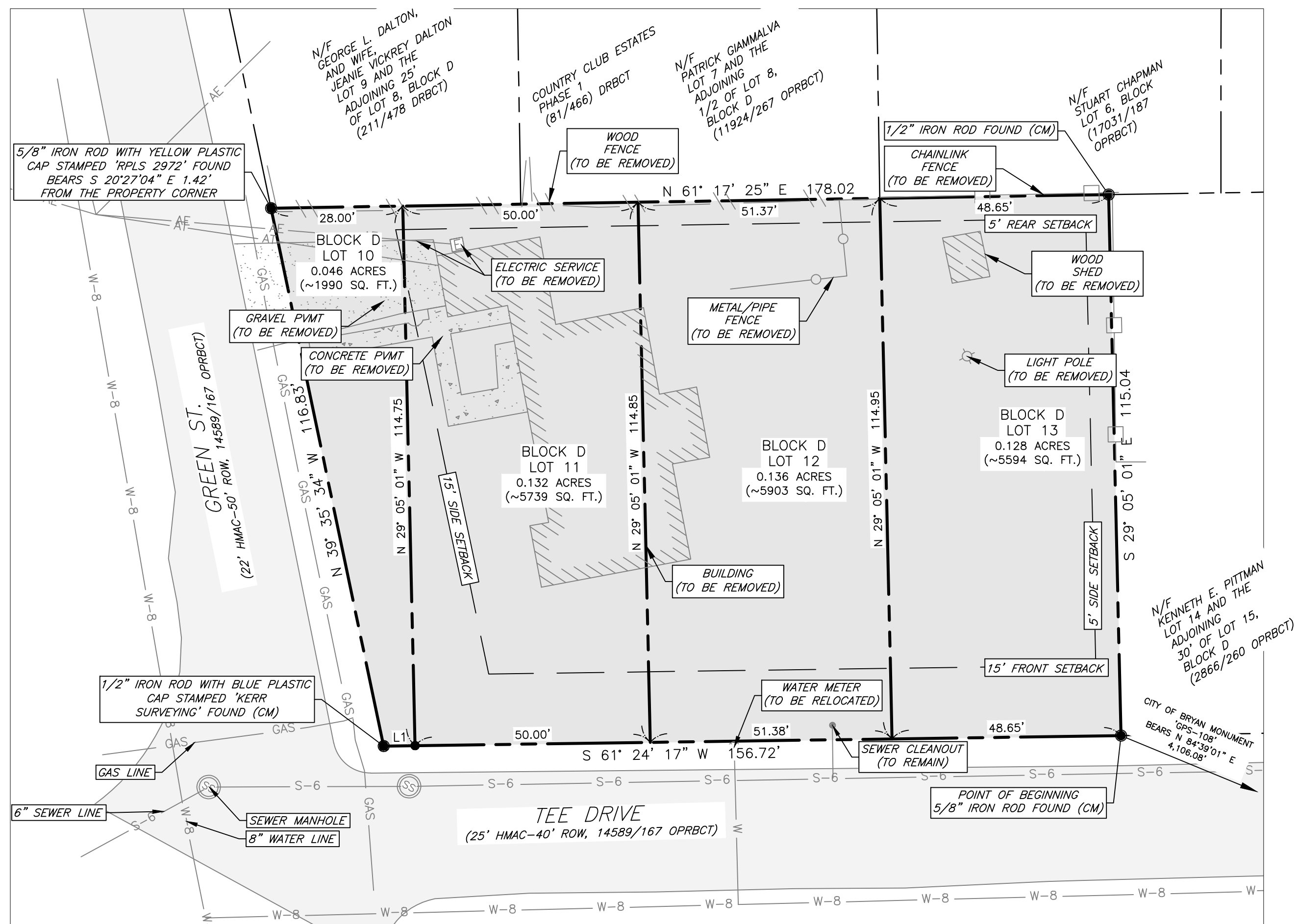
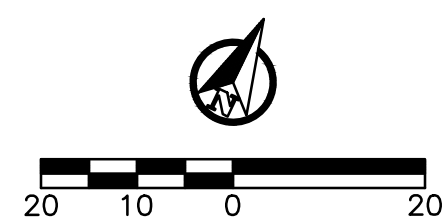
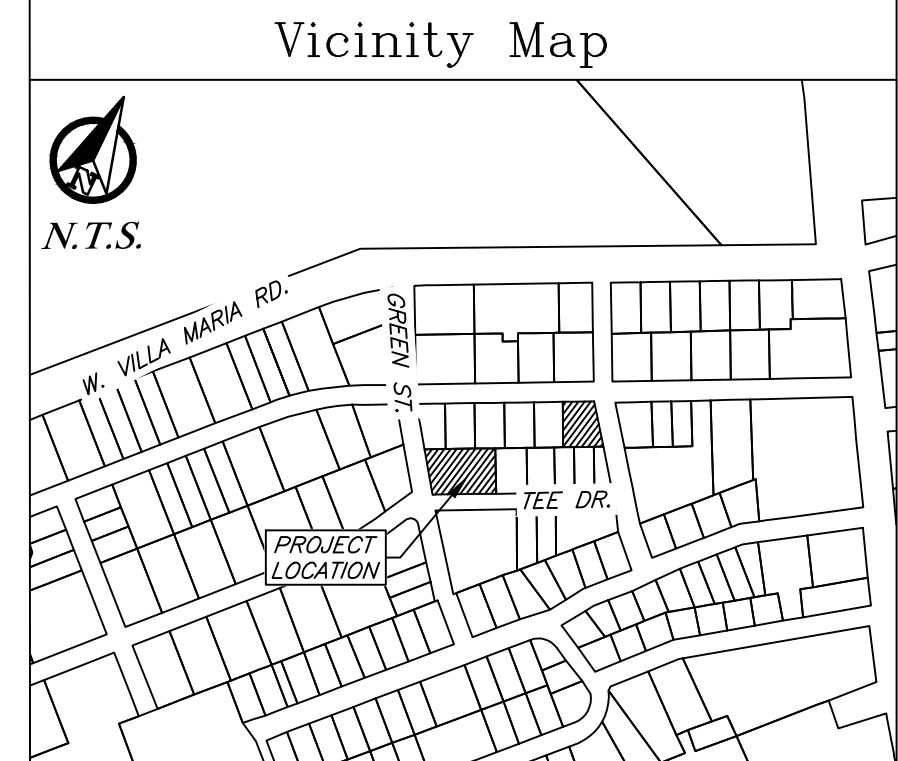
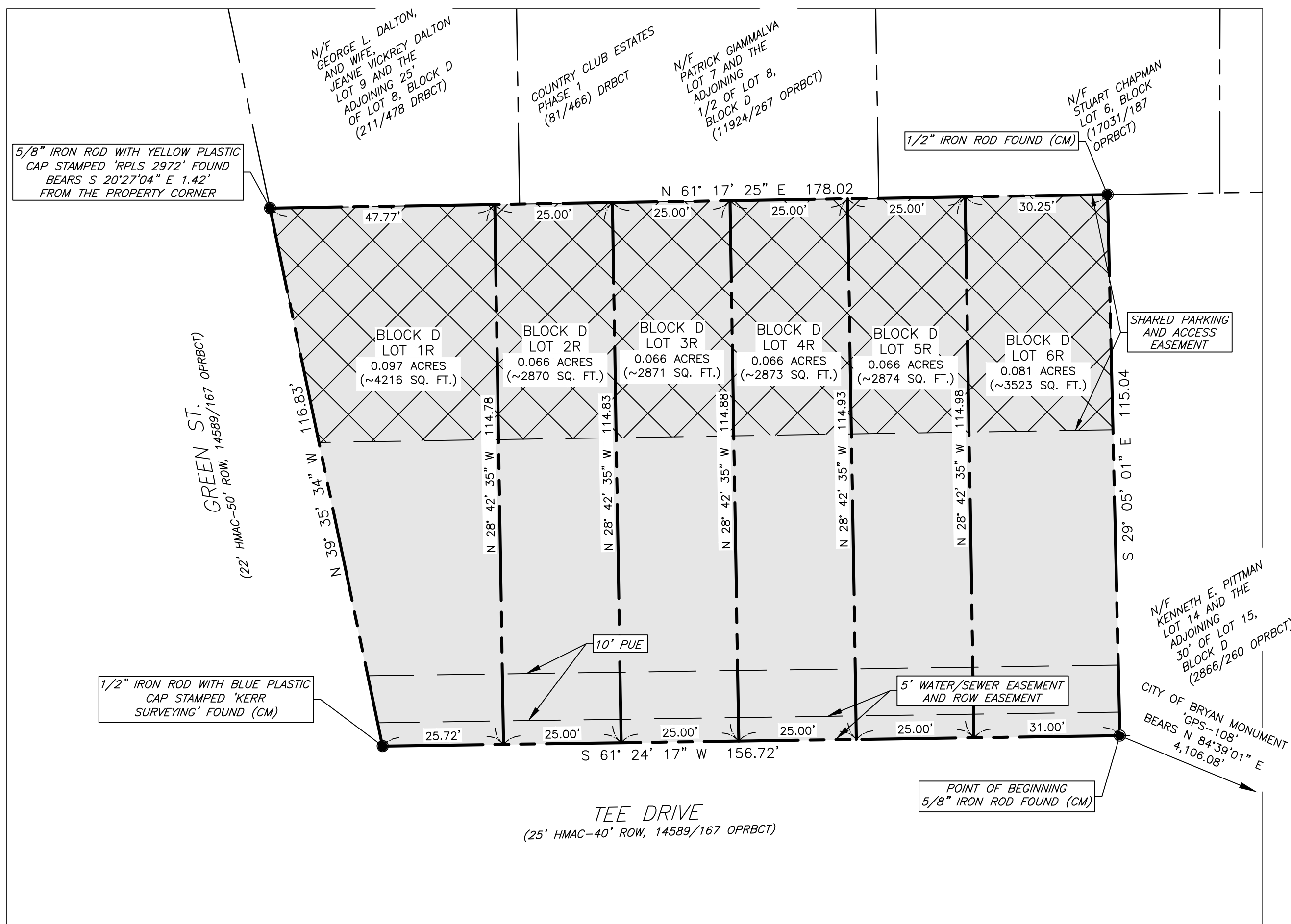
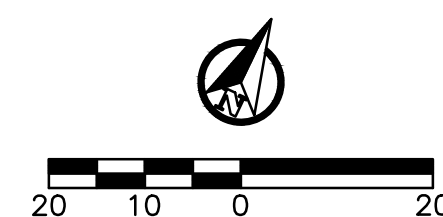


ORIGINAL



LINE #	LENGTH	DIRECTION
L1	6.69'	S 61° 24' 17" W

REPLAT



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 1.00010957683293 (calculated using GEOID12B).
- This tract does not lie within a designated 100-YR floodplain according to the FEMA Maps, Panel No. 480410215F 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, GP No. 222854, effective date: 08-08-2023. No survey related items were listed on Schedule B.

- 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, \_\_\_\_\_, 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 81, Page 466, 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.

Owner

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

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 this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Deed 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

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

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, \_\_\_\_\_, 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 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

FIELD NOTES DESCRIPTION OF A 0.441 ACRE TRACT ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.441 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOTS 10-13, BLOCK D OF THE COUNTRY CLUB ESTATES ADDITION, FILED IN VOLUME 81, PAGE 466 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), BEING DESCRIBED IN A DEED TO OPTIMAL HOUSING FIVE, LLC, IN VOLUME 18203, PAGE 143 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.441 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 5/8 INCH IRON ROD FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF TEE DRIVE (CALLED 40' WIDE RIGHT-OF-WAY PER 14589/167 OPRBCT), SAME BEING THE EAST CORNER OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, SAME ALSO BEING THE SOUTH CORNER OF A CALLED LOT 14 AND THE ADJOINING 30' OF LOT 15 OF BLOCK D OF SAID COUNTRY CLUB ESTATES ADDITION, BEING DESCRIBED IN A DEED TO KENNETH E. PITTMAN IN VOLUME 2866, PAGE 260 (OPRBCT), FROM WHICH CITY OF BRYAN MONUMENT 'GPS - 108' BEARS N 84° 39' 01" E, A DISTANCE OF 4,106.08 FEET, SAME BEING FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 61° 24' 17" E, A DISTANCE OF 80.01 FEET;

THENCE, WITH THE NORTHWEST LINE OF SAID TEE DRIVE, SAME BEING THE SOUTHWEST LINE OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, S 61° 24' 17" W, A DISTANCE OF 156.72 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' FOUND IN THE NORTH INTERSECTION OF SAID TEE DRIVE, AND GREEN STREET (CALLED 40' WIDE RIGHT-OF-WAY, PER 14589/167 OPRBCT), BEING THE SOUTH CORNER OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT;

THENCE, WITH THE NORTHEAST LINE OF SAID GREEN DRIVE, SAME BEING THE SOUTHWEST LINE OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, N 39° 35' 34" W, A DISTANCE OF 116.83 FEET TO A POINT FOR CORNER, BEING THE WEST CORNER OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, SAME BEING THE SOUTH CORNER OF A TRACT CALLED TO BE LOT 9 AND THE ADJOINING 25 FEET OF LOT 8, BLOCK D OF SAID COUNTRY CLUB ESTATES ADDITION, DESCRIBED IN A DEED TO GEORGE L. DALTON AND JEANIE VICKREY DALTON IN VOLUME 211, PAGE 478 (DRBCT), FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'RPLS 2972' FOUND BEARS S 20° 27' 04" E, A DISTANCE OF 1.42 FEET, ALSO FROM WHICH A 1/2 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'ATM SURVEYING RPLS 6132' FOUND BEARS N 39° 35' 34" W, A DISTANCE OF 116.71 FEET;

THENCE, WITH THE NORTHWEST LINE OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, SAME BEING THE SOUTHWEST LINES OF LOTS 5-9, BLOCK D OF SAID COUNTRY CLUB ESTATES ADDITION, N 61° 17' 25" E, A DISTANCE OF 178.02 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE NORTH CORNER OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT, SAME BEING THE WEST CORNER OF SAID PITTMAN TRACT, SAME ALSO BEING IN THE SOUTHWEST LINE OF SAID TRACT CALLED TO BE LOT 6 AND THE ADJOINING 1/2 OF LOT 5, BLOCK D OF SAID COUNTRY CLUB ESTATES ADDITION, BEING DESCRIBED IN A DEED TO STUART CHAPMAN IN VOLUME 17031, PAGE 187 (OPRBCT);

THENCE, WITH THE COMMON LINE OF SAID OPTIMAL HOUSING FIVE, LLC, TRACT AND SAID PITTMAN TRACT, S 29° 05' 01" E, A DISTANCE OF 115.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.441 ACRES OF LAND, MORE OR LESS.

**REPLAT**  
**Country Club Estates Addition**  
**Block D, Lots 1R-6R ~0.441 Acres**

Being a replat of a Block D, Lots 10-13 Country Club Estates Addition Volume 81, Page 466 DRBCT Zeno Phillips League Survey, A-145 Bryan, Brazos County, Texas August 2023

Owner: Optimal Housing Five, LLC 2529 Shenandoah Bryan, TX 77801

Engineer: I4 Engineering PO Box 5192 Bryan, TX 77805 979-739-0567 TBPELS F-9951

Surveyor: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 979-268-3195 TBPELS #10018500 Proj # 23-657

J4 Engineering 9/16/2023 Greens St. Townhomes-Replicat.dwg J4E Project # 23-016