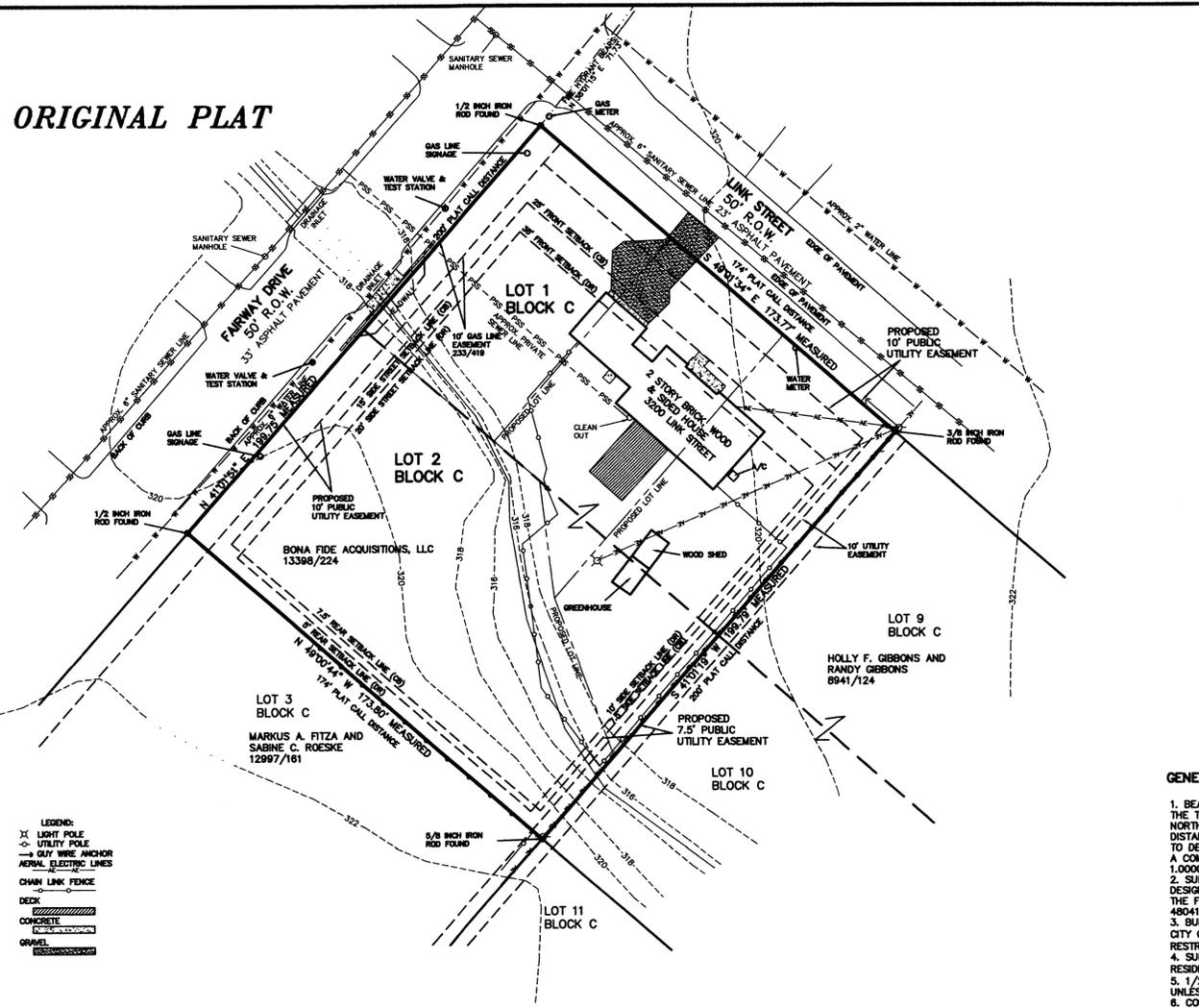


ORIGINAL PLAT



- LEGEND:**
 X LIGHT POLE
 -○- UTILITY POLE
 → GUY WIRE AND/OR AERIAL ELECTRIC LINES
 CHAIN LINK FENCE
 DECK
 CONCRETE
 GRAVEL

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, BONA FIDE ACQUISITIONS, LLC, owners and developers 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 13398, Page 224, and whose name is subscribed hereto, hereby dedicates 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 Professional Land 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__.

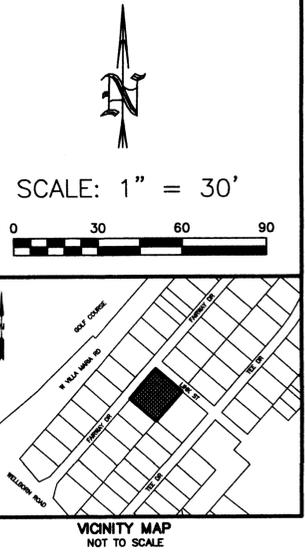
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS

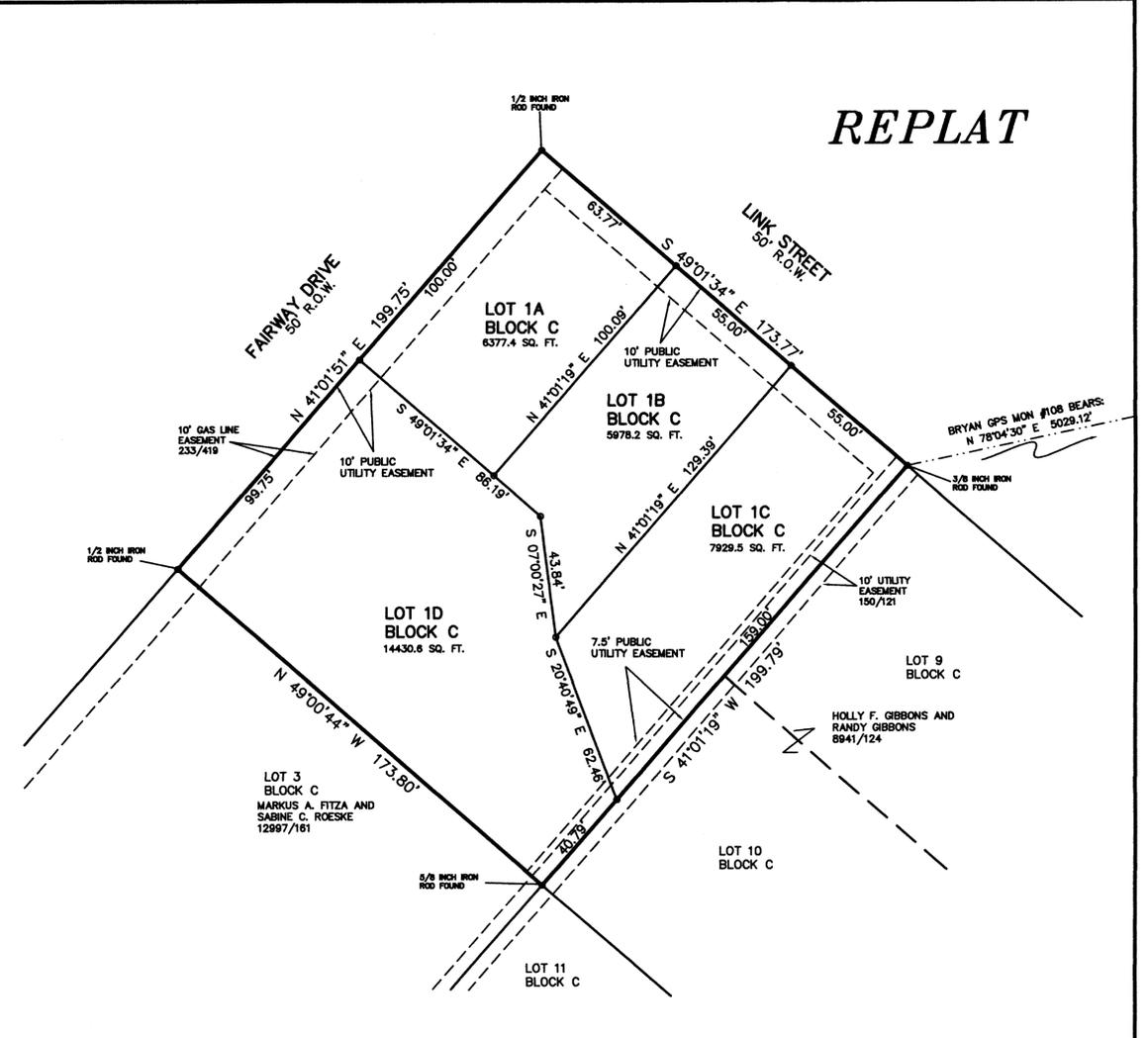
I, KAREN McQUEEN, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the _____ day of _____, 20__, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____.

County Clerk
 Brazos County, Texas



- GENERAL NOTES**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009723035679.
 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. BUILDING SETBACK LINES SHOWN HEREON PER CITY OF BRYAN ORDINANCE (CB) AND DEED RESTRICTIONS 150/122 (DR).
 4. SUBJECT PROPERTY IS CURRENTLY ZONED RESIDENTIAL DISTRICT 5000 (RD-5).
 5. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 6. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY FROM CITY OF BRYAN MAPPING.
 7. ALL EXISTING IMPROVEMENTS SHALL BE REMOVED PRIOR TO ANY FURTHER DEVELOPMENT.

REPLAT



METES AND BOUNDS DESCRIPTION
 OF A
 0.797 ACRE TRACT
 COUNTRY CLUB ESTATES NO. 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 LOTS 1 AND 2, BLOCK C, COUNTRY CLUB ESTATES NO. 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 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHWEST LINE OF FAIRWAY DRIVE (50' R.O.W.) AND THE SOUTHWEST LINE OF LINK STREET (50' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 1;

TENENCE: S 49° 01' 34" E ALONG THE SOUTHWEST LINE OF LINK STREET FOR A DISTANCE OF 173.77 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF LOT 9, BLOCK C;

TENENCE: S 41° 01' 19" W ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 9 FOR A DISTANCE OF 199.79 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 2 AND THE COMMON CORNER OF LOTS 3, 10 AND 11, BLOCK C;

TENENCE: N 49° 00' 44" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 3 FOR A DISTANCE OF 173.80 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF FAIRWAY DRIVE MARKING THE WEST CORNER OF SAID LOT 2 AND THE NORTH CORNER OF SAID LOT 3;

TENENCE: N 41° 01' 51" E ALONG THE SOUTHWEST LINE OF FAIRWAY DRIVE FOR A DISTANCE OF 199.75 FEET TO THE POINT OF BEGINNING CONTAINING 0.797 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON NAD-83 TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

Development
 Services
 JUL 15 2018
 RECEIVED

FINAL PLAT
 OF
 LOTS 1A-1D, BLOCK C
 COUNTRY CLUB ESTATES NO. 2
 0.797 ACRES, Z. PHILLIPS LEAGUE, A-45
 BEING A
REPLAT
 OF
 LOTS 1 AND 2, BLOCK C
 COUNTRY CLUB ESTATES NO. 2
 VOLUME 150, PAGE 121
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
 SURVEY DATE: 07-01-16
 PLAT DATE: 07-14-16
 REVISED:

OWNER:
 BONA FIDE ACQUISITIONS, LLC
 4400 OLD COLLEGE ROAD
 BRYAN, TEXAS 77801
 PHONE (979) 314-9070

SURVEYOR:
 KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

CAD NAME: 16-539