

NOTES:

- *Calculated bearing used as basis of bearings.
1.) This property is not in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 48041C0131C Effective Date: July 7, 1992
2.) Fence lines may not be exactly on the property lines.
3.) All set backs will be in accordance with Brazos County ordinances and regulations.
4.) Subject property zoned: Located in the E.T.J., Not Zoned at this time.
5.) Water Services Supplied by Wickson Creek Utility
6.) Nearest Fire hydrant Located on Tabor Rd (S 40°07'45" W 2,340.21')
7.) Proposed language for spray field easement.

It is agreed and understood that the sewer systems associated with the sale of Cameron Ranch Food mart from Nick Philipello to Tabor Road Joint Venture LLC will be subject to easements entered into the deed of sale for this transaction. The easements are necessary due to the location of the sewer facility and the associated spray fields and will contain language that allows the systems and the associated spray fields to remain in place for as long as necessary for the operation of the businesses that the systems serves or until a municipal sewer system is available to serve the business entities.

The agreement also will allow for the maintenance of the systems to be the obligation of the owners of the business that each system serves and allow the grantor of the easement the right to relocate the spray fields at the grantor's expense when deemed necessary. These easements will obligate both present and future owners to the subject businesses to the terms of the easements stated in the deed of sale.

A copy of the final deed will be forwarded to all interested parties after closing.

Nick Philipello, Jr.,

CERTIFICATION OF THE COUNTY JUDGE
I, _____, County Judge of Brazos County, Texas, do hereby certify that this plat with its dedications was duly approved by the Commissioners Court of Brazos County, Texas on the _____ day of _____, 2009.

County Judge, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, Planning Administrator 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 _____, 2009.

Planning Administrator City of Bryan, Texas

APPROVAL OF THE 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 _____, 2009 and same was duly approved on the _____ day of _____, 2009 by said Commission.

Chairman, Planning and Zoning Commission City of Bryan, 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 _____, 2009.

City Engineer, Bryan, Texas

STATE OF TEXAS COUNTY CLERK COUNTY OF BRAZOS

I, _____, County Clerk of Brazos County, Texas, do hereby certify that this plat, with its certificates of authentication was filed for record on the _____ day of _____, 2009, and duly recorded in Volume _____, Page _____, Official Records of Brazos County, Texas.

County Clerk, Brazos County, Texas

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS COUNTY OF BRAZOS

I, Nick Philipello, the owner of the land shown on the Plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 133, page 294, and designated herein as the Plat of Lot 1 & 2 Block 1, Cameron Ranch Subdivision, in the City of Bryan, Texas 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 thereon shown for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2009.

Notary Public, Brazos County, Texas

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Nick Philipello, 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 of office this _____ day of _____, 2009.

Notary Public, Brazos County, Texas

Field Notes

5.27 Acre

Being all of that certain tract or parcel of land lying and being situated in the G.H. COLEMAN SURVEY, A-10, Brazos County, Texas and being a part of that 107.00 acre tract of land conveyed to Nick Philipello by Mrs. Eula Locke recorded in Volume 133, page 294, Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING, at a concrete highway monument found at the intersection of the west right-of-way line of F.M. 974 and the northeast right-of-way line of F.M. 2223;

THENCE: S 87° 48' 30" W - 83.89 feet along said F.M. 2223 line to a concrete highway monument for an angle point;

THENCE: N 44° 03' 00" W - 399.33 feet continuing along said F.M. 2223 line to a 5/8" iron with cap set for the west corner of this tract;

THENCE: N 45° 47' 48" E - 227.09 feet across said Philipello tract to a 5/8" iron with cap set for the north corner of this tract;

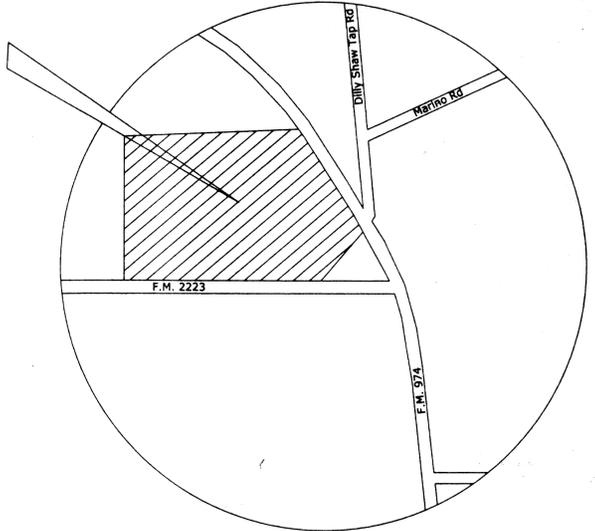
THENCE: S 44° 03' 00" W - 197.56 feet, S 45° 57' 00" W - 117.73 feet, N 44° 12' 12" W - 196.74 feet, N 45° 57' 00" E - 312.27 feet, S 44° 03' 00" E - 510.39 feet, S 21° 31' 20" W - 195.27 feet and S 44° 03' 00" E - 180.84 feet to a 5/8" iron rod with cap set for the east corner of this tract; same being in said F.M. 974 line;

THENCE: S 21° 31' 20" W - 118.45 feet and S 24° 02' 28" W - 78.57 feet along said F.M. 974 line to the PLACE OF BEGINNING, and containing 5.27 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on February 26, 2009.

Project Location



SCALE: 1" = 40'



VICINITY MAP NTS

Table with 2 columns: Symbol and Description. Includes legend items for Property Line, Property Corner, Utility Easement, Building Setback Line, Chain Link Fence, Concrete Parking, No Parking Area, Handicapped Parking, Electric Line, Electric Meter, Gas Meter, A/C Unit, Power Pole, Main Water Valve Box, Sanitary Sewer Manhole, Fire Hydrant, Drain, Cable T.V., Telephone, and Grass.

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to

Donald D. Garrett, P.E. No. 22790

RECEIVED

MAY 26 2009

Development & Engineering Services

Final Plat of Cameron Ranch Subdivision LOT 1 and LOT 2 being a 5.27 Acre Tract and Off Site Spray Field being a 4.08 Acre Tract

G.H. COLEMAN SURVEY, A-10

BRAZOS COUNTY, TEXAS FEBRUARY 26, 2009

Owner/Developer:

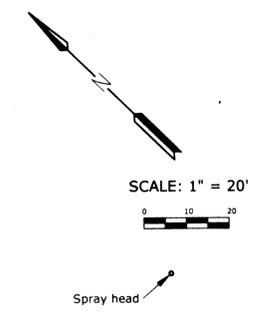
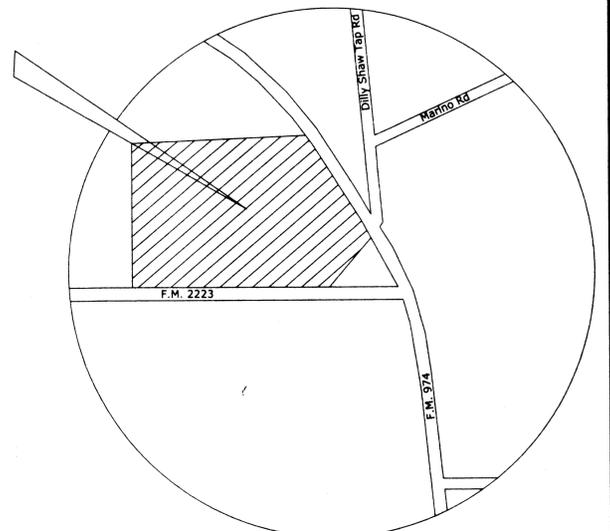
Nick Philipello 1414 F.M. 2223 Brazos County, TX 77808 979.778.1663

GARRETT ENGINEERING Consulting Engineering & Land Surveying 4444 Carter Creek Parkway Suite 108 Bryan, Texas 77802 Telephone: (979) 846 - 2688 Fax: (979) 846 - 3094

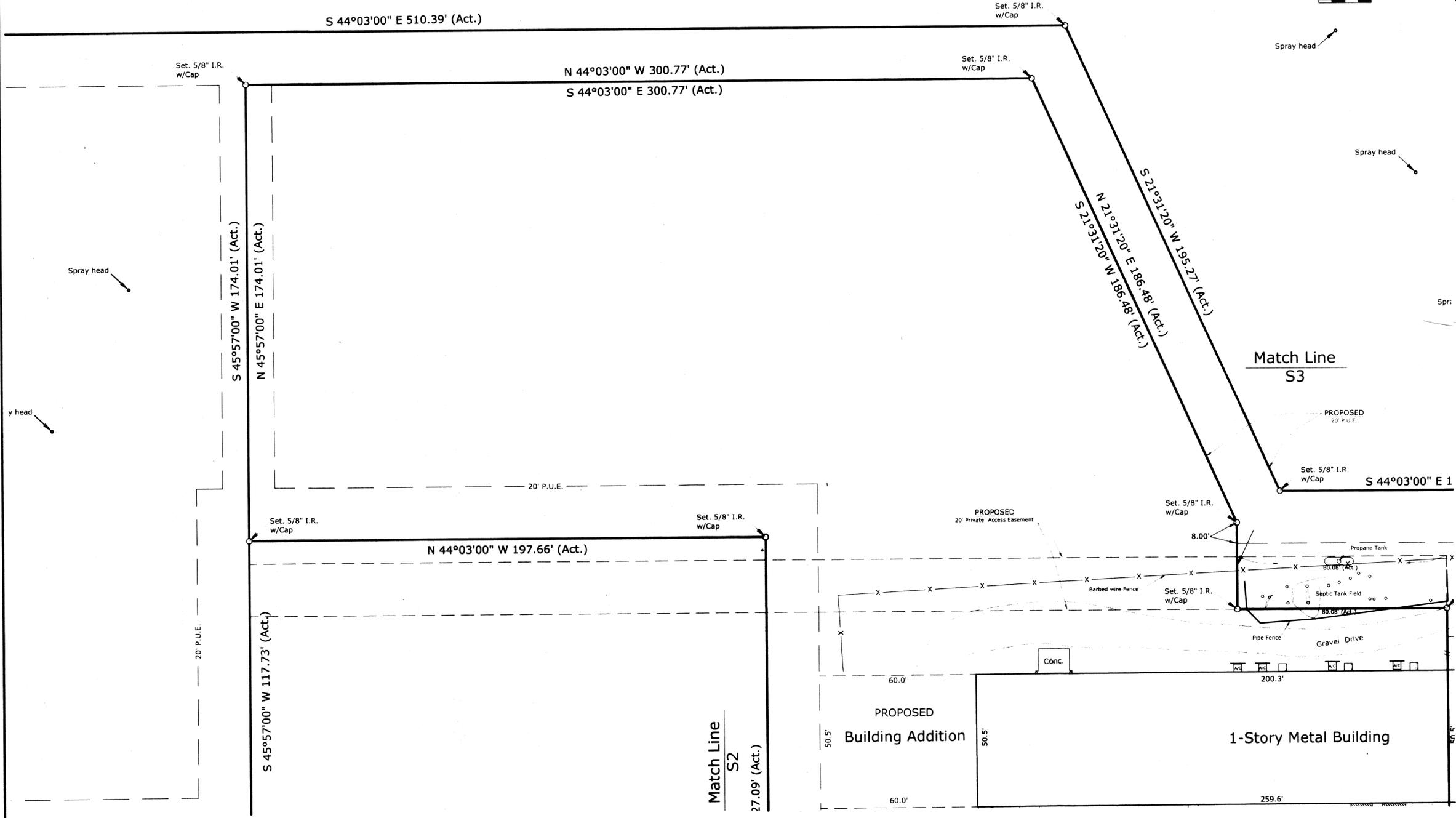
Revised: 5/25/2009

Ron P./Cad/09-028

Project Location



N/F
Remainder
of
Nick Philipello et-al
107.0 Acre Tract
133/294



VICINITY MAP
NTS

LEGEND	
—	Property Line
○	Property Corner
—	Utility Easement
—	Building Setback Line
—	Chain Link Fence
—	Concrete Parking
—	No Parking Area
—	Handicapped Parking
—	Electric Line
—	Electric Meter
—	Gas Meter
—	A/C Sign
—	Power Pole
—	Main Water Valve Box
—	Sanitary Sewer Manhole
—	Fire Hydrant
—	Drain
—	Cable T.V.
—	Telephone
—	Grass

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RECEIVED
MAY 26 2009
Development & Engineering Dept.

Sanitary Sewer Easement
Preliminary Plan
of
PROPOSED
Cameron Ranch Subdivision
LOT 1 and LOT 2
being a 5.27 Acre Tract

G.H. COLEMAN SURVEY, A-10

BRAZOS COUNTY, TEXAS
FEBRUARY 26, 2009

Owner/Developer:
Nick Philipello
1414 F.M. 2223
Brazos County, TX 77808
979.778.1663

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
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Revised: 5/25/2009

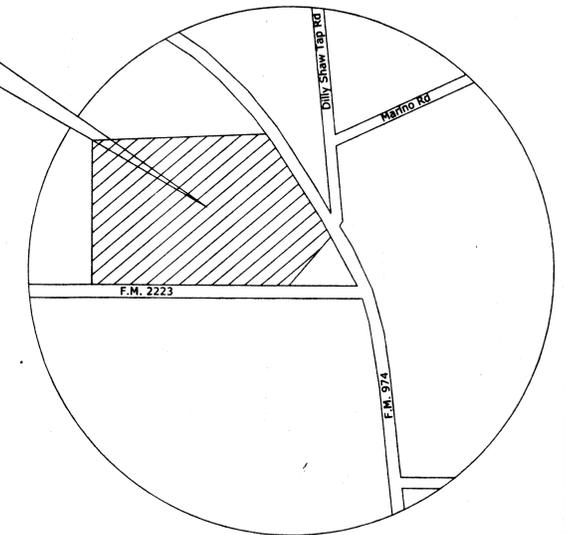
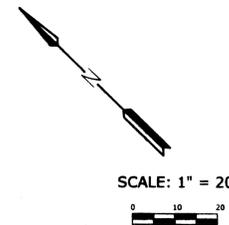
Ron P./Cad/09-028

S3



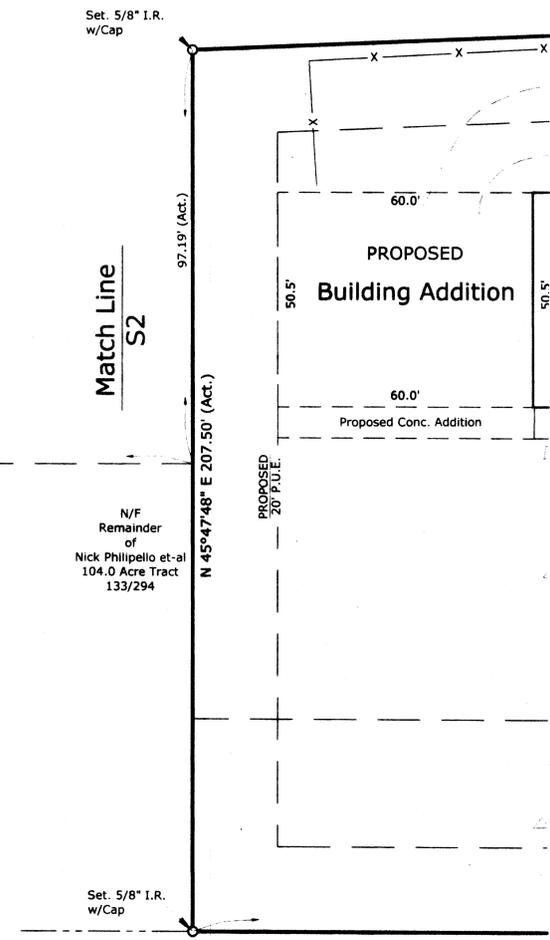
OFF SITE SPRAY FIELD EASEMENT

Project Location



**VICINITY MAP
NTS**

LEGEND	
—	Property Line
○	Property Corner
---	Utility Easement
---	Building Setback Line
---	Chain Link Fence
▨	Concrete Parking
▨	No Parking Area
▨	Handicapped Parking
---	Electric Line
□	Electric Meter
□	Gas Meter
□	A/C Slab
□	Power Pole
□	Main Water Valve Box
□	Sanitary Sewer Manhole
□	Fire Hydrant
□	Drain
□	Cable T.V.
□	Telephone
YY	Grass



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Donald D. Garrett, P.E. No. 22790

**Sanitary Sewer Easement
 Preliminary Plan
 of
 PROPOSED
 Cameron Ranch Subdivision
 LOT 1 and LOT 2
 being a 2.22 Acre Tract
 G.H. COLEMAN SURVEY, A-10
 BRAZOS COUNTY, TEXAS
 FEBRUARY 26, 2009**

Owner/Developer:
 Nick Philipello
 1414 F.M. 2223
 Brazos County, TX 77808
 979.778.1683

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S2

