

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 36°42'31" W	46.57'
L2	S 88°22'40" W	24.78'
L3	S 17°34'45" W	13.96'
L4	S 4°50'42" E	84.27'
L5	S 49°34'49" W	108.66'
L6	N 83°50'09" W	134.45'
L7	N 40°44'58" E	99.98'
L8	N 41°25'04" E	50.00'
L9	N 40°41'24" E	14.17'
L10	S 51°51'04" E	86.33'
L11	S 40°59'28" W	57.27'
L12	N 40°59'31" E	73.40'
L13	N 20°35'11" E	34.52'
L14	S 10°13'03" W	83.77'
L15	S 41°01'04" W	50.00'

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system to the monuments are consistent with the General Warranty Deed of the called 2.988 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.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0195E, Map Revised May 16, 2012, this property is not located in a Special Flood Hazard Area.
3. ZONING: Planned Development - Housing District (PD-H), as approved by City Council on January 14, 2025 (case no. R224-106), per Ordinance No. 2731.
4. 69 Total Lots.
5. 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 storm water 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.
6. 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.
7. Building Setback Lines shall be:

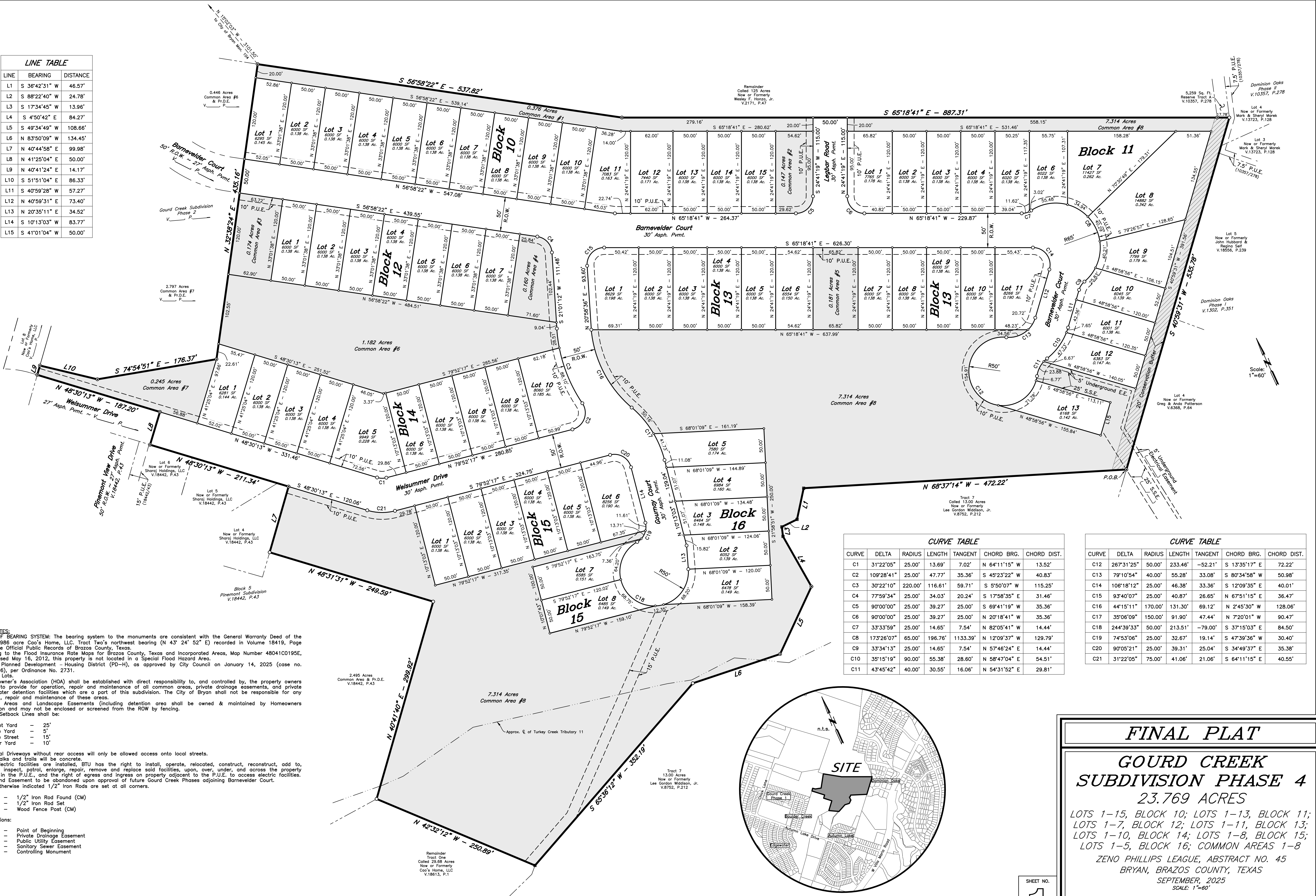
Front Yard	25'
Side Yard	5'
Side Street	15'
Rear Yard	10'

8. Residential Driveways without rear access will only be allowed access onto local streets.
9. All sidewalks and trails will be concrete.
10. Where electric facilities are installed, BTU has the right to install, operate, relocated, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities, upon, over, under, and across the property included in the P.U.E., and the right of egress and ingress on property adjacent to the P.U.E. to access electric facilities.
11. Turnaround Easement to be abandoned upon approval of future Gourd Creek Phases adjoining Barnevelter Court.
12. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

- | | |
|---|--------------------------|
| ⊙ | 1/2" Iron Rod Found (CM) |
| ⊙ | 1/2" Iron Rod Set |
| □ | Wood Fence Post (CM) |

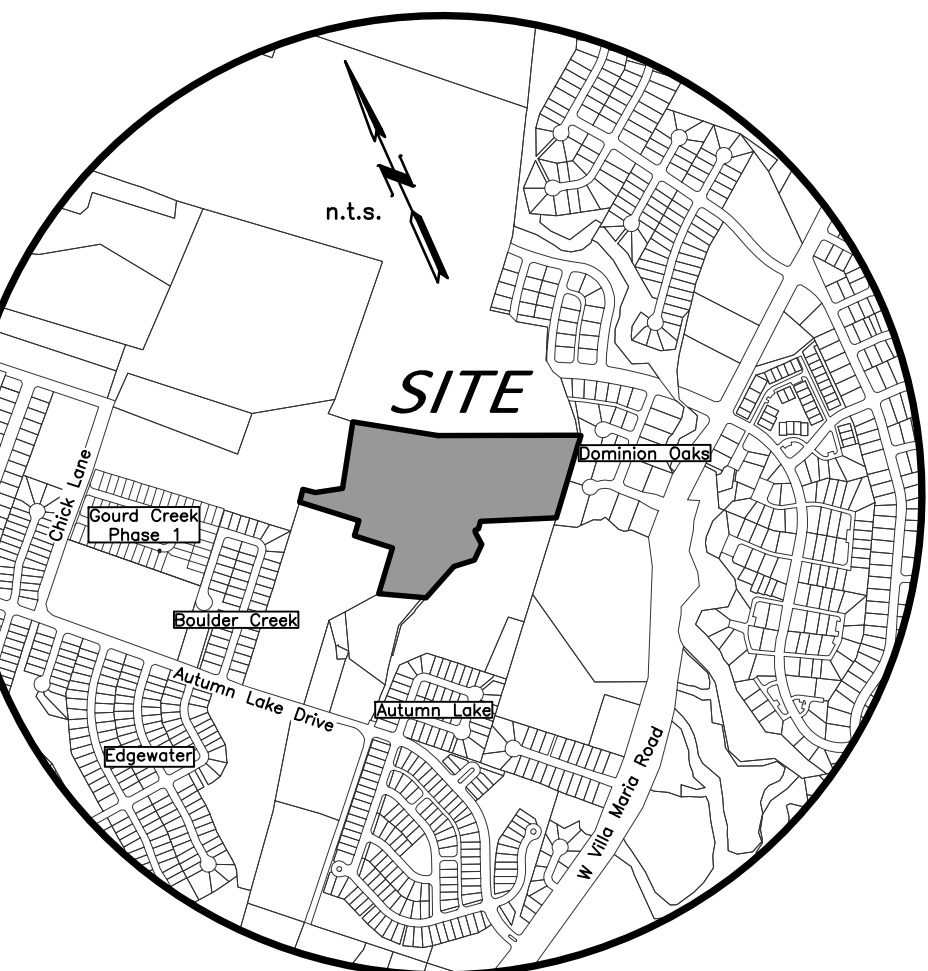
Abbreviations:

- | | |
|---------|---------------------------|
| P.O.B. | Point of Beginning |
| Pr.D.E. | Private Drainage Easement |
| P.U.E. | Public Utility Easement |
| S.S.E. | Sanitary Sewer Easement |
| CM | Controlling Monument |



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	31°22'05"	25.00'	13.69'	7.02'	N 64°11'15" W	13.52'
C2	109°28'41"	25.00'	47.77'	35.36'	S 45°23'22" W	40.83'
C3	30°22'10"	220.00'	116.61'	59.71'	S 5°50'07" W	115.25'
C4	77°59'34"	25.00'	34.03'	20.24'	S 17°58'35" E	31.46'
C5	90°00'00"	25.00'	39.27'	25.00'	S 69°41'19" W	35.36'
C6	90°00'00"	25.00'	39.27'	25.00'	N 20°18'41" W	35.36'
C7	33°33'59"	25.00'	14.65'	7.54'	N 82°05'41" W	14.44'
C8	173°26'07"	65.00'	196.76'	1133.39'	N 12°09'37" W	129.79'
C9	33°34'13"	25.00'	14.65'	7.54'	N 57°46'24" E	14.44'
C10	35°15'19"	90.00'	55.38'	28.60'	N 58°47'04" E	54.51'
C11	43°45'42"	40.00'	30.55'	16.06'	N 54°31'52" E	29.81'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C12	267°31'25"	50.00'	233.46'	-52.21'	S 13°35'17" E	72.22'
C13	79°10'54"	40.00'	55.28'	33.08'	S 80°34'58" W	50.98'
C14	106°18'12"	25.00'	46.38'	26.65'	S 12°09'35" E	40.01'
C15	93°40'07"	25.00'	40.87'	26.65'	N 67°51'15" E	36.47'
C16	44°15'11"	170.00'	131.30'	69.12'	N 2°45'30" W	128.06'
C17	35°06'00"	150.00'	91.90'	47.44'	N 72°01'1" W	90.47'
C18	244°39'33"	50.00'	213.51'	-79.00'	S 37°15'03" E	84.50'
C19	74°53'06"	25.00'	32.67'	19.14'	S 47°39'36" W	30.40'
C20	90°05'21"	25.00'	39.31'	25.04'	S 34°49'37" E	35.38'
C21	31°22'05"	75.00'	41.06'	21.06'	S 64°11'15" E	40.55'



FINAL PLAT

GOURD CREEK SUBDIVISION PHASE 4

23.769 ACRES

LOTS 1-15, BLOCK 10; LOTS 1-13, BLOCK 11;
LOTS 1-7, BLOCK 12; LOTS 1-11, BLOCK 13;
LOTS 1-10, BLOCK 14; LOTS 1-8, BLOCK 15;
LOTS 1-5, BLOCK 16; COMMON AREAS 1-8

ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45

BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER, 2025

SCALE: 1"=60'

Owner:
Cao's Home, LLC
2136 Chestnut Oak Circle
College Station, TX 77845
(979)200-3335

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

MB

SHEET NO.

1

OF 2 SHEETS

VICINITY MAP

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 18613, Page 1 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

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

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

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

CERTIFICATION BY 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, Texas in Volume _____, Page _____.

County Clerk, Brazos County, 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 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

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Bryan, Brazos County, Texas and being part of the called 29.68 acre Tract One described in the deed from Eden Farms, LTD. to Cao's Home, LLC, recorded in Volume 18613, Page 1 of the Official Public Records of Brazos County, Texas (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 most easterly south corner of this tract, said iron rod also marking the east corner of the called 13.00 acre Lee Gordon Widdison, Jr. Tract 7 recorded in Volume 8752, Page 212 (O.R.B.C.) and being in the northwest line of Lot 4, Block 1, DOMINION OAKS PHASE I according to the Final Plat recorded in Volume 1302, Page 351 (O.R.B.C.);

THENCE: along the common line of this tract and the called 13.00 acre Widdison Tract 7 for the following eight (8) calls:

- 1) N 68° 37' 14" W for a distance of 472.22 feet to a found wood fence post marking an interior corner of this tract,
- 2) S 36° 42' 31" W for a distance of 46.57 feet to a found wood fence post marking an angle of this tract,
- 3) S 88° 22' 40" W for a distance of 24.78 feet to a found wood fence post marking an angle of this tract,
- 4) S 17° 34' 45" W for a distance of 13.96 feet to a found wood fence post marking an angle of this tract,
- 5) S 04° 50' 42" E for a distance of 84.27 feet to a found 1/2-inch iron rod marking an angle of this tract,
- 6) S 49° 34' 49" W for a distance of 108.66 feet to a found 1/2-inch iron rod marking an angle of this tract,
- 7) N 83° 50' 09" W for a distance of 134.45 feet to a 1/2-inch iron rod set for an angle point of this tract, and
- 8) S 65° 36' 12" W for a distance of 352.19 feet to a found wood fence post marking the south corner of this herein described tract;

THENCE: N 42° 32' 12" W into and through the called 29.68 acre Cao's Home, LLC Tract One for a distance of 250.89 feet to a 1/2-inch iron rod set for an exterior corner of this tract, said iron rod also marking an angle point of the called 2.495 acre Common Area, PINEMONT SUBDIVISION according to the Final Plat recorded in Volume 18442, Page 43 (O.P.R.B.C.);

THENCE: along the common line of this tract, the called 2.495 acre Common Area, Lots 4, 5 and 6, Block 5 of said PINEMONT SUBDIVISION for the following four (4) calls:

- 1) N 40° 41' 40" E for a distance of 299.92 feet to a 1/2-inch iron rod set for an interior corner of this tract,
- 2) N 48° 31' 31" W for a distance of 249.59 feet to a 1/2-inch iron rod set for an exterior corner of this tract,
- 3) N 40° 44' 58" E for a distance of 99.98 feet to a found 1/2-inch iron rod marking an interior corner of this tract, and
- 4) N 48° 30' 17" W for a distance of 211.34 feet to a found 1/2-inch iron rod marking an exterior corner of this tract, said iron rod also marking the south corner of Welsummer Drive (based on a 50-foot width) and being in the northeast line of said Lot 6, Block 5;

THENCE: along the right-of-way of said Welsummer Drive for the following two (2) calls:

- 1) N 41° 25' 04" E for a distance of 50.00 feet to a found 1/2-inch iron rod marking an interior corner of this tract, and
- 2) N 48° 30' 17" W for a distance of 187.20 feet to a found 1/2-inch iron rod marking the west corner of this tract, said iron rod also marking the south corner of Lot 8, Block 9, GOURD CREEK SUBDIVISION, PHASE 2 according to the Final Plat recorded in Volume xxxxxxxxxxxxxx, Page xxxxxxxxxxxxxx (O.P.R.B.C.);

THENCE: along the common line of this tract and the southeast line of said GOURD CREEK SUBDIVISION, PHASE 2 for the following four (4) calls:

- 1) N 40° 43' 19" E for a distance of 14.17 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 2) S 51° 51' 04" E for a distance of 86.33 feet to a found 1/2-inch iron rod marking an angle point of this tract,
- 3) S 74° 54' 51" E for a distance of 176.37 feet to a found 1/2-inch iron rod marking an angle point of this tract, and
- 4) N 32° 38' 24" E for a distance of 435.16 feet to a found 1/2-inch iron rod marking the north corner of this herein described tract, said iron rod also marking the east corner of the called 0.446 acre Common Area #6 of said GOURD CREEK SUBDIVISION, PHASE 2 and being in the southwest line of the called 125 acre Wesley F. Honza, Jr. remainder tract recorded in Volume 2171, Page 47 (O.R.B.C.);

THENCE: along the common line of this tract, the called 125 acre Honza remainder tract, and the called 5,259 square foot Reserve Tract A, DOMINION OAKS PHASE II according to the Final Plat recorded in Volume 10357, Page 278 (O.R.B.C.) for the following two (2) calls:

- 1) S 56° 58' 22" E for a distance of 537.82 feet to a found 1/2-inch iron rod marking an angle of this tract, and
- 2) S 65° 18' 41" E, at a distance of 869.53 feet, pass a found 1/2-inch iron rod marking the west corner of the called 5,259 square foot Reserve Tract A for reference, continue for a total distance of 887.31 feet to a 1/2-inch iron rod set for the east corner of this tract, said iron rod also marking the south corner of the called 5,259 square foot Reserve Tract A, and an angle point of Lot 4, Block 2 of said DOMINION OAKS PHASE II;

THENCE: S 40° 59' 31" W along the common line of this tract, said Lot 4, Lot 3, Block 2 of said DOMINION OAKS PHASE II and Lots 5 and 4, Block 1, DOMINION OAKS PHASE I according to the Final Plat recorded in Volume 1302, Page 351 (O.R.B.C.) for a distance of 535.78 feet to the POINT OF BEGINNING and containing 23.769 acres of land.

FINAL PLAT

*GOURD CREEK
SUBDIVISION PHASE 4
23.769 ACRES*

*LOTS 1-15, BLOCK 10; LOTS 1-13, BLOCK 11;
LOTS 1-7, BLOCK 12; LOTS 1-11, BLOCK 13;
LOTS 1-10, BLOCK 14; LOTS 1-8, BLOCK 15;
LOTS 1-5, BLOCK 16; COMMON AREAS 1-8*

*ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45
BRYAN, BRAZOS COUNTY, TEXAS*

*SEPTEMBER, 2025
SCALE: 1"=60'*

SHEET NO.

2

OF 2 SHEETS

Owner:
Cao's Home, LLC,
2136 Chestnut Oak Circle
College Station, TX 77845
(979)200-3335

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

Texas Firm Registration No. 10103300

