

NOTES:

- *Calculated bearing used as basis of bearings.
- 1.) This property is not in a 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 48041C0131C Effective Date: July 7, 1992
- 2.) "Fence lines may not be exactly on the property lines."
- 3.) All set backs will be in accordance with Brazos County ordinances and regulations.
- 4.) Subject property zoned: Located in the E.T.J., Not Zoned at this time.
- 5.) Water Services Supplied by Wickson Creek Utility
- 6.) Nearest Fire hydrant Located on Tabor Rd (S 40°07'45" W 2,340.21')
- 7.) Proposed language for spray field easement.

It is agreed and understood that the sewer systems associated with the sale of Cameron Ranch Food mart, from Nick Philippello to Tabor Road Joint Venture LLC will be subject to easements entered into the deed of sale for this transaction. The easements are necessary due to the location of the sewer facility and the associated spray fields and will contain language that allows the systems and the associated spray fields to remain in place for as long as necessary for the operation of the businesses that the systems serves or until a municipal sewer system is available to serve the business entities.

The agreement also will allow for the maintenance of the systems to be the obligation of the owners of the business that each system serves and allow the grantor of the easement the right to relocate the spray fields at the grantor's expense when deemed necessary. These easements will obligate both present and future owners to the subject businesses to the terms of the easements stated in the deed of sale.

A copy of the final deed will be forwarded to all interested parties after closing.

Nick Philippello, Jr.,

CERTIFICATION OF THE COUNTY JUDGE

I, Randy Sims, County Judge of Brazos County, Texas, do hereby certify that this plat with its dedications was duly approved by the Commissioners Court of Brazos County, Texas on the 30 day of June, 2009.

APPROVAL OF THE CITY PLANNER

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and 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 30 day of June, 2009.

Shirley Lavinder
Planning Administrator
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, John R. Clark, 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 and Zoning Commission of the City of Bryan on the 20th day of June, 2009 and same was duly approved on the 18th day of June, 2009 by said Commission.

John R. Clark
Chairman, Planning and Zoning Commission
City of Bryan, Texas

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 30th day of June, 2009.

W. Paul O'Keefe
City Engineer, Bryan, Texas

STATE OF TEXAS COUNTY CLERK COUNTY OF BRAZOS

I, Karen McQueen, County Clerk of Brazos County, Texas, do hereby certify that this plat, with its certificates of authentication was filed for record on the 30th day of June, 2009, and duly recorded in Volume 11850, Page 2116, Official Records of Brazos County, Texas.

Karen McQueen, Co. Clk
County Clerk
Brazos County, Texas
Betty King, Deputy Clk.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I, Nick Philippello, the owner of the land shown on the Plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 133, page 294, and designated herein as the Plat of Lot 1 & 2 Block 1, Cameron Ranch Subdivision, in the City of Bryan, Texas 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 thereon shown for the purpose and consideration therein expressed.

Nick Philippello

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 of office this 5th day of June, 2009.

Malinda Garrett
Notary Public, Brazos County, Texas



Doc 01033683 Blk OR Vol 9185 Ps 216

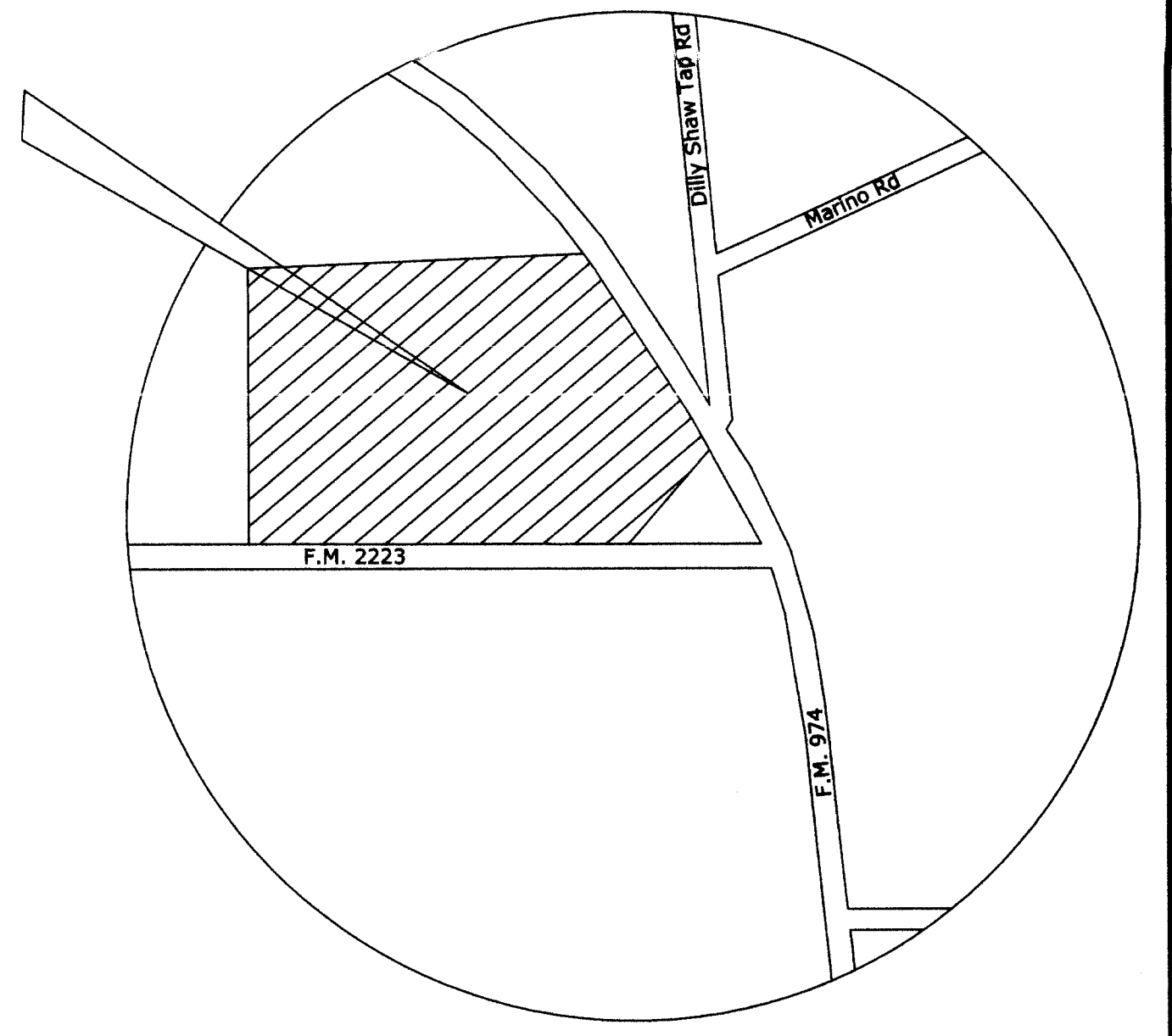
Filed for Record in:
BRAZOS COUNTY
On Jul 01 2009 at 03:41P
As a
Plat
Document Number: 01033683
Amount 58.00
Receipt Number - 369167
By:
Betty King

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

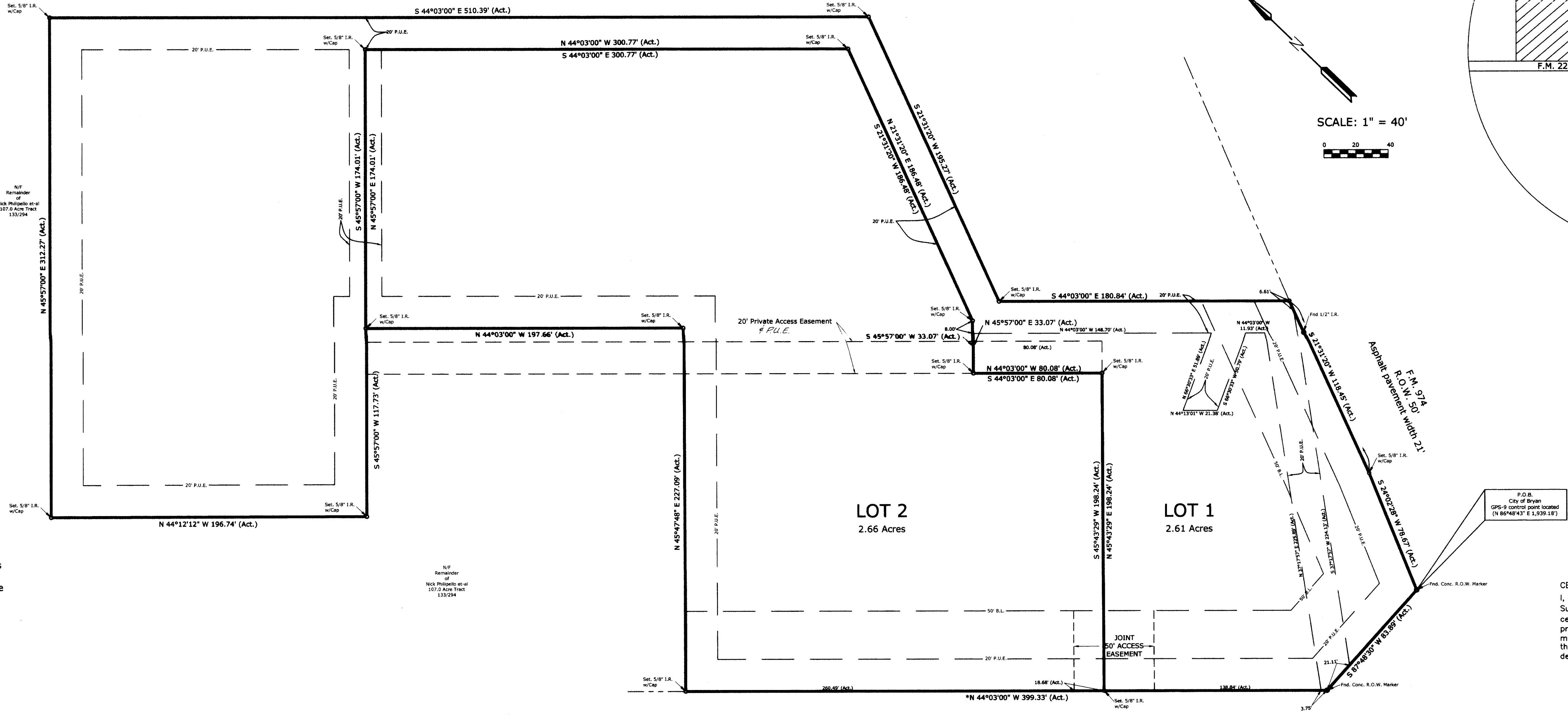
BRAZOS COUNTY
as stamped hereon by me.
Jul 01 2009

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

Project Location



SCALE: 1" = 40'
0 20 40



VICINITY MAP NTS

LEGEND	
—	Property Line
○	Property Corner
—	Utility Easement
—	Building Setback Line
—	Chain Link Fence
—	Concrete Parking
—	No Parking Area
—	Handicapped Parking
—	Electric Line
—	Electric Meter
—	Gas Meter
—	A/C Split
—	Power Pole
—	Main Water Valve Box
—	Sanitary Sewer Manhole
—	Fire Hydrant
—	Drain
—	Cable T.V.
—	Telephone
—	Yield

CERTIFICATE OF SURVEYOR
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds described in this subdivision will describe a closed geometric figure.

Donald D. Garrett
Donald D. Garrett, P.L.S., No. 2972

CERTIFICATE OF THE ENGINEER
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering construction has been given to

Donald D. Garrett
Donald D. Garrett, P.E., No. 22790

Field Notes

5.27 Acre
F.M. 2223
100' R.O.W.
Asphalt pavement width 21'

Being all of that certain tract or parcel of land lying and being situated in the G.H. COLEMAN SURVEY, A-10, Brazos County, Texas and being a part of that 107.00 acre tract of land conveyed to Nick Philippello by Mrs. Eula Locke recorded in Volume 133, page 294, Deed Records of Brazos County, Texas and being more particularly described as follows:

BEGINNING: at a concrete highway monument found at the intersection of the west right-of-way line of F.M. 974 and the northeast right-of-way line of F.M. 2223;

THENCE: S 87° 48' 30" W - 83.89 feet along said F.M. 2223 line to a concrete Highway monument for an angle point;

THENCE: N 44° 03' 00" W - 399.33 feet continuing along said F.M. 2223 line to a 5/8" iron with cap set for the west corner of this tract;

THENCE: N 45° 47' 48" E - 227.09 feet across said Philippello tract to a 5/8" iron with cap set for the north corner of this tract;

THENCE: S 44° 03' 00" W - 197.66 feet, S 45° 57' 00" W - 117.73 feet, N 44° 12' 12" W - 196.74 feet, N 45° 57' 00" E - 312.27 feet, S 44° 03' 00" E - 510.39 feet, S 21° 31' 20" W - 195.27 feet and S 44° 03' 00" E - 180.84 feet to a 5/8" iron rod with cap set for the east corner of this tract; same being in said F.M. 974 line;

THENCE: S 21° 31' 20" W - 118.45 feet and S 24° 02' 28" W - 78.67 feet along said F.M. 974 line to the PLACE OF BEGINNING; and containing 5.27 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on February 26, 2009.

Final Plat
of
Cameron Ranch Subdivision
LOT 1 and LOT 2
being a 5.27 Acre Tract
and
Off Site Spray Field being a 4.08 Acre Tract

G.H. COLEMAN SURVEY, A-10

BRAZOS COUNTY, TEXAS
FEBRUARY 26, 2009

Owner/Developer:
Nick Philippello
1414 F.M. 2223
Brazos County, TX 77808
979.778.1663

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone : (979) 846 - 2688
Fax : (979) 846 - 3094

Revised: 5/25/2009