

Being all that certain tract or parcel of land lying and being situated in the G.H. COLEMAN SURVEY, Abstract No. 10 and the STEPHEN F. AUSTIN SURVEY No. 10, Abstract No. 63, Brazos County, Texas and being a total of 7.60 acres of land consisting of parts of the following four (4) individual tracts:

- 1) Being all of Lot 1, CAMERON RANCH SUBDIVISION according to the Final Plat recorded in Volume 9185, Page 216 of the Official Records of Brazos County, Texas (O.R.B.C.), said Lot 1 being further described in the deed from Nick Philippello, Jr. and wife, Anne Philippello to Tabar Road Joint Venture, LLC, recorded in Volume 9193, Page 227 (O.R.B.C.), and
- 2) Being all of Lot 2 of said CAMERON RANCH SUBDIVISION, said Lot 2 having an undivided one-half interest from Nick Philippello, Jr. to Anna Marie Philippello recorded in Volume 10120, Page 31 of the Official Public Records of Brazos County, Texas (O.P.R.B.C.), and
- 3) Being all of the called 0.926 acre tract described in the deed from Nick Philippello, Jr. and spouse, Anna M. Philippello to Circle P Enterprises, LLC, recorded in Volume 11954, Page 289 (O.P.R.B.C.), and
- 4) Being part of the called 107.0 acre remainder tract described in the deed from Nora Mauro Philippello to Nick Philippello, Jr. recorded in Volume 2426, Page 191 (O.R.B.C.), said 107.0 acre remainder tract having an undivided one-half interest from Nick Philippello, Jr. to Anna Marie Philippello recorded in Volume 10120, Page 31 (O.P.R.B.C.),

and being more particularly described by metes and bounds as follows:

BEGINNING: at a found concrete TxDOT right-of-way monument marking the common southeast corner of this herein described tract and the said Lot 1, said TxDOT monument also being in the west right-of-way line of F.M. 974 (based on a 50-foot width);

THENCE: S 84° 47' 48" W (PLAT CALL: S 87° 48' 30" W) along the west right-of-way line of said F.M. 974 for a distance of 83.89 feet to a found concrete TxDOT right-of-way monument for the southwest corner of this tract, said TxDOT monument also being in the northeast right-of-way line of F.M. 2223 (based on a 100-foot width) and being at or near the common line of the said G.H. COLEMAN SURVEY, A-10 and the MOSES BAIN SURVEY, A-3;

THENCE: N 47° 03' 42" W (PLAT CALL: N 44° 03' 00" W) along the northeast right-of-way line of said F.M. 2223 and being at or near the common line of the said G.H. COLEMAN SURVEY, A-10 and the said MOSES BAIN SURVEY, A-3 for a distance of 665.25 feet to a 1/2-inch iron rod set for the most southerly west corner of this tract, said iron rod also marking the west corner of the called 0.926 acre Circle P Enterprises, LLC tract and the southwest corner of the called 107.0 acre Philippello remainder tract;

THENCE: along the common line of this tract, the called 0.926 acre Circle P Enterprises, LLC tract and the called 107.0 acre Philippello remainder tract for the following three (3) calls:

- 1) N 88° 10' 43" E (DEED CALL: N 88° 09' 19" E) for a distance of 115.43 feet to a found 5/8-inch iron rod marking an angle point of this tract,
- 2) S 68° 32' 45" E (DEED CALL: N 68° 31' 22" E) for a distance of 126.17 feet to a found 6-inch fence post marking an angle point of this tract, and
- 3) N 71° 42' 19" E (DEED CALL: N 71° 40' 55" E) for a distance of 34.48 feet to a found 1/2-inch iron rod marking an interior corner of this tract, said iron rod also marking the north corner of the called 0.926 acre Circle P Enterprises, LLC tract and being in the southwest line of said Lot 2;

THENCE: along the common lines of this tract, the called 107.0 acre Philippello remainder tract, said Lot 2 and said Lot 1 for the following five (5) calls:

- 1) N 47° 03' 59" W (PLAT CALL: N 44° 03' 00" W) for a distance of 81.42 feet to a found 1/2-inch iron rod marking an interior all corner of this tract, said iron rod also marking the west corner of said Lot 2,
- 2) S 42° 56' 18" W (PLAT CALL: S 45° 57' 00" W) for a distance of 117.73 feet to a found 1/2-inch iron rod marking an exterior corner of this tract,
- 3) N 47° 12' 54" W (PLAT CALL: N 44° 12' 12" W) for a distance of 196.74 feet to a 1/2-inch iron rod set for the common west corner of this tract and said Lot 1,
- 4) N 42° 56' 18" E (PLAT CALL: N 45° 57' 00" E) for a distance of 312.27 feet to a 1/2-inch iron rod set for the common north corner of this herein described tract and said Lot 1, and
- 5) S 47° 03' 42" E (PLAT CALL: S 44° 03' 00" E) for a distance of 489.28 feet to a 1/2-inch iron rod set for an interior corner of this tract;

THENCE: into the interior of the called 107.0 acre Philippello remainder tract for the following three (3) calls:

- 1) N 14° 01' 27" E for a distance of 118.86 feet to a 1/2-inch iron rod set for an angle,
- 2) S 62° 17' 17" E for a distance of 42.01 feet to a 1/2-inch iron rod set for an angle, and
- 3) S 75° 54' 48" E for a distance of 130.15 feet to a 1/2-inch iron rod set for the east corner of this tract, said iron rod also being in the west right-of-way line of said F.M. 974;

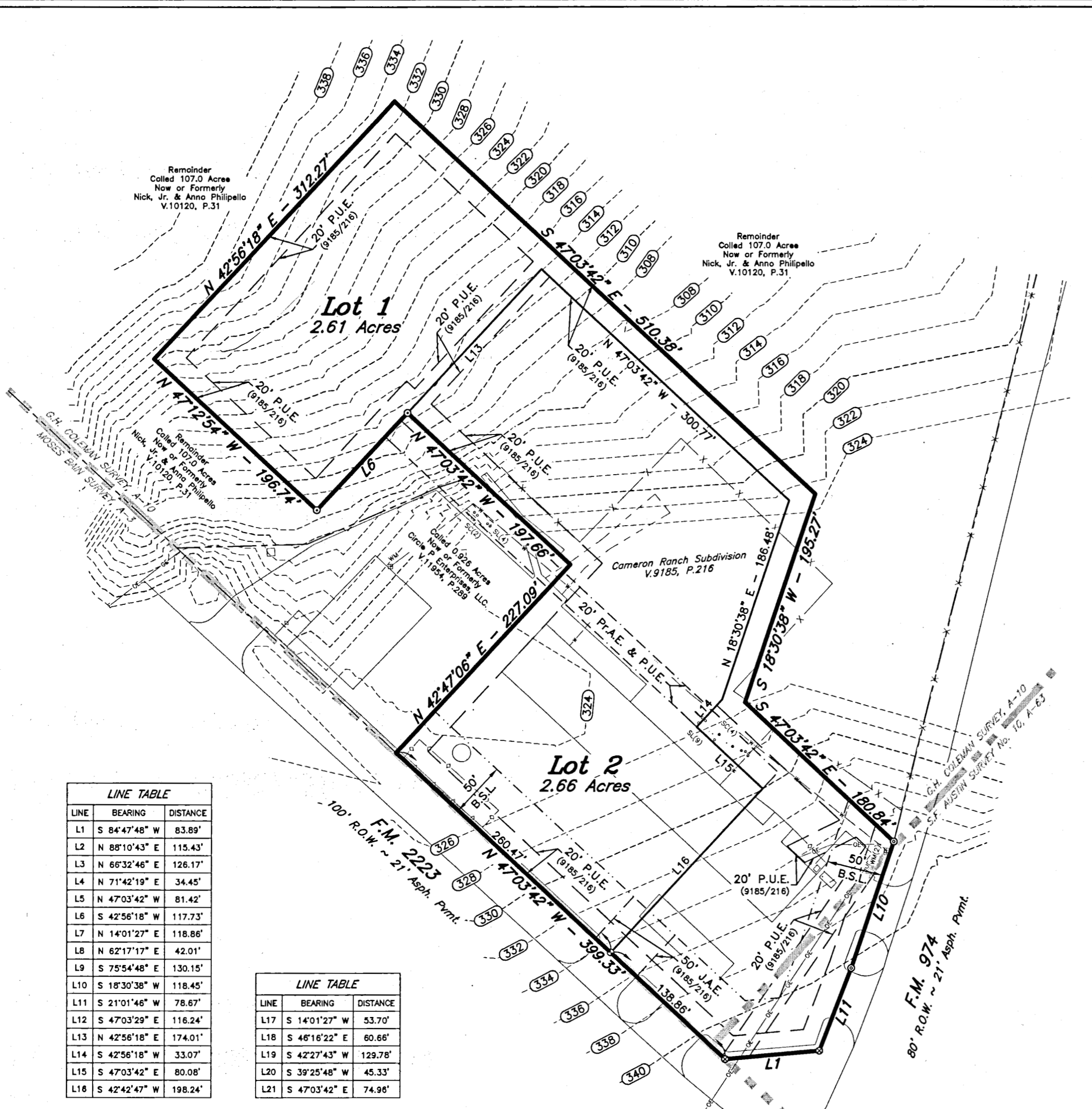
THENCE: along the west right-of-way line of said F.M. 974 for the following three (3) calls:

- 1) S 14° 01' 27" W for a distance of 438.99 feet to a found 5/8-inch iron rod marking an angle point of this tract, said iron rod also marking the east corner of said Lot 1,
- 2) S 18° 30' 38" W (PLAT CALL: S 21° 31' 20" W) for a distance of 118.45 feet to a found 5/8-inch iron rod marking an angle point of this tract, and
- 3) S 21° 01' 46" W (PLAT CALL: S 24° 02' 28" W) for a distance of 78.67 feet to the POINT OF BEGINNING and containing 7.60 acres of land.

GENERAL NOTES:
1. ORIGIN OF BEARING SYSTEM: Bearings are Grid North, Texas State Plane Coordinates, Central Zone, NAD83 per GPS observations.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0205F, effective 04/02/2014, no portion of this property is located in a Special Flood Hazard Area.
3. Land Use: 2 commercial lots.
4. No construction or fencing shall impede, restrict, or block the flow of water in any easement or natural drainage courses.
5. Building Setbacks shall be as follows:
Front: 25'
Side Street: 25'
Side: 10'
Rear: 20'
TxDOT: 50'

- 6. Unless otherwise indicated, all distances shown along curves are arc distances.
7. This subdivision lies within the Wickham Creek SUD service area.
8. Except where otherwise indicated, 1/2-inch iron rods are set at each lot corner:
○ - 1/2" Iron Rod Found (CM)
○ - 1/2" Iron Rod Set
○ - 5/8" Iron Rod Found (CM)
□ - Fence Post
⊙ - Hub (Concrete Found)
⊙ - TxDOT Right-Of-Way Monument (CM)
9. Abbreviations:
B.S.L. - Building Setback Line
J.A.E. - Joint Access Easement
P.O.B. - Point of Beginning
P.A.E. - Private Access Easement
P.U.E. - Public Utility Easement
CM - Controlling Monument
SC - Sewer Cleanout
SL - Septic Tank Lid
WM - Water Meter
WL - Water Line
-W- - Water Lines
CS20 - Contour Elevation

- 10. Where electric facilities are installed, B.T.U. has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E., and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.
11. It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the siting and development of this property.
12. All lots served by an on-site sewage facility (OSSF) must comply with county and state minimum lot sizing requirements.
13. All OSSF construction requires an application form, fee and planning materials to be submitted for review and approval by the B.O.H.D. and no OSSF construction may occur prior to the "submittal" permit being issued by the B.O.H.D. This permit ensures compliance with the county order adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code.
14. A site evaluation is required for each lot where an OSSF is proposed. The site evaluation must be performed by a state licensed site evaluator or professional engineer who visits the property and conducts the analysis required in section 2285.30, and produces the site drawing required by 2285.5(c).
15. No OSSF disposal field may be located within the 100-foot or 150-foot sanitary zone of private water wells or public water wells respectively. The required sanitary zone must be clearly delineated on all existing private or public wells located on the subdivision plat or wells located within 150 feet of a subdivision boundary or adjacent properties.
16. No OSSF tank or disposal field may encroach on the separation distance to surface waters including streams, ponds, lakes, rivers, creeks, or any other setback features indicated in 30 Texas Administrative Code Chapter 2285.91, (10) Table X.
17. No OSSF treatment, distribution and collection lines, or disposal field may encroach into a Public Utility Easement (P.U.E.). Encroachment into any underground or overhead pipeline or utility easement will not be allowed without the written permission of all easement holders. All underground and overhead easements must be clearly delineated on the subdivision plat.
18. Areas of ground with >30 percent slope are not suitable for installation of OSSF tanks or disposal fields (>15 percent slope for surface application). 30 Texas Administrative Code 2285.4(c) Review of subdivision plans specifies subdivision planning materials (1) must include information on (B) topography, (C) floodplain, and (D) surface drainage. Areas of unsuitable slope, areas within SFHA Zones A (floodplain) or complex drainage features and drainage easements should be indicated on the subdivision plat for any proposed lots where these conditions exist and may interfere with construction of an OSSF.



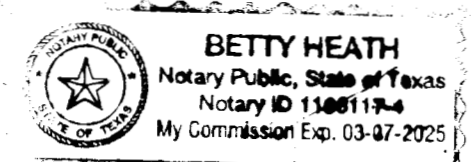
ORIGINAL PLAT

LOTS 1 & 2, CAMERON RANCH SUBDIVISION (9185/216), ALL OF THE CALLED 0.926 ACRE CIRCLE ENTERPRISES, LLC TRACT (11954/289) AND PART OF THE CALLED 107.0 ACRE PHILIPPELLO TRACT (2426/191)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS We, Nick Philippello, Jr. & Anna Marie Philippello, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 10120, Page 31 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.

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Nick Philippello, Jr. 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 on this 11 day of January, 2024.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS We, Tabar Road Joint Venture, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 9193, Page 227 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.

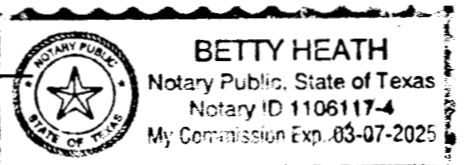
STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Jason Elston known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal on this 12 day of January, 2024.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS We, Circle P Enterprises, LLC, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 11954, Page 289 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.

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared Nick Philippello 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 on this 11 day of January, 2024.



APPROVAL OF THE CITY ENGINEER

I, Martin Zimmerman, 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 23 day of January, 2024.

City Engineer, Bryan, Texas

EB

Filed for Record Official Public Records Of: Brazos County Clerk On: 2/8/2024 1:22:24 PM In the PLAT Records

Doc Number: 2024-1521408 Volume-Page: 19043-271 Number of Pages: 1 Amount: 72.00 Ord#: 2024020800074 By: LG

Karen McQueen County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS I, Cody Karisch, Registered Professional Land Surveyor No. 7004, 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.

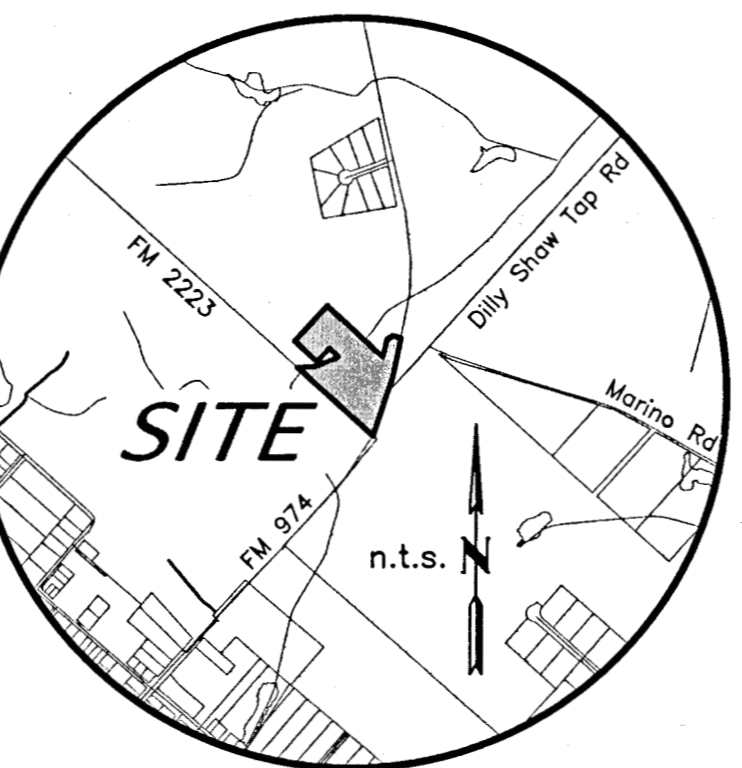


APPROVAL OF THE CITY PLANNER

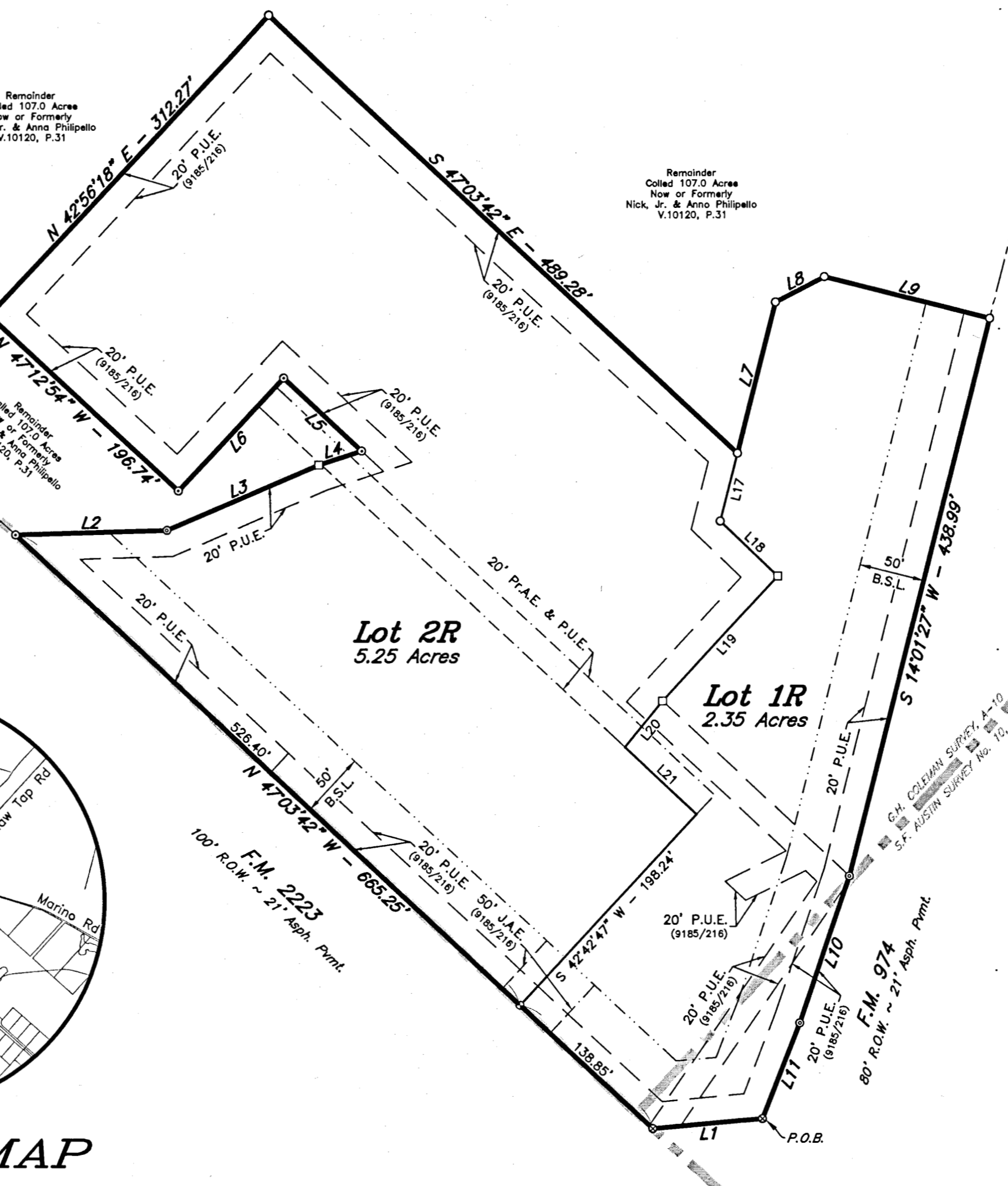
I, Martin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 23 day of January, 2024.

City Planner, Bryan, Texas

MW



VICINITY MAP



REPLAT

FINAL PLAT

LOT 1R & 2R CAMERON RANCH SUBDIVISION BEING A REPLAT OF LOTS 1 & 2 RECORDED IN VOLUME 9185, PAGE 216, ALL OF THE CALLED 0.926 ACRE CIRCLE ENTERPRISES, LLC TRACT RECORDED IN VOLUME 11954, PAGE 289 AND PART OF THE CALLED 107.0 ACRE PHILIPPELLO TRACT RECORDED IN VOLUME 2426, PAGE 191

7.60 ACRES G.H. COLEMAN SURVEY, A-10 & STEPHEN F. AUSTIN SURVEY No. 10, A-63 BRAZOS COUNTY, TEXAS JUNE 1, 2023 SCALE 1" = 80'

McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838

