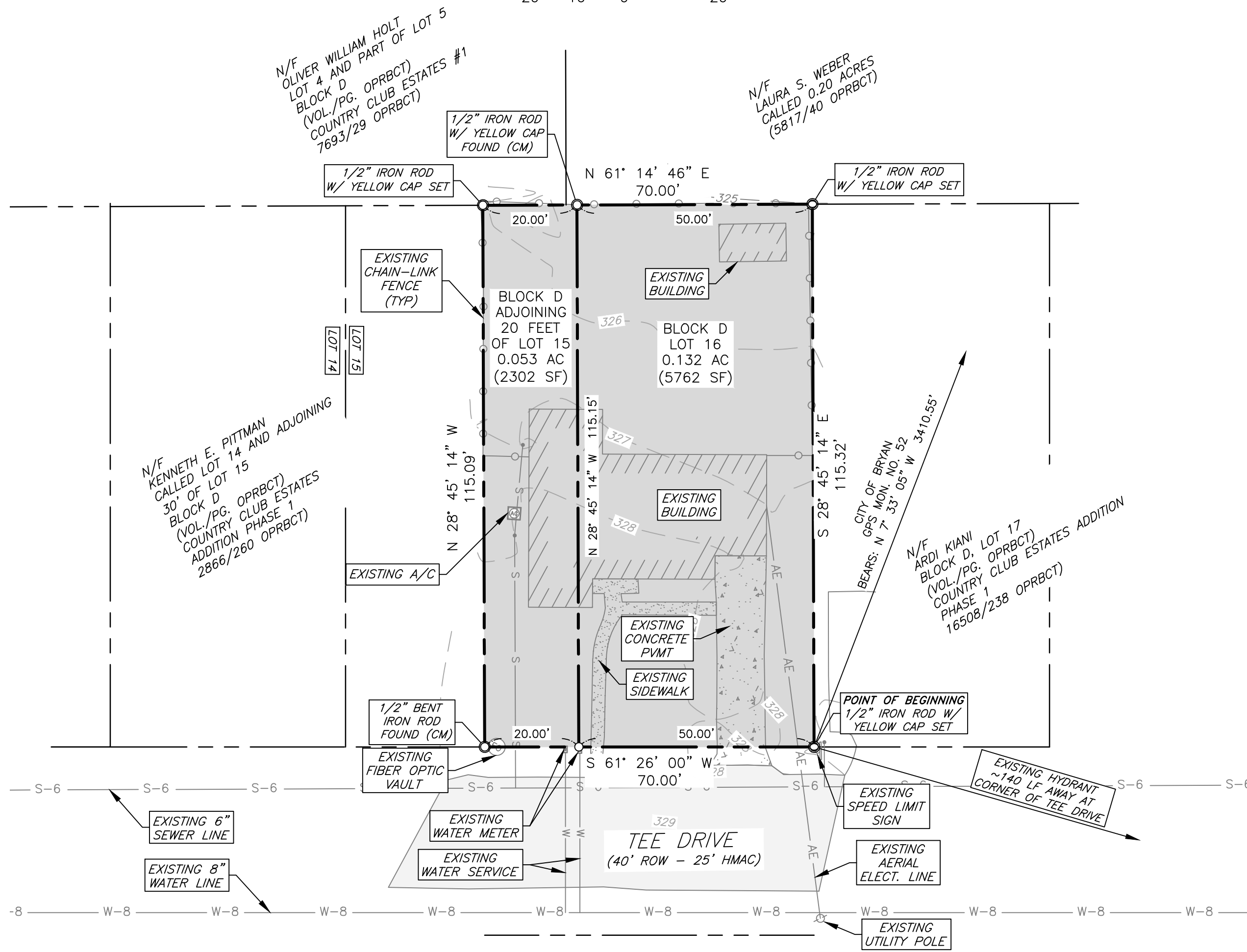


ORIGINAL PLAT
(Vol./Pg. DRBCT)



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Terrence Murphy, Managing Member of Haswell Park 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 Haswell Park 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____.

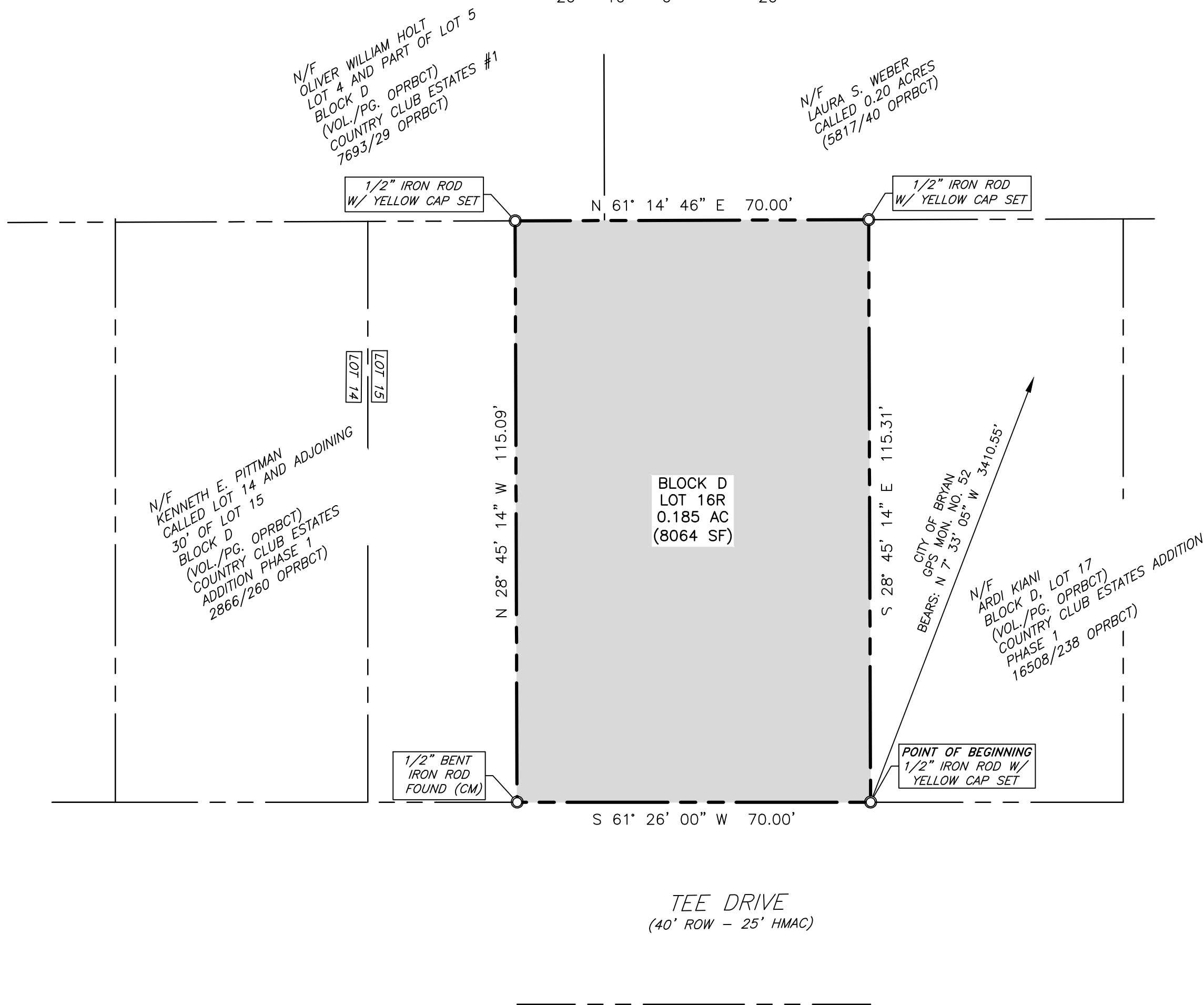
City Planner
Bryan, Texas

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

REPLAT



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 SOUTHWEST CORNER OF SAID LOT 16, LOCATED AT THE SOUTHWEST CORNER OF LOT 17 OF SAID BLOCK D, ALSO LOCATED ON THE NORTH LINE OF TEE DRIVE (OBSERVED 40 FOOT R.O.W.), FOR THE SOUTHWEST CORNER OF THIS;

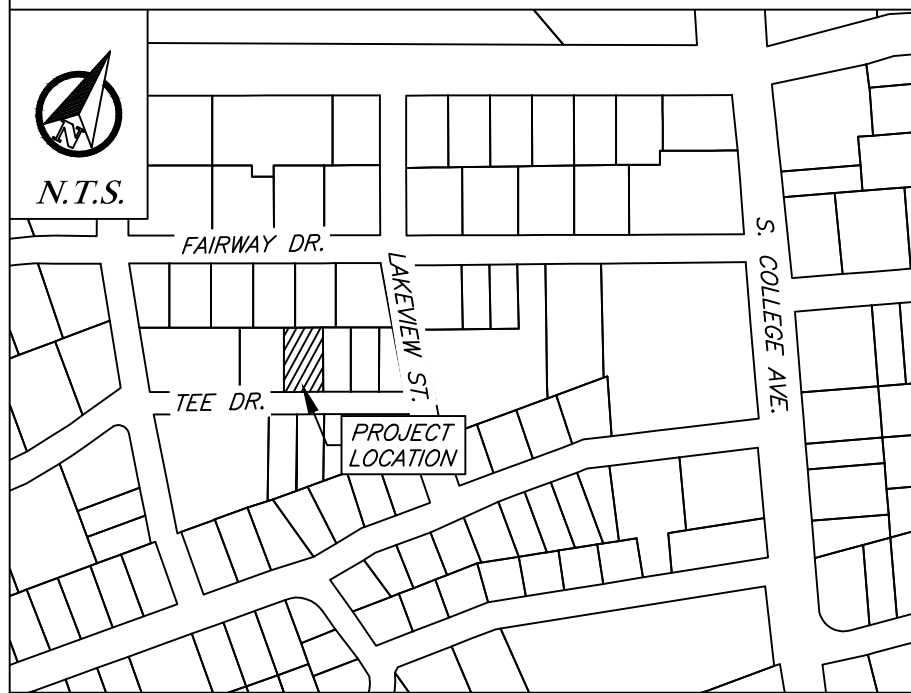
THENCE ALONG THE SOUTH LINE OF SAID LOT 16 AND LOT 15, WITH THE NORTH LINE OF SAID TEE DRIVE S 61°26'00" W A DISTANCE OF 70.00 FEET TO A 1/2 INCH IRON ROD (BENT) FOUND AT THE SOUTHWEST CORNER OF SAID LETZ TRACT, ALSO LOCATED AT THE SOUTHWEST CORNER OF THE CALLED LOT 14 AND ADJOINING 30 FEET OF LOT 15, BLOCK D, TO KENNETH E. PITTMAN, (2866/260), FOR THE SOUTHWEST CORNER 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 CORNER OF SAID LETZ TRACT, LOCATED AT THE NORTHEAST CORNER OF SAID PITTMAN TRACT, ALSO LOCATED ON THE SOUTH LINE OF A TRACT OF LAND TO OLIVER WILLIAM HOLT, (7693/29), FOR THE NORTHWEST CORNER 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 CORNER OF SAID LETZ TRACT, BEING THE COMMON NORTH CORNER OF SAID LOT 16 AND LOT 17, FOR THE NORTHEAST CORNER 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.

Vicinity Map



General Notes:

- The purpose of this plat is to combine the existing parts of two lots into one lot.
- 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).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F, effective April 2, 2014.
- The topography shown is based on survey data.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- This property is zoned Residential District 5000 (RD-5).
- All existing buildings, pavement, fence, and aerial lines to be demolished.
- 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.

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

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:
Haswell Park Properties, LLC
4215 FM 974
Bryan, TX 77808

Surveyor:
Tumlinson Land Surveying
104 Green Branch Court
Liberty Hill, TX 77802
254-931-6707
TBPELS #10193858
Proj # 04314

Engineer:
J4 Engineering

PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951