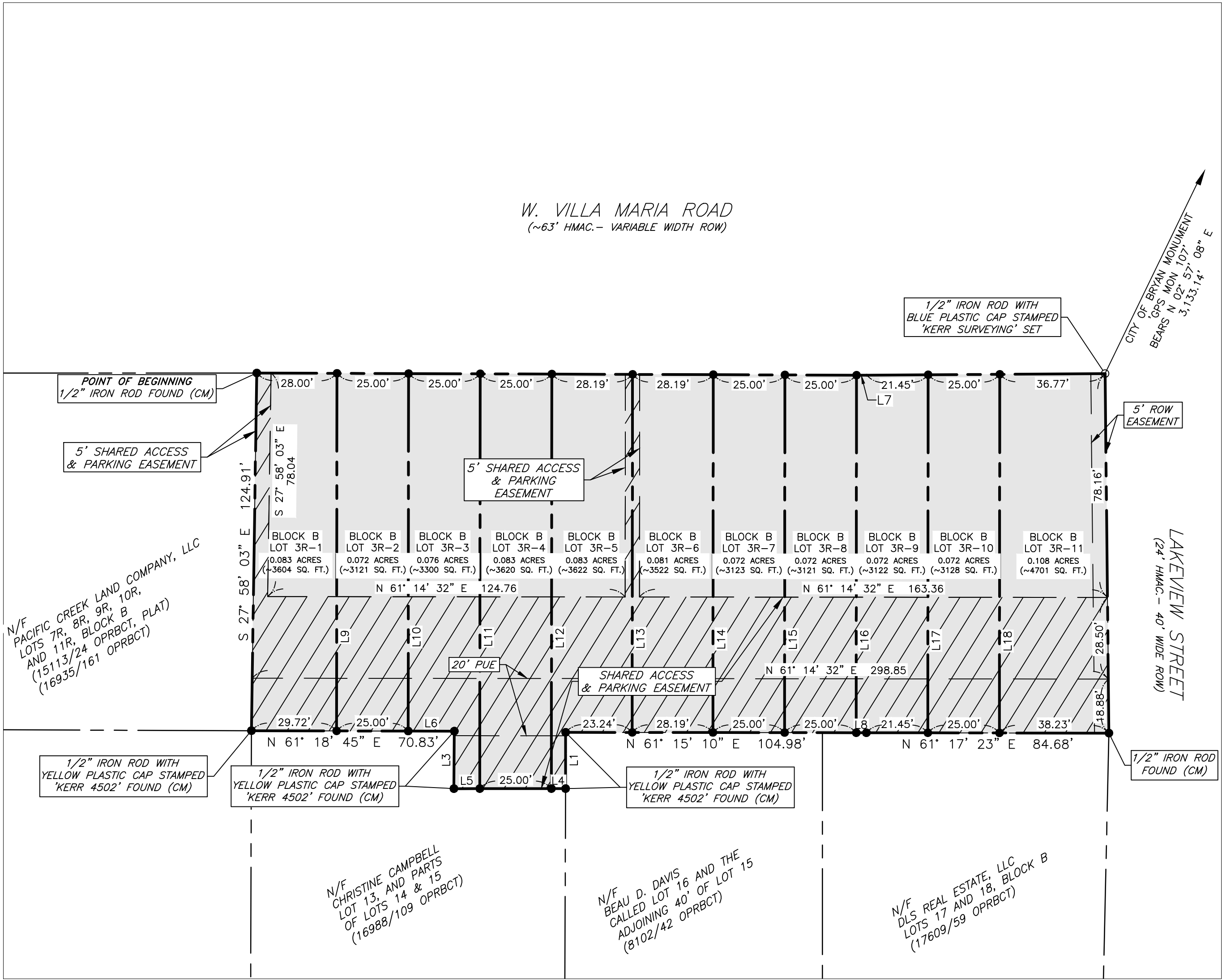
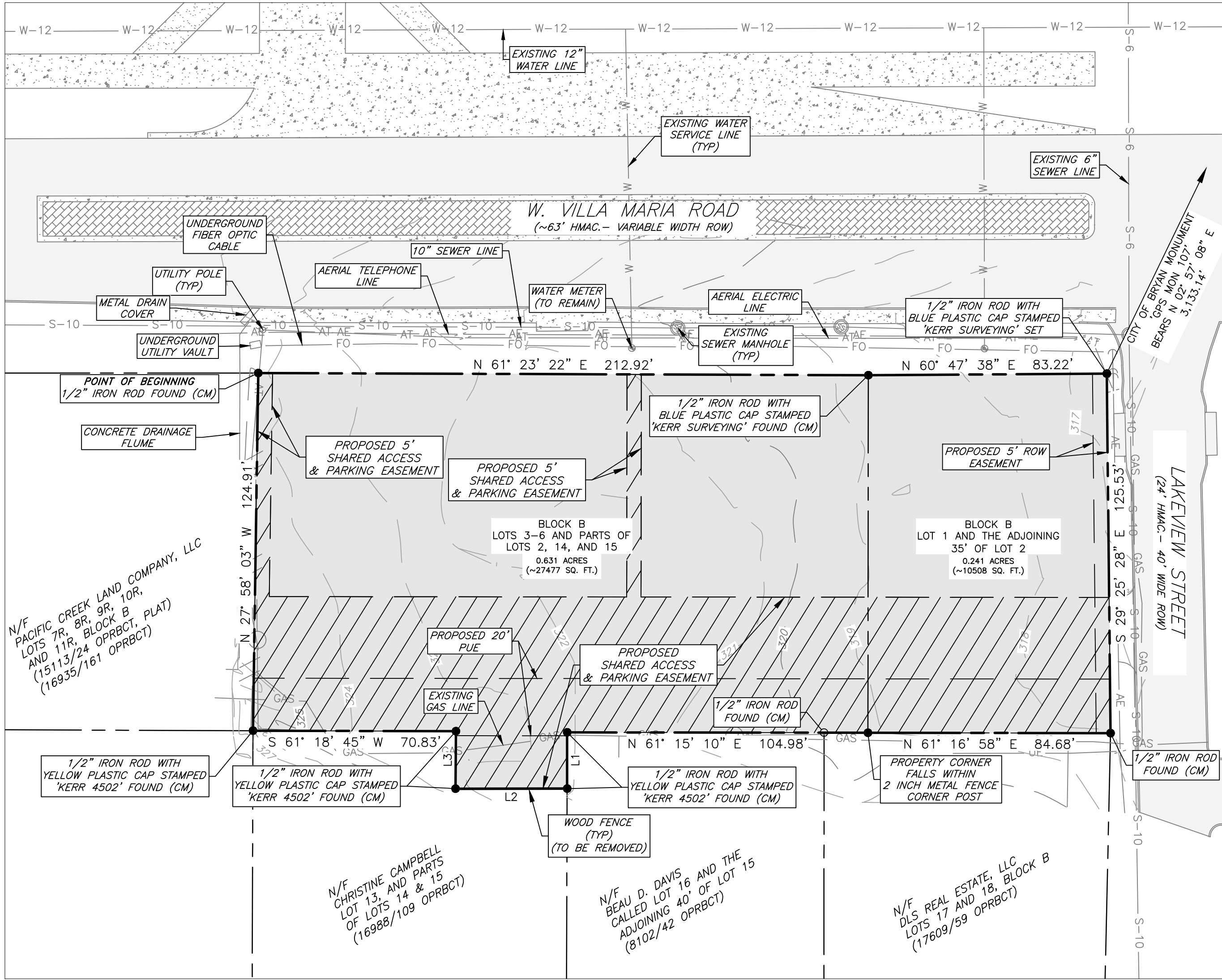


ORIGINAL PLAT
(81/ 466 DRBCT)
(113/309 DRBCT)



REPLAT



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	19.66'	S 28° 49' 09" E
L2	38.98'	S 61° 10' 22" W
L3	20.07'	N 28° 25' 10" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	19.66'	N 28° 49' 09" W
L2	38.98'	N 61° 10' 22" E
L3	20.07'	S 28° 25' 10" E
L4	4.97'	N 61° 10' 22" E
L5	9.01'	N 61° 10' 22" E
L6	16.10'	N 61° 18' 45" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	3.55'	S 61° 23' 22" W
L8	3.55'	N 61° 15' 10" E
L9	124.86'	S 28° 45' 28" E
L10	124.83'	S 28° 45' 28" E
L11	144.84'	S 28° 45' 28" E
L12	144.75'	S 28° 45' 28" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	125.01'	S 28° 45' 28" E
L14	124.94'	S 28° 45' 28" E
L15	124.88'	S 28° 45' 28" E
L16	124.82'	S 28° 45' 28" E
L17	125.00'	S 28° 45' 28" E
L18	125.21'	S 28° 45' 28" E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kyle Burford, the owner and developer 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 17750, Page 76, and whose names are 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.

Kyle Burford, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Kyle Burford, 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 _____, 202____, in the Official Records of Brazos County in Volume ____ Page ____.

County Clerk, Brazos County, Texas

METES & BOUNDS

Vicinity Map



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 (ex. 363.90') unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010955037292 (calculated using GEOID12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 4804103215F 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 Residential District 5000 - (RD-5).
- The topography is from survey data.
- 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: 220502, effective date: 02-28-2022. Items listed on schedule B are addressed as follows:
 - Item 104: Blanket pipeline easement in volume 134, page 101, DRBCT, does apply, but is blanket in nature and cannot be shown.
 - All other items are not survey items and/or are not addressed by this plat.
- 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.

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
TYP	Typical
N/F-	Now or Formerly

FINAL PLAT

Country Club Estates
Addition Phase 1
Block B, Lots 3R-1 to 3R-11,
-0.872 Acres

Being a Replat of a Block B, Lot 1, Lots 3-6,
Part of Lots 2, 14, and 15,
Country Club Estates Addition
Volume 81, Page 446 DRBCT
Zeno Phillips League No. 7 Survey, Abstract 45
Bryan, Brazos County, Texas
September 2026

Owner:
Optimal Housing Five, LLC
2529 Shenandoah Dr.
Tyler, Tx 75701

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS #10018500
Proj # 24-543

Engineer:
IA Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951