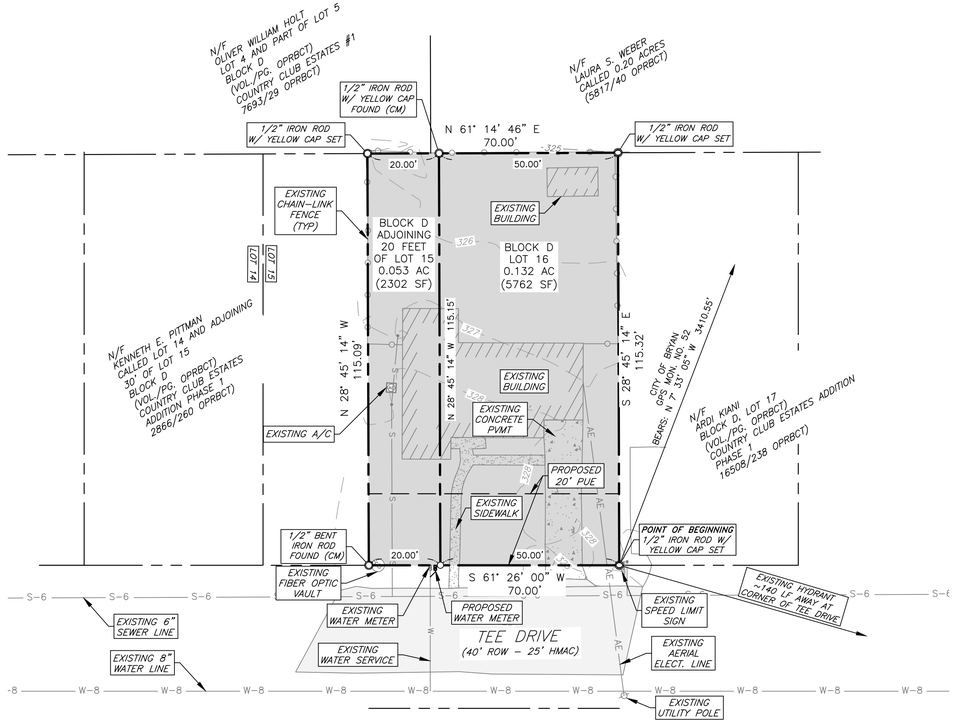
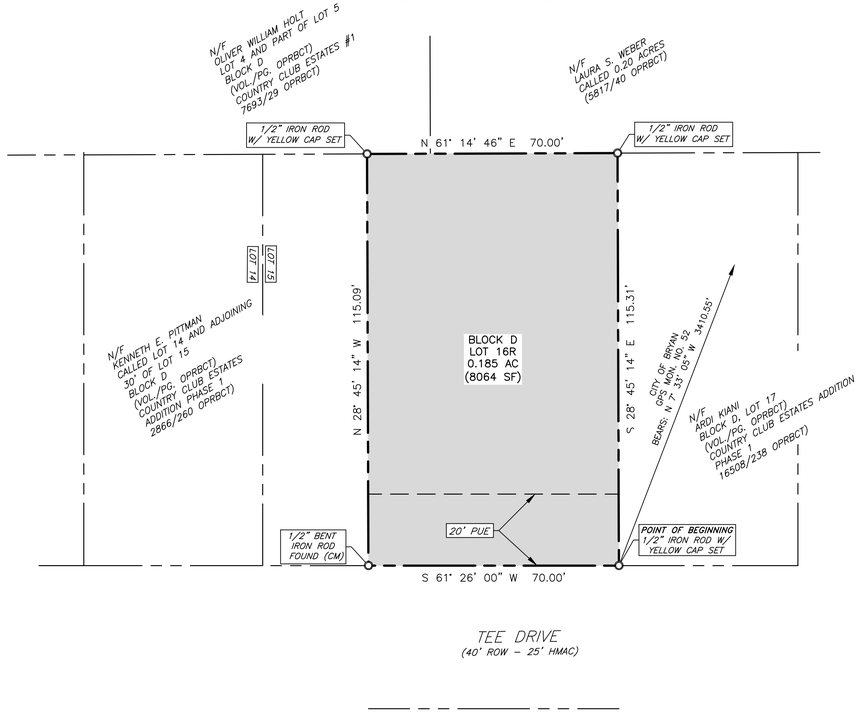
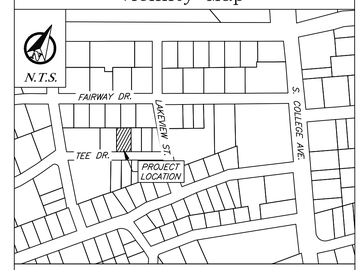
## ORIGINAL PLAT
(81/466 DRBCT)




## REPLAT




### Vicinity Map




### General Notes:

1. The purpose of this plat is to combine the existing parts of two lots into one lot.
2. 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 NADB3 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
3. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F, effective April 2, 2014.
4. The topography shown is based on survey data.
5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6. This property is zoned Residential District 5000 (RD-5).
7. All existing buildings, pavement, fence, and aerial lines to be demolished.
8. Where electric facilities are installed, the 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.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Terrence Murphy, Managing Member of Campus One Mile Properties, LLC, owner and developer of the land shown on this plat, being the tract of land conveyed to me in the Deeds Records of Brazos County in Volume 81, Page 466, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all street, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
Terrence Murphy
Managing Member of Campus One Mile Properties, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein 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, Tyler Tumlinson, Registered Professional Land Surveyor No. 6410, 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.

_____
Tyler Tumlinson, R.P.L.S. No. 6410

### 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

### 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 in
Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

### FIELD NOTES DESCRIPTION OF A 0.19 ACRE TRACT BRYAN, BRAZOS COUNTY, TEXAS

BEING A 0.19 ACRE TRACT OF LAND OUT OF BLOCK D OF THE COUNTRY CLUB ESTATES ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 81, PAGE 466 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED LOT 16 AND ADJOINING 20 FEET OF LOT 15, BLOCK "D", OF THE SAID COUNTRY CLUB ESTATES ADDITION, DESCRIBED TO DAVID WILLIAM LETZ AND DEBORAH DORIS LETZ, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE DAVID AND DEBORAH LETZ LIVING TRUST, DATES APRIL 6, 2023, RECORDED IN VOLUME 18564, PAGE 146 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.19 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON ROD SET AT THE SOUTHEAST COMER OF SAID LOT 16, LOCATED AT THE SOUTHWEST COMER OF LOT 17 OF SAID BLOCK D, ALSO LOCATED ON THE NORTH LINE OF TEE DRIVE (OBSERVED 40 FOOT R.O.W.), FOR THE SOUTHEAST COMER OF THIS;

THENCE ALONG THE SOUTH LINE OF SAID LOT 16 AND LOT 15, WITH THE NORTH LINE OF SAID TEE DRIVE S 61°26'00" W A DISTANCE OF 70.00 FEET TO A 1/2 INCH IRON ROD (BENT) FOUND AT THE SOUTHWEST COMER OF SAID LETZ TRACT, ALSO LOCATED AT THE SOUTHEAST COMER OF THE CALLED LOT 14 AND ADJOINING 30 FEET OF LOT 15, BLOCK D, TO KENNETH E. PITTMAN, (2866/260), FOR THE SOUTHWEST COMER OF THIS;

THENCE CROSSING LOT 15, WITH THE WEST LINE OF SAID LETZ TRACT, AND WITH THE EAST LINE OF SAID PITTMAN TRACT
N 28°45'14" W A DISTANCE OF 115.09 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT THE NORTHWEST COMER OF SAID LETZ TRACT, LOCATED AT THE NORTHEAST COMER OF SAID PITTMAN TRACT, ALSO LOCATED ON THE SOUTH LINE OF A TRACT OF LAND TO OLIVER WILLIAM HOLT, (7693/29), FOR THE NORTHWEST COMER OF THIS;

THENCE ALONG THE NORTH LINE OF SAID LOT 15 AND LOT 16, WITH THE SOUTH LINE OF SAID HOLT TRACT, AND A CALLED 0.20 ACRE TRACT TO LAURA S. WEBER, (5817/40), N 61°14'46" E PASSING A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND AT A DISTANCE OF 17.68 FEET AND CONTINUING A TOTAL DISTANCE OF 70.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP SET AT THE NORTHEAST COMER OF SAID LETZ TRACT, BEING THE COMMON NORTH COMER OF SAID LOT 16 AND LOT 17, FOR THE NORTHEAST COMER OF THIS;

THENCE ALONG THE EAST LINE OF SAID LETZ TRACT, BEING THE COMMON LINE BETWEEN LOT 16 AND LOT 17, S 28°45'14" E A DISTANCE OF 115.31 FEET TO THE POINT OF BEGINNING.

**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 |
| CAE- | Cross Access Easement |
| PAE- | Public Access Easement |
| DE- | Drainage Easement |
| PrDE- | Private Drainage Easement |
| TYP- | Typical |
| N/F- | Now or Formerly |

# Final Plat

## Country Club Estates Addition
## Block D, Lot 16R
## 0.185 Acres

*Being a Replat of Lot 16, and the adjoining 20 feet of Lot 15*
*Volume 81, Page 466, DRBCT*
*Bryan, Brazos County, Texas*
*October 2026*
*Scale: 1"=20'*


**Owner:**
Campus One Mile Properties, LLC
1551 Greens Prairie Road, Ste 101A
College Station, TX 77845

**Surveyor:**
Tumlinson Land Surveying
184 Green Branch Court
Liberty Hill, TX 77802
254-931-6707
TBPELS #10193858
Proj # 04314
Date of Survey: 7/14/26

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


J4 Engineering 9/29/26 J4E Project # 26-057 J:\2026\26-057 Tee Dr Duplex\Tee Dr Duplex-Replat.dwg