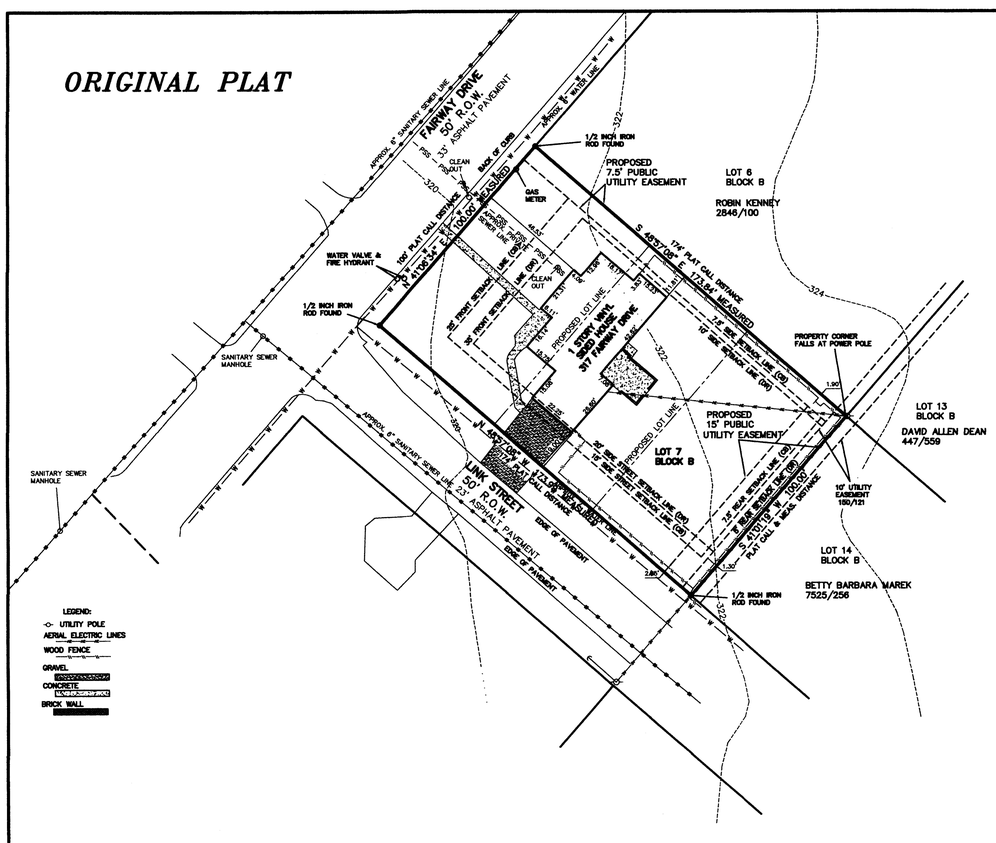
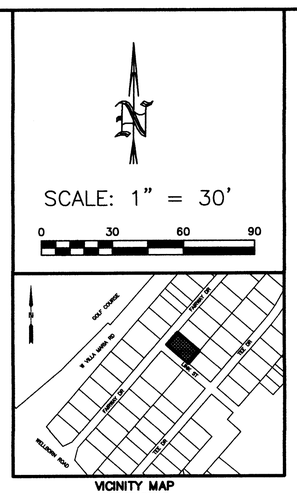
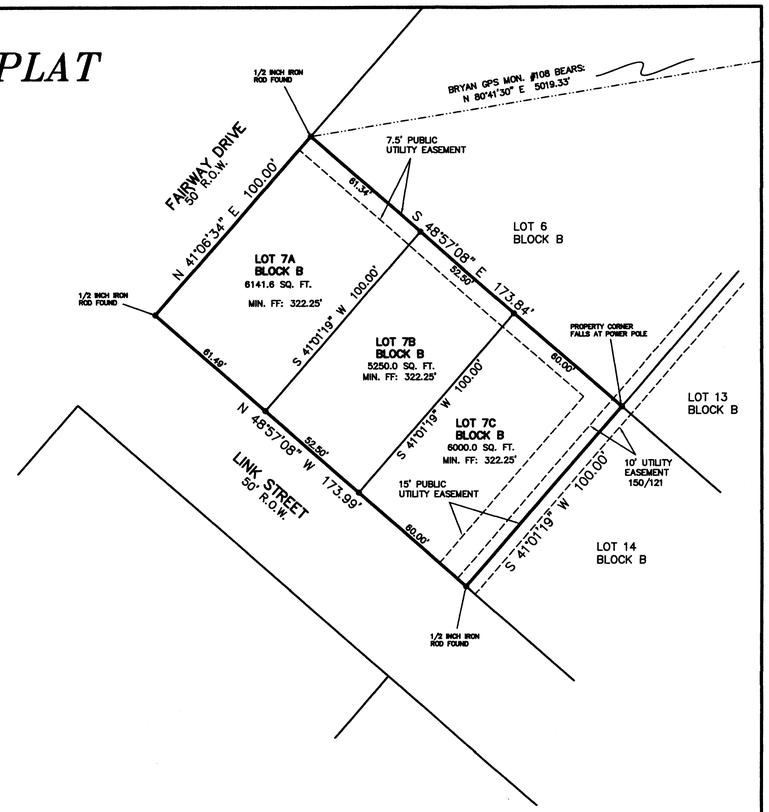
ORIGINAL PLAT





REPLAT



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 1.00009722035679.
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. ALTHOUGH THE PROPERTY DOES NOT LIE WITHIN THE FEMA DESIGNATED 100-YEAR FLOODPLAIN, THE PROPERTY IS SUBJECT TO FLOODING.
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.

METES AND BOUNDS DESCRIPTION
OF A
0.399 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 LOT 7, BLOCK B, 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 SOUTHEAST LINE OF FAIRWAY DRIVE (50' R.O.W.) AND THE NORTHEAST LINE OF LINK STREET (50' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 7;

THENCE: N 41° 06' 34" E ALONG THE SOUTHEAST LINE OF FAIRWAY DRIVE FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 7 AND THE WEST CORNER OF LOT 6, BLOCK B;

THENCE: S 48° 57' 08" E ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 6 FOR A DISTANCE OF 173.84 FEET TO A POINT MARKING THE EAST CORNER OF SAID LOT 7 AND THE COMMON CORNER OF LOTS 13, AND 14, BLOCK B;

THENCE: S 41° 01' 19" W ALONG THE COMMON LINE OF SAID LOT 7 AND SAID LOT 14 FOR A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF LINK STREET MARKING THE SOUTH CORNER OF SAID LOT 7 AND THE WEST CORNER OF SAID LOT 14;

THENCE: N 48° 57' 08" W ALONG THE NORTHEAST LINE OF LINK STREET FOR A DISTANCE OF 173.99 FEET TO THE POINT OF BEGINNING CONTAINING 0.399 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.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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 _____, Page _____, 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

AUG 30 2016

FINAL PLAT
OF
LOTS 7A–7C, BLOCK B
COUNTRY CLUB ESTATES NO. 2
0.399 ACRES, Z. PHILLIPS LEAGUE, A–45
BEING A
REPLAT
OF
LOT 7, BLOCK B
COUNTRY CLUB ESTATES NO. 2
VOLUME 150, PAGE 121
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 06–14–16
PLAT DATE: 08–12–16
REVISED: 08–30–16

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: 16–681