEE recorded in Volume 19147, Page 44 (OPRBT) and the north corner of Lot 13, Block 'B' in said Country Club Estates No. 2 Subdivision conveyed to 314 Tee Drive Series, A Series of 5 Guys & A Girl, LLC recorded in Volume 19666, Page 243 (OPRBT), and the east corner hereof;

THENCE, with the common line of said Lot 6, and said Lot 13, S 41° 01' 53" W, for a distance of 99.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 5743" found at the south corner of said Lot 6 and the west corner of said Lot 13, same being the north corner of Lot 14R-1, Block 'B' in the Country Club Estates No. 2 Subdivision filed in Volume 19553, Page 64 (OPRBT) and the east corner of the Townhomes at the Park LLC, Series A recorded in Volume 20241, Page 275 (OPRBT) and the east corner of Lot 7C, Block 'B' in the Country Club Estates No. 2 Subdivision filed in Volume 13746, Page 279 (OPRBT) conveyed to RID Properties, LLC recorded in Volume 15239, Page 88 (OPRBT), and the south corner hereof, from which a 3/8 inch iron rod found at the east corner of Lot 14R-6, Block 'B' in said Country Club Estates No. 2 Subdivision bears S 48° 57' 44" E, a distance of 174.02 feet;

THENCE, with the common line of said Lot 6 and the northeast lines of said Lot 7C, Lot 7B, Block 'B' in said Country Club Estates No. 2 conveyed to Mary Jane Dickinson, Trustee of the Mary Jane Dickinson Trust recorded in Volume 16716, Page 142 (OPRBT), and Lot 7A, Block 'B' in said Country Club Estates No. 2 conveyed to DLS Real Estate, LLC recorded in Volume 19793, Page 95 (OPRBT), N 48° 57' 44" W, for a distance of 174.02 feet to a 1/2 inch iron rod found at the west corner of said Lot 6 and the north corner of said Lot 7A, same being in the southeast line of said Fairway Drive, and the west corner hereof, from which a 3/8 inch iron rod in concrete found at the west corner of said Lot 7A bears S 41° 01' 53" W, a distance of 100.00 feet;

THENCE, with the northwest line of said Lot 6 and along the southeast line of said Fairway Drive, N 41° 01' 53" E, for a distance of 99.77 feet to the POINT OF BEGINNING hereof and containing 0.399 acres, more or less. Surveyed on the ground March 2026 under my supervision.

CERTIFICATION 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 PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____, PAGE _____.

LEGEND:

- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- () = RECORD INFORMATION
- BSL = BUILDING SETBACK LINES
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- CLEAN OUT
- STORM SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE/STANDARD
- GUY WIRE
- A/C UNIT
- GAS METER
- ELECTRIC SERVICE
- TRANSFORMER
- FIBER OPTIC BOX
- AERIAL ELECTRIC LINES
- AERIAL TELEPHONE LINES
- WOOD FENCE
- CHAIN LINK FENCE
- "KERR SURVEYING" UNLESS OTHERWISE NOTED
- CONCRETE

NOTARY PUBLIC, BRAZOS COUNTY, 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

CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MICHAEL KONETSKI, RPLS NO. 6531

FINAL PLAT OF COUNTRY CLUB ESTATES NO. 2 SUBDIVISION LOTS 6R-1, 6R-2, 6R-3, AND 6R-4, BLOCK B

0.399 ACRES
BEING A REPLAT OF LOT 6, BLOCK B
COUNTRY CLUB ESTATES NO. 2 SUBDIVISION
VOLUME 150, PAGE 121 DRBCT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

**OWNER: 315 FAIRWAY, LLC, A TEXAS LIMITED LIABILITY COMPANY
449 CHIMNEY HILL DRIVE, COLLEGE STATION, TX 77840**

KERR SURVEYING

SCALE: 1 INCH = 20 FEET
FIELD SURVEY DATE: 03-25-2026 | PLAT DATE: 06-30-2026
JOB NUMBER: 25-1461 | CAD NAME: 25-1461-5 RP
POINT FILE: 25-1461 (cont)
DRAWN BY: MH CHECKED BY: TGF & MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"