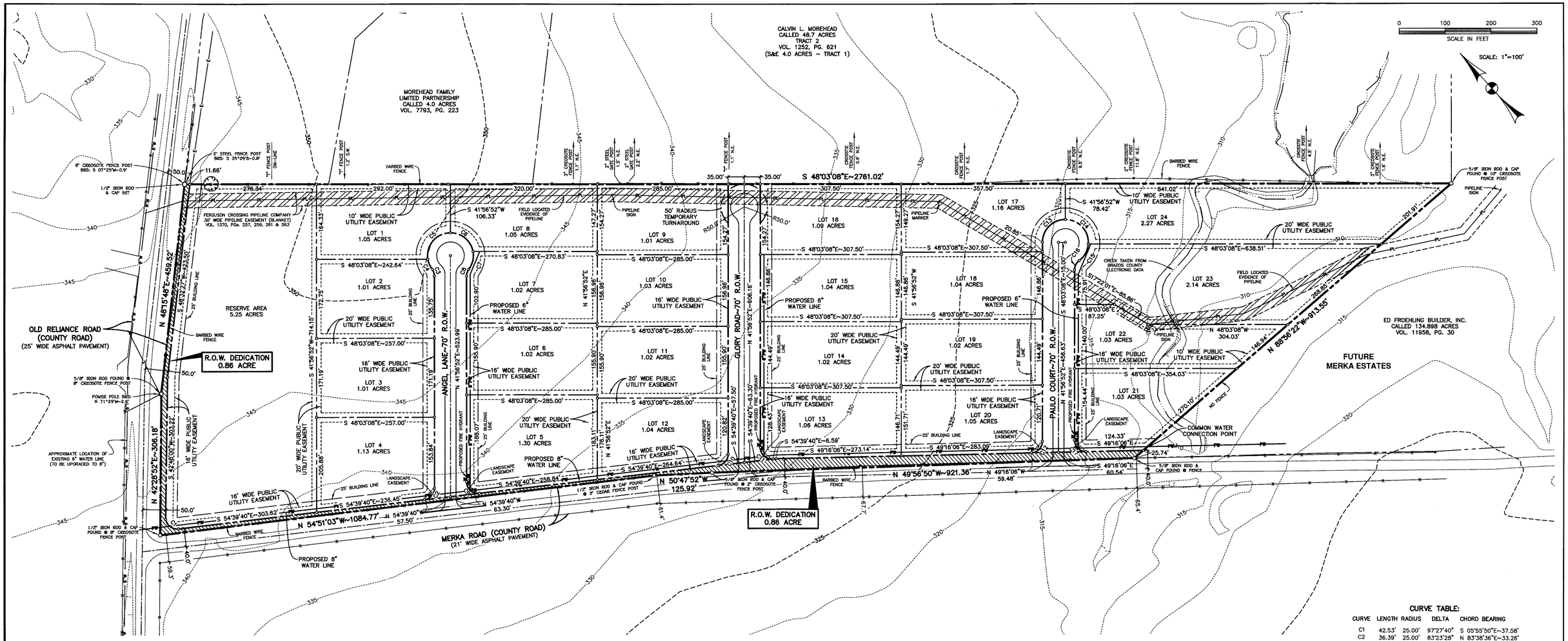
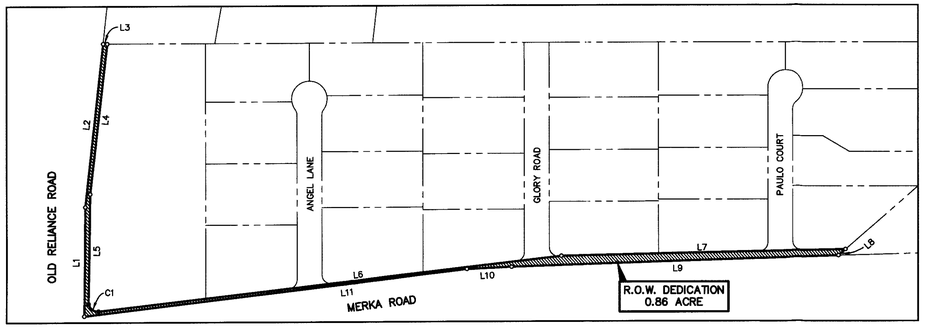


0.86 ACRE R.O.W. DEDICATION METES:

LINE	BEARING	DISTANCE
L1	N42°28'52"E	306.18'
L2	N48°15'48"E	459.52'
L3	S48°03'08"E	11.66'
L4	S48°32'27"W	423.50'
L5	S42°48'00"W	303.22'
L6	S54°39'40"E	1311.74'
L7	S49°16'06"E	800.60'
L8	N88°56'22"W	25.74'
L9	N49°56'50"W	921.36'
L10	N50°47'52"W	125.92'
L11	N54°51'03"W	1084.77'

0.86 ACRE RIGHT OF WAY DEDICATION

SCALE: 1"=200'



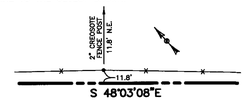
NOTES:

1. BASIS OF BEARINGS IS THE RE-ESTABLISHED NORTHEAST LINE OF THE 36.48 ACRE TRACT DESCRIBED IN VOL. 11591, PG. 128 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 48°03'08"E.

2. CURRENT TITLE APPEARS VESTED IN PAUL BONARRIGO AND MERRILL BONARRIGO BY VIRTUE OF DEED RECORDED IN VOL. 11591, PG. 128 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, PANEL NO. 0205F, MAP NO. **48041C0205F**. EFFECTIVE DATE: APRIL 2, 2014 AND PANEL NO. 0210E, MAP NO. **48041C0210E**. EFFECTIVE DATE: MAY 16, 2012.

4. THE DIRECTION AND DISTANCE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED DEED LINE TO THE OBJECT SHOWN.



5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.

6. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

7. CONTOURS SHOWN HEREON ARE TAKEN FROM BRAZOS COUNTY ELECTRONIC DATA.

NOTES (Cont.):

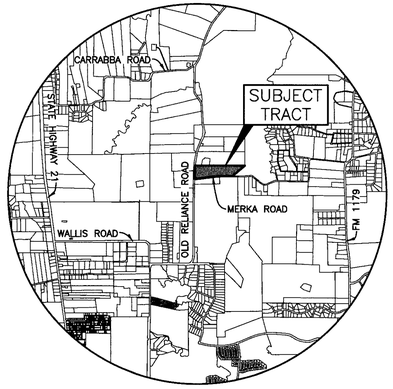
8. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:

a.) NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR.

b.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCROACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.

9. NO RESIDENTIAL LOTS WILL TAKE ACCESS FROM MERKA ROAD.

10. LOTS 9–16 MUST PROVIDE ON-SITE TURNAROUND AS NO BACKING OUT ONTO GLORY ROAD IS ALLOWED.



VICINITY MAP
NOT TO SCALE

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	42.53'	25.00'	97°27'40"	S 05°55'50"E~37.58'
C2	36.39'	25.00'	83°23'28"	N 83°38'36"E~33.26'
C3	16.09'	25.00'	36°52'14"	N 23°30'46"E~15.81'
C4	24.14'	50.00'	27°40'02"	N 18°54'42"E~23.91'
C5	86.57'	50.00'	99°12'09"	N 82°20'47"E~76.16'
C6	69.43'	50.00'	79°33'38"	S 08°16'19"E~63.98'
C7	41.29'	50.00'	47°18'34"	S 55°09'47"W~40.12'
C8	16.09'	25.00'	36°52'14"	S 60°22'58"W~15.81'
C9	42.15'	25.00'	96°36'32"	S 06°21'24"E~37.33'
C10	36.39'	25.00'	83°23'28"	N 83°38'36"E~33.26'
C11	42.15'	25.00'	96°36'30"	S 06°21'23"E~37.33'
C12	38.74'	25.00'	88°47'02"	N 86°20'23"E~34.98'
C13	78.54'	50.00'	90°00'00"	N 86°56'52"E~70.71'
C14	82.29'	50.00'	94°17'40"	S 00°54'18"E~73.31'
C15	42.62'	50.00'	48°50'08"	S 70°39'36"W~41.34'
C16	23.18'	25.00'	53°07'47"	S 68°30'46"W~22.36'
C17	39.80'	25.00'	91°12'58"	S 03°39'37"E~35.73'

PRELIMINARY PLAN
OF
MESSINA HOF ESTATES

36.50 ACRE TRACT

THOMAS M. SPLANE SURVEY, A-53
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

PAUL BONARRIGO AND MERRILL BONARRIGO
4401 OLD RELIANCE ROAD
BRYAN, TEXAS 77808
(979) 820-1238

SCALE: 1"=100' NOVEMBER, 2014

PREPARED BY:
KLING ENGINEERING & SURVEYING (A DIVISION OF)
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A+ BRYAN, TX +PH.979/846-6212

H:\Land Projects R2\041\Splane TM A-53\Bonarrigo NAD83\dwg\Platting\Preliminary Plan.dwg 11/5/2014 9:51:49 AM CST