

APPROVAL OF THE CITY ENGINEER
 I, W. Paul Keenan, 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 THIS 17 DAY OF October, 2017.

APPROVAL OF THE CITY PLANNER
 I, Martin Zimmermann, 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 THIS 17 DAY OF October, 2017.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 WE, T.D.G. Management LP OWNERS AND DEVELOPERS OF _____ SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME _____ PAGE _____ AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

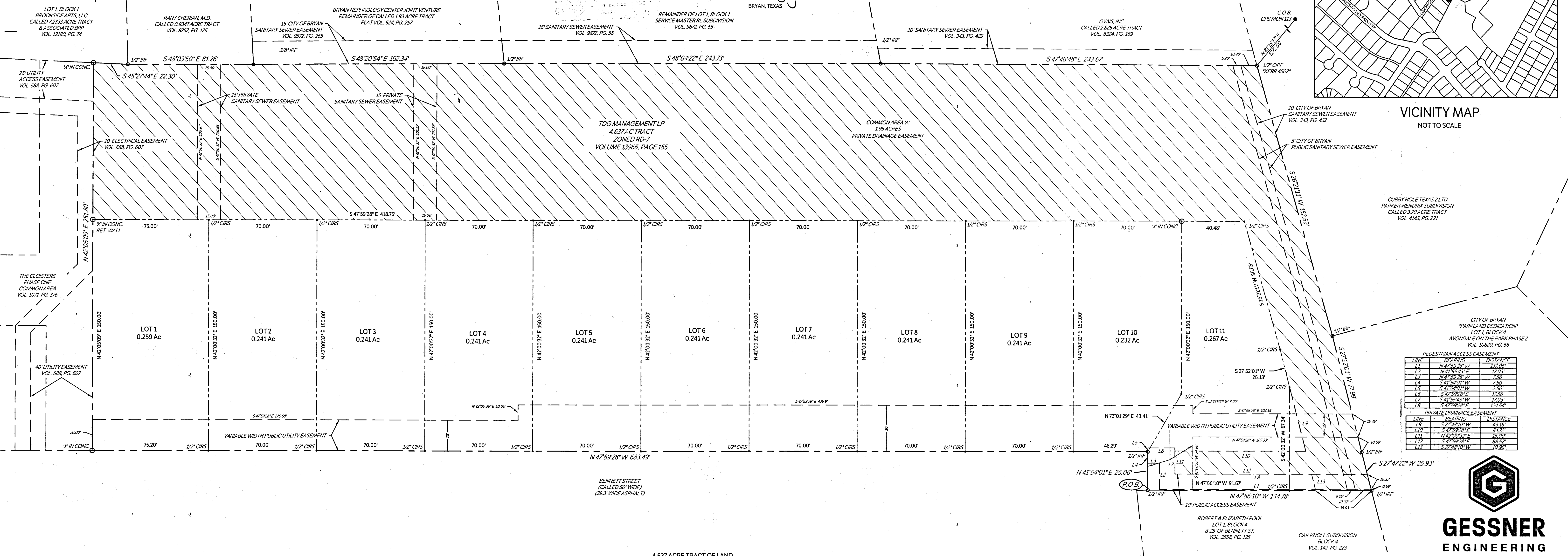
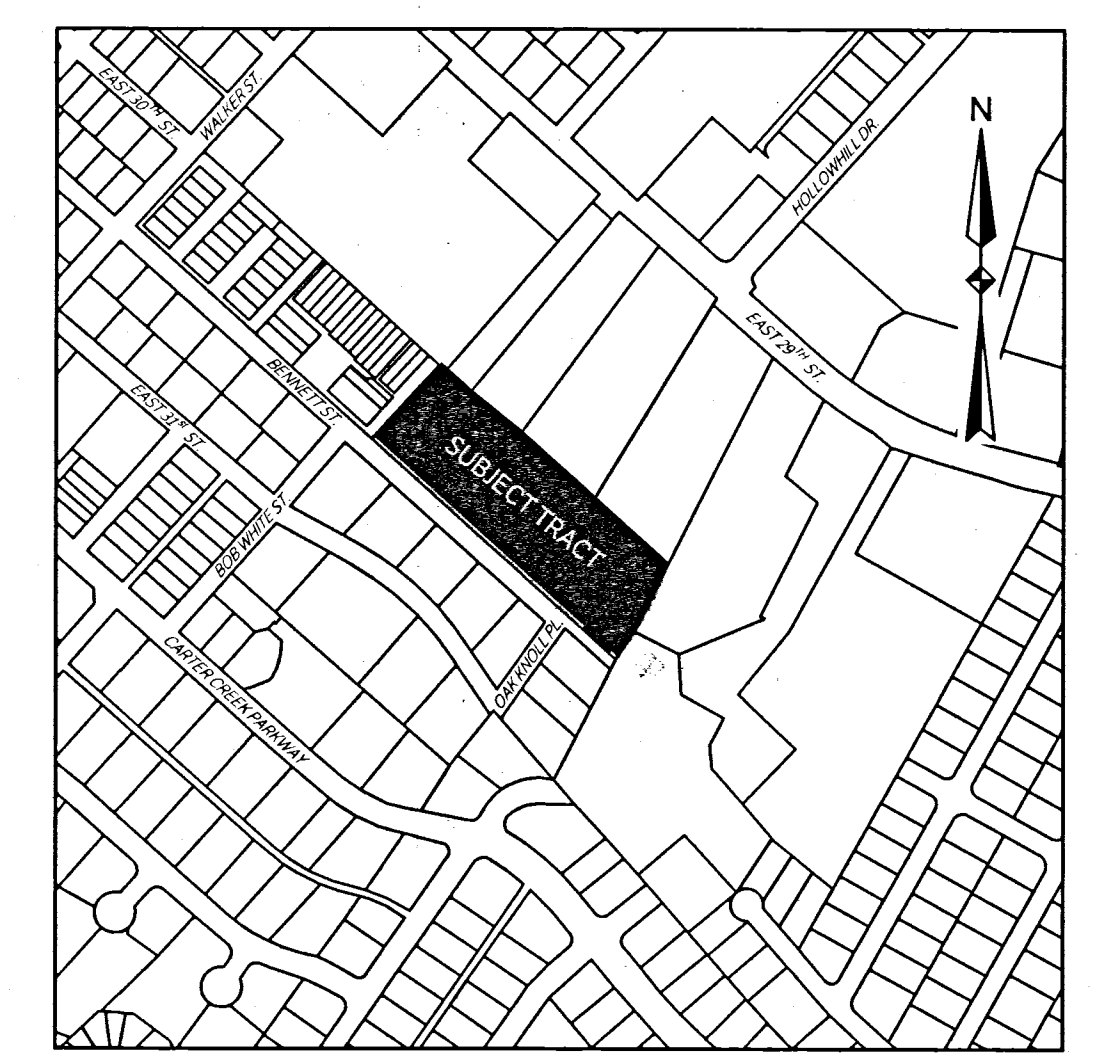
NOTARY PUBLIC CERTIFICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED T.D.G. Management LP KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 17 DAY OF October, 2017
Amelia Lynn Olsen
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____ COUNTY CLERK TOGETHER WITH ITS CERTIFICATES C _____ 20____ IN THE DEED _____ BY SAID COMMISSION
 BRAZOS COUNTY, TEXAS
APPROVAL OF THE PLANNING AND ZONING COMMISSION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, By: [Signature] 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 17 DAY OF October, 2017 AND SAME WAS DULY APPROVED ON THE 17 DAY OF October, 2017 BY SAID COMMISSION
 BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Michael Konetski, REGISTERED PUBLIC SURVEYOR NO. 6531 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.

Michael Konetski
 REGISTERED PUBLIC LAND SURVEYOR



VICINITY MAP
 NOT TO SCALE

CUBBY HOLE TEXAS 2 LTD
 PARKER-HENDRIX SUBDIVISION
 CALLED 3.70 ACRE TRACT
 VOL. 4143, PG. 221

CITY OF BRYAN
 "PARKLAND DEDICATION"
 LOT 1, BLOCK 4
 AVONDALE ON THE PARK PHASE 2
 VOL. 10820, PG. 56

LINE	BEARING	DISTANCE
L1	N 47°59'28" W	131.00
L2	N 41°54'01" E	17.00
L3	N 47°59'28" W	7.56
L4	S 41°54'01" E	7.50
L5	S 41°54'01" W	7.50
L6	S 47°59'28" E	17.56
L7	S 47°59'28" W	17.00
L8	S 47°59'28" E	174.54

LINE	BEARING	DISTANCE
L9	S 27°47'22" W	43.76
L10	S 47°59'28" E	84.77
L11	N 47°56'10" W	154.00
L12	S 47°59'28" E	85.52
L13	S 27°47'22" W	10.90

**4.637 ACRE TRACT OF LAND
 METES AND BOUNDS DESCRIPTION**

DESCRIPTION OF 4.637 ACRES OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, A-45, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, BEING THE REMAINDER OF 10.00 ACRES OF LAND DESCRIBED IN A WARRANTY DEED TO DOROTHY SRAMER BENSKI RECORDED IN VOLUME 1018, PAGE 562, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.), AND ALL OF A CALLED 0.082 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DOROTHY S. BENSKI RECORDED IN VOLUME 619, PAGE 579, DEED RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND, BEING IN THE NORTHEAST CORNER OF LOT 1, BLOCK 4, OAK KNOLL SUBDIVISION RECORDED IN VOLUME 142, PAGE 223, OFFICIAL PLAT RECORDS OF BRAZOS COUNTY, TEXAS AND LYING THE SOUTHWEST RIGHT OF WAY OF BENNETT STREET (50 FOOT WIDE RIGHT OF WAY), SAME BEING THE WEST CORNER OF SAID 0.082 ACRE TRACT FOR THE MOST SOUTHERLY WEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE NORTH 41 DEGREES 54 MINUTES 01 SECONDS EAST, 25.06 FEET WITH THE SOUTHWEST LINE OF SAID 0.082 ACRE TRACT TO A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID 0.082 ACRE TRACT FOR A SOUTHERLY INTERIOR ELL CORNER OF HEREIN DESCRIBED TRACT.

THENCE NORTH 47 DEGREES 59 MINUTES 28 SECONDS WEST, 683.49 FEET TO AN "X" CUT IN CONCRETE FOR THE WEST CORNER OF HEREIN DESCRIBED TRACT IN THE NORTHEAST RIGHT OF WAY LINE OF BENNETT STREET (50 FOOT WIDE RIGHT OF WAY), SAME BEING THE SOUTH CORNER OF BLOCK 1, THE CLOISTERS-PHASE 1, AS SHOWN ON PLAT RECORDED IN VOLUME 588, PAGE 607 (O.R.B.C.T.), FOR REFERENCE A 1/2-INCH IRON ROD FOUND IN CONCRETE FOR THE WEST CORNER OF SAID BLOCK 1 BEARS NORTH 47 DEGREES 59 MINUTES 51 SECONDS WEST, 386.47 FEET.

THENCE NORTH 42 DEGREES 05 MINUTES 09 SECONDS EAST, 251.80 FEET, TO AN "X" CUT IN A CONCRETE COLUMN BASE IN THE SOUTHWEST LINE OF LOT 1, BLOCK 1, BROOKSIDE SUBDIVISION, THE EAST CORNER OF SAID BLOCK 1, THE CLOISTERS-PHASE 1 AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 45 DEGREES 27 MINUTES 44 SECONDS EAST, 22.30 FEET, WITH SAID SOUTHWEST LINE OF LOT 1, BLOCK 1 TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 1, BLOCK 1 AND THE WEST CORNER OF A CALLED 0.9347 ACRE TRACT DESCRIBED IN A DEED TO RANY CHERIAN, M.D., RECORDED IN VOLUME 8752, PAGE 125, (O.R.B.C.T.), FOR A POINT IN THE NORTHEAST LINE OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 48 DEGREES 03 MINUTES 50 SECONDS EAST, 81.26 FEET, WITH THE SOUTHWEST LINE OF SAID 0.9347 ACRE TRACT TO A BENT 3/8-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID 0.9347 ACRE TRACT AND THE WEST CORNER OF A CALLED 1.93 ACRE TRACT DESCRIBED IN A DEED TO BRYAN NEPHROLOGY CENTER JOINT VENTURE, RECORDED IN VOLUME 524, PAGE 257, (O.R.B.C.T.), FOR A POINT IN THE NORTHEAST LINE OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 48 DEGREES 20 MINUTES 52 SECONDS EAST, 162.34 FEET, WITH THE SOUTHWEST LINE OF SAID 1.93 ACRE TRACT TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID 1.93 ACRE TRACT AND THE WEST CORNER OF THE REMAINDER OF LOT 1, BLOCK 1, SERVICE MASTER RL SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 9672, PAGE 55, (O.R.B.C.T.), FOR A POINT IN THE NORTHEAST LINE OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 48 DEGREES 04 MINUTES 22 SECONDS EAST, 243.73 FEET, WITH THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 1 TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID REMAINDER OF LOT 1, BLOCK 1, SERVICE MASTER RL SUBDIVISION AND THE WEST CORNER OF A CALLED 2.825 ACRE TRACT AS SHOWN ON PLAT RECORDED IN VOLUME 8324, PAGE 159, (O.R.B.C.T.), FOR A POINT IN THE NORTHEAST LINE OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 47 DEGREES 46 MINUTES 48 SECONDS EAST, 243.67 FEET, WITH THE SOUTHWEST LINE OF SAID 2.825 ACRE TRACT TO A FOUND 1/2-INCH CAPPED IRON ROD STAMPED "KERR 4502" IN THE NORTHWEST LINE OF A 3.70 ACRE TRACT, PARKER-HENDRIX SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 4143, (O.R.B.C.T.), FOR THE SOUTH CORNER OF SAID 2.825 ACRE TRACT AND THE EAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 26 DEGREES 21 MINUTES 11 SECONDS WEST, 182.59 FEET, WITH THE NORTHWEST LINE OF SAID 3.70 ACRE TRACT TO A 1/2-INCH IRON ROD FOUND FOR THE COMMON WEST CORNER OF SAID 3.6337 ACRE TRACT AND LOT 1, BLOCK 4, "PARKLAND DEDICATION"-AVONDALE ON THE PARK SUBDIVISION, PHASE 2 AS SHOWN ON PLAT RECORDED IN VOLUME 10820, PAGE 56, (O.R.B.C.T.), FOR A POINT IN THE SOUTHEAST LINE OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 27 DEGREES 52 MINUTES 01 SECONDS WEST, 77.99 FEET, WITH THE NORTHWEST LINE OF SAID LOT 1, BLOCK 4, "PARKLAND DEDICATION"-AVONDALE ON THE PARK SUBDIVISION, PHASE 2, TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID 10.00 ACRE REMAINDER TRACT, SAME BEING A POINT IN THE SOUTHEAST LINE OF HEREIN DESCRIBED TRACT.

THENCE SOUTH 27 DEGREES 47 MINUTES 22 SECONDS WEST, 25.93 FEET, WITH THE NORTHWEST LINE OF SAID LOT 1, BLOCK 4, "PARKLAND DEDICATION"-AVONDALE ON THE PARK SUBDIVISION PHASE 2, TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID 0.082 ACRE TRACT AND LOT 1, BLOCK 4, OAK KNOLL SUBDIVISION, SAME BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT.

THENCE NORTH 47 DEGREES 56 MINUTES 10 SECONDS WEST, 144.78 WITH THE NORTHEAST LINE OF SAID LOT 1, BLOCK 4, OAK KNOLL SUBDIVISION, TO THE PLACE OF BEGINNING AND OCCUPYING 4.637 ACRES OF LAND, MORE OR LESS.

LEGEND

- 1/2" CAPPED IRON ROD SET MARKED "GESSNER"
- "X" IN CONCRETE
- FOUND IRON ROD
- ADJOINING LOT LINE
- BOUNDARY LINE
- LOT LINE
- PROPOSED/EXISTING EASEMENT
- PRIVATE DRAINAGE EASEMENT

- NOTES:**
1. BASIS OF BEARINGS AND COORDINATES REFER TO NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CNTRL ZONE (4203) AS OBTAINED BY GPS OBSERVATIONS AND ARE GRID REPRESENTATIONS.
 2. THE PROPERTY IS CURRENTLY ZONED RD-7 (RESIDENTIAL DISTRICT-7000) AS SHOWN ON SURVEY.
 3. NO PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR CITY OF BRYAN, COMMUNITY MAP NO. 480082 PANEL NO. 0215F, MAP NO. 480410215F, REVISED EFFECTIVE DATE OF APRIL 2, 2014.
 4. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 5. THE COMMON AREA SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 6. REFER TO STORM PLAN IN THE CARTER HEIGHTS CONSTRUCTION DOCUMENTS FOR THE REQUIRED LOT GRADING OF LOTS 1-11.

**FINAL PLAT
 OF CARTER HEIGHTS SUBDIVISION
 LOTS 1-11 AND COMMON AREA 'A', BLOCK 1
 4.637 ACRE TRACT
 RECORDED IN VOLUME 13965, PAGE 155
 4.637 ACRE TRACT
 ZENO PHILLIPS LEAGUE, A-45
 BRYAN, BRAZOS COUNTY, TEXAS**

**ADDRESS:
 BENNETT STREET
 BRYAN, BRAZOS COUNTY, TEXAS**

**SURVEYOR:
 MICHAEL KONETSKI, R.P.L.S.
 GESSNER ENGINEERING, LLC
 2501 ASHFORD DR.
 COLLEGE STATION, TEXAS 77840**

**OWNER DEVELOPER:
 ALTON OFCZARZAK
 C/O BRAD CROWLEY
 TDG MANAGEMENT LP
 4060 STATE HIGHWAY 6 SOUTH
 COLLEGE STATION, TEXAS 77845**



GESSNER ENGINEERING
 Corporate Office
 2501 Ashford Drive
 College Station, Texas 77840
 www.gessnerengineering.com

**FIRM REGISTRATION NUMBER:
 TBPE-7451, TBPLS F-10193910**

**COLLEGE STATION 979.680.8840
 BRENHAM 979.836.6855
 FORT WORTH 817.405.0774
 SAN ANTONIO 210.556.4124**

FINAL PLAT

**Issue Date: 10/16/19
 Drawn By: MN
 Checked By: MK
 Project Number: 17-0380FP**