



VICINITY MAP

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 43°45'53" E	34.82'
L2	S 40°42'02" W	14.04'
L3	S 24°26'54" E	30.68'
L4	N 24°26'54" W	8.30'
L5	S 42°57'32" W	8.12'
L6	S 49°21'40" E	17.80'
L7	N 24°26'54" W	42.86'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'00"	25.00'	39.27'	25.00'	N 85°38'20" E	35.36'
C2	92°17'19"	75.00'	120.81'	78.06'	N 86°46'59" E	108.16'
C3	89°30'47"	25.00'	39.06'	24.79'	N 88°10'15" E	35.20'
C4	90°29'13"	25.00'	39.48'	25.21'	N 1°49'45" W	35.51'
C5	92°17'19"	25.00'	40.27'	26.02'	S 86°46'59" W	36.05'
C6	90°00'00"	25.00'	39.27'	25.00'	S 42°1'40" E	35.36'
C7	87°13'28"	25.00'	38.06'	23.82'	N 87°01'36" E	34.49'
C8	92°46'32"	25.00'	40.48'	26.24'	N 2°58'24" W	36.20'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cao's Home, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 18419, Page 22 and in Volume 18065, Page 258 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 hereon for the purposes identified.

Owner _____

Notary Public, Brazos County, Texas _____

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 & 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, _____, Chairman 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.

Chairman, Planning and Zoning Commission _____

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, 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 _____.

County Clerk, Brazos County, Texas _____

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

Cody Karisch, R.P.L.S. No. 7004 _____

GENERAL NOTES:

- ORIGIN OF BEARING SYSTEM: The bearing system to the monuments are consistent with the General Warranty Deed of the called 2,986 acre Cao's Home, LLC, Tract Two's northwest bearing (N 43° 24' 52" E) recorded in Volume 18419, Page 22 of the Official Public Records of Brazos County, Texas.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100195E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
- ZONING: Planned Development - Mixed Use as passed and approved by the Bryan Council, _____ Ordinance No. _____.
- 46 Total Lots.
- 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 a part of this subdivision. The City of Bryan shall not be responsible for any operation, repair and maintenance of these areas.
- Common Areas and Landscape Easements (including detention area shall be owned & maintained by Homeowners Association and may not be enclosed or screened from the ROW by fencing.
- Building Setback Lines shall be:
 - Front yard - 25'
 - Side yard - 5'
 - Rear Street - 15'
 - Rear yard - 5'
- Residential Driveways without rear access will only be allowed access onto local streets.
- All sidewalks and trails will be concrete.
- 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 egress and ingress on property adjacent to the PUE to access electric facilities.
- Unless otherwise indicated 1/2" Iron Rods are set at all corners.
 - ⊙ - 1/2" Iron Rod Found (CM)
 - - 1/2" Iron Rod Set
- Abbreviations:
 - CoB - City of Bryan
 - P.U.E. - Public Utility Easement
 - Pr.D.E. - Private Drainage Easement
 - H.O.A. - Homeowner's Association
 - R.O.W. - Right of Way
 - CM - Controlling Monument

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Brazos County, Texas and being all of the called 2,986 acre Cao's Home, LLC, Tract Two described in the deed from Carolyn Hicks Catalena to Cao's Home, LLC, recorded in Volume 18419, Page 22 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), said tract also being part of the called 23,639 acre Tract One described in the deed from the Fazzino Revocable Trust to Cao's Home, LLC, recorded in Volume 18065, Page 258 (O.P.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the common west corner of this herein described tract and the called 2,986 acre Cao's Home, LLC, Tract Two, said iron rod also marking the north corner of the called 9.81 acre Richard A. Smith and Norma M. Smith tract recorded in Volume 18370, Page 239 (O.P.R.B.C.) and being in the southeast right-of-way line of Chick Lane (based on variable width);

THENCE: along the southeast right-of-way line of said Chick Lane for the following two (2) calls:

- N 43° 24' 52" E for a distance of 442.75 feet to a found 1/2-inch iron rod marking an angle of this tract, said iron rod also marking the north corner of the called 2,986 acre Cao's Home, LLC, Tract Two and the most northerly west corner of the called 23,639 acre Cao's Home, LLC, Tract One; and
- N 43° 44' 23" E for a distance of 34.82 feet to a 1/2-inch iron rod set for the north corner of this tract;

THENCE: into the interior of the called 23,639 acre Cao's Home, LLC, Tract One for the following two (2) calls:

- S 49° 21' 40" E for a distance of 857.20 feet to a 1/2-inch iron rod set for the east corner of this herein described tract, and
- S 40° 42' 02" W for a distance of 14.04 feet to a found 1/2-inch iron rod marking an angle of this tract, said iron rod also marking the north corner of Lot 21, Block 2, BOULDER CREEK SUBDIVISION according to the Replat recorded in Volume 15975, Page 257 (O.P.R.B.C.);

THENCE: S 40° 42' 02" W along the common line of this tract, said Lot 21 and the northwest right-of-way line of Meridian Court (based on a 50-foot width) for a distance of 498.14 feet to a 1/2-inch iron rod set for the south corner of this tract, said iron rod also marking the east corner of the called 9.81 acre Smith tract;

THENCE: N 47° 04' 21" W along the common line of this tract and the called 9.81 acre Smith tract, at 584.23 feet, pass a found 1/2-inch iron rod marking the south corner of the called 2,986 acre Cao's Home, LLC, Tract Two, continue for a total distance of 880.68 feet to the POINT OF BEGINNING and containing 9.868 acres of land.

FINAL PLAT

GOURD CREEK

SUBDIVISION PHASE 1

9.868 ACRES

LOTS 1-17, BLOCK 1, LOTS 1-8, BLOCK 2

LOTS 1-12, BLOCK 3, LOTS 1-9, BLOCK 4

46 LOTS TOTAL, COMMON AREAS 1 & 2

ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45

BRYAN, BRAZOS COUNTY, TEXAS

OCTOBER, 2023

SCALE: 1"=40'

Owner: Cao's Home, LLC, 1008 Woodcreek Dr., Suite 103, College Station, TX 77845, (979)200-3335

Surveyor: McClure & Browne Engineering/Surveying, Inc., 10103300, 1008 Woodcreek Dr., Suite 103, College Station, Texas 77845, (979) 693-3838