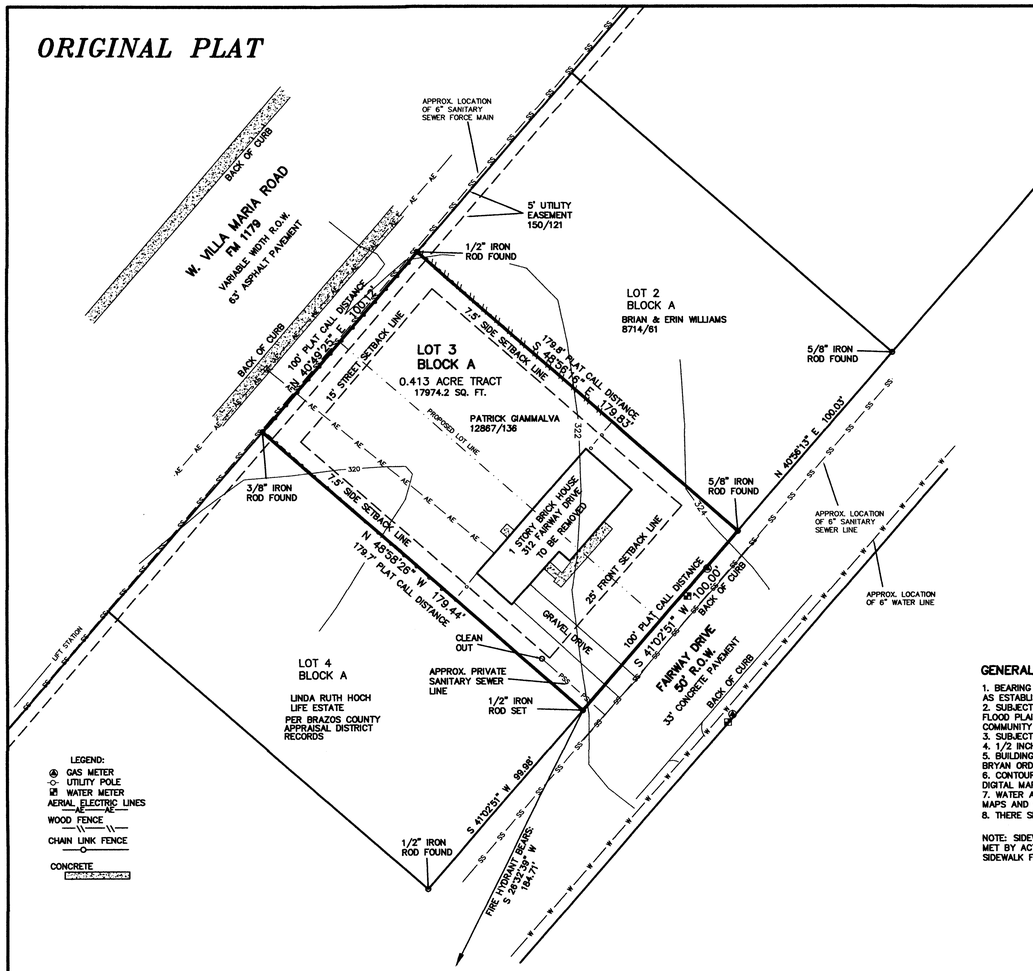
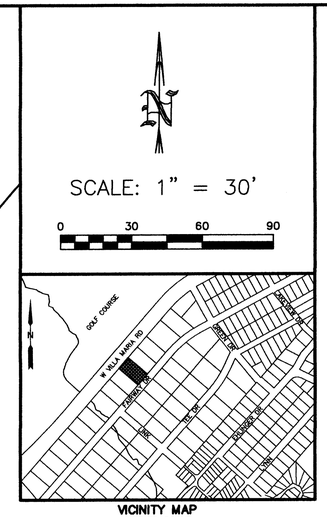
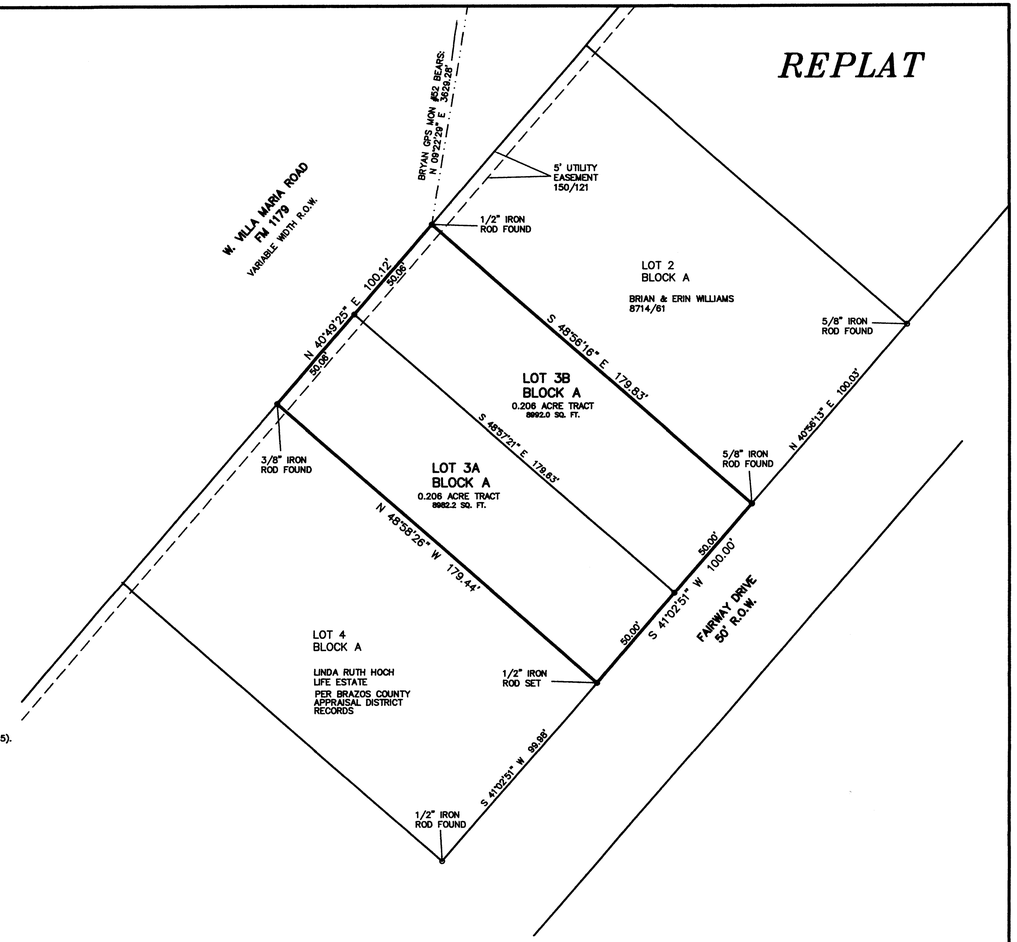
ORIGINAL PLAT





VICINITY MAP
NOT TO SCALE

REPLAT



LEGEND:
- GAS METER
- UTILITY POLE
- WATER METER
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- CONCRETE

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215F, DATED APRIL 2, 2014.
3. SUBJECT PROPERTY IS CURRENTLY ZONED RESIDENTIAL DISTRICT–5000 (RD–5).
4. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
6. CONTOURS SHOWN HEREON OVERLAYED FROM CITY OF BRYAN DIGITAL MAPS.
7. WATER AND SEWER LINES SHOWN HEREON PER CITY OF BRYAN MAPS AND VISIBLE INDICATIONS.
8. THERE SHALL BE NO DRIVEWAY ACCESS TO W. VILLA MARIA ROAD.

NOTE: SIDEWALK REQUIREMENTS ALONG FAIRWAY DRIVE SHALL BE MET BY ACTUAL CONSTRUCTION OR PAYMENT INTO THE GENERAL SIDEWALK FUND PRIOR TO FILING OF THIS PLAT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, PATRICK GIAMMAL , owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 12867, Page 136, 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(s)

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) is/are* subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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.

_____
Brad Kerr, R.P.L.S. No. 4502

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 & Zoning Commission of the City of Bryan on the ____ day of _____, 20__, *and same was duly approved on the* ____ day of _____, 20__.

_____
Chairman

CERTIFICATION OF 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, City of Bryan

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, City of Bryan

CERTIFICATE OF 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 authentification was filed for record in my office on the _____ day of _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

METES AND BOUNDS DESCRIPTION OF A 0.413 ACRE TRACT COUNTRY CLUB ESTATES #2 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 3, BLOCK A, COUNTRY CLUB ESTATES #2, ACCORDING TO THE PLAT RECORDED IN VOLUME 150, PAGE 121 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF FAIRWAY DRIVE (50' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 3 AND THE SOUTH CORNER OF LOT 2, BLOCK A;

THENCE: S 29ø 26' 55" E THROUGH A CALLED 184.89 ACRE TRACT AS DESCRIBED BY A DEED TO MINNIE LOUISE WADE AND ANNIE BELL WADE RECORDED IN VOLUME 7402, PAGE 51 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 184.89 ACRE TRACT BEING THE REMAINDER OF A CALLED 559.39 ACRE TRACT AS DESCRIBED BY A DEED TO MINNIE LOUISE WADE, JAMES EUGENE WADE AND ANNIE BELL WADE RECORDED IN VOLUME 456, PAGE 346 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 70.00 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE: S 41ø 02' 51" W ALONG THE NORTHWEST LINE OF FAIRWAY DRIVE FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID LOT 3 AND THE EAST CORNER OF LOT 4, BLOCK A, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF FAIRWAY DRIVE MARKING THE SOUTH CORNER OF SAID LOT 4 BEARS: S 41ø 02' 51" W FOR A DISTANCE OF 99.98 FEET;

THENCE: N 48ø 58' 26" W ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 4 FOR A DISTANCE OF 179.44 FEET TO A 3/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF VILLA MARIA ROAD (FM 1179) MARKING THE WEST CORNER OF SAID LOT 3 AND THE NORTH CORNER OF SAID LOT 4;

THENCE: N 40ø 49' 25" E ALONG THE SOUTHEAST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 100.12 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 3 AND THE WEST CORNER OF SAID LOT 2;

THENCE: S 48ø 56' 16" E ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 2 FOR A DISTANCE OF 179.83 FEET TO THE POINT OF BEGINNING CONTAINING 0.413 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND OCTOBER 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

Development Services
OCT 27 2015
RECEIVED

REPLAT
OF
LOT 3, BLOCK A
COUNTRY CLUB ESTATES #2
VOLUME 150, PAGE 121
0.413 AC, ZENO PHILLIPS LEAGUE, A–45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 10–12–15
PLAT DATE: 10–20–15
REVISED: 10–27–15
JOB NUMBER: 15–846
CAD NAME: 15–846
CR5 FILE: C–CLUB (cont); 15–846 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268–3195

PREPARED FOR: PATRICK GIAMMALVA
213 FAIRWAY DRIVE
BRYAN, TEXAS 77801
PHONE (979) 412–0251