

METES AND BOUNDS DESCRIPTION OF A TRACT OF 0.859 ACRES ZENO PHILLIPS LEAGUE, A-45 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 7, 8, 10, 11, 12 AND THE REMAINDER OF BLOCK 'B' COUNTRY CLUB ESTATES ACCORDING TO THE PLAT RECORDED IN VOLUME 81, PAGE 466 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID LOTS 7, 8 AND 9 BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO SAPPHIRE GROUP LLC RECORDED IN VOLUME 13939, PAGE 84 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID LOTS 10, 11 AND 12 BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO WILLIAM G. BOYLES AND WIFE, PATRICIA LEA BOYLES RECORDED IN VOLUME 7407, PAGE 183 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (N:10218217.57, E:3545589.48) ON THE SOUTHEAST LINE OF W. VILLA MARIA ROAD (R.O.W. VARIES) AND FM 1179 (CALLED 100' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 7 AND THE WEST CORNER OF LOT 6 OF SAID BLOCK 'B'. FOR REFERENCE, A 1/2" IRON ROD FOUND BEARS: N 61° 14' 03" E FOR A DISTANCE OF 788.28 FEET. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-107 (N:10221494.41; E:3545697.81) AND AS ESTABLISHED BY GPS OBSERVATION.

THENCE: S 28° 04' 33" E ALONG THE COMMON LINE OF SAID LOTS 6 AND 7 FOR A DISTANCE OF 124.76 FEET (PLAT CALL DISTANCE: 125.00 FEET, 81/466) TO A POINT IN CONCRETE OF A CHAIN LINK FENCE POST FOUND MARKING THE EAST CORNER OF SAID LOT 7, THE SOUTH CORNER OF SAID LOT 6, THE WEST CORNER OF LOT 13 OF SAID BLOCK 'B' AND THE NORTH CORNER OF SAID LOT 12;

THENCE: S 28° 35' 19" E ALONG THE COMMON LINE OF SAID LOTS 12 AND 13 FOR A DISTANCE OF 125.00 FEET (PLAT CALL AND MEASURED DISTANCE, 81/466) TO A POINT ON THE NORTHWEST LINE OF FAIRWAY DRIVE (50' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 12 AND THE WEST CORNER OF SAID LOT 13. FOR REFERENCE, A 1/2" IRON PIPE FOUND BEARS: S 28° 35' 19" E FOR A DISTANCE OF 0.32 FEET AND THE CITY OF BRYAN CONTROL MONUMENT GPS-108 BEARS: N 87° 50' 28" E FOR A DISTANCE OF 4289.35 FEET;

THENCE: S 61° 24' 41" W ALONG THE SOUTHWEST LINE OF SAID LOTS 10, 11, AND 12 FOR A DISTANCE OF 150.02 FEET (PLAT CALL DISTANCE: 150.00 FEET, 81/466) TO A 1/2" IRON ROD FOUND ON THE NORTHEAST LINE OF GREEN STREET (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 10. FOR REFERENCE, A 1/2" IRON PIPE FOUND BEARS: N 63° 10' 42" W FOR A DISTANCE OF 0.35 FEET;

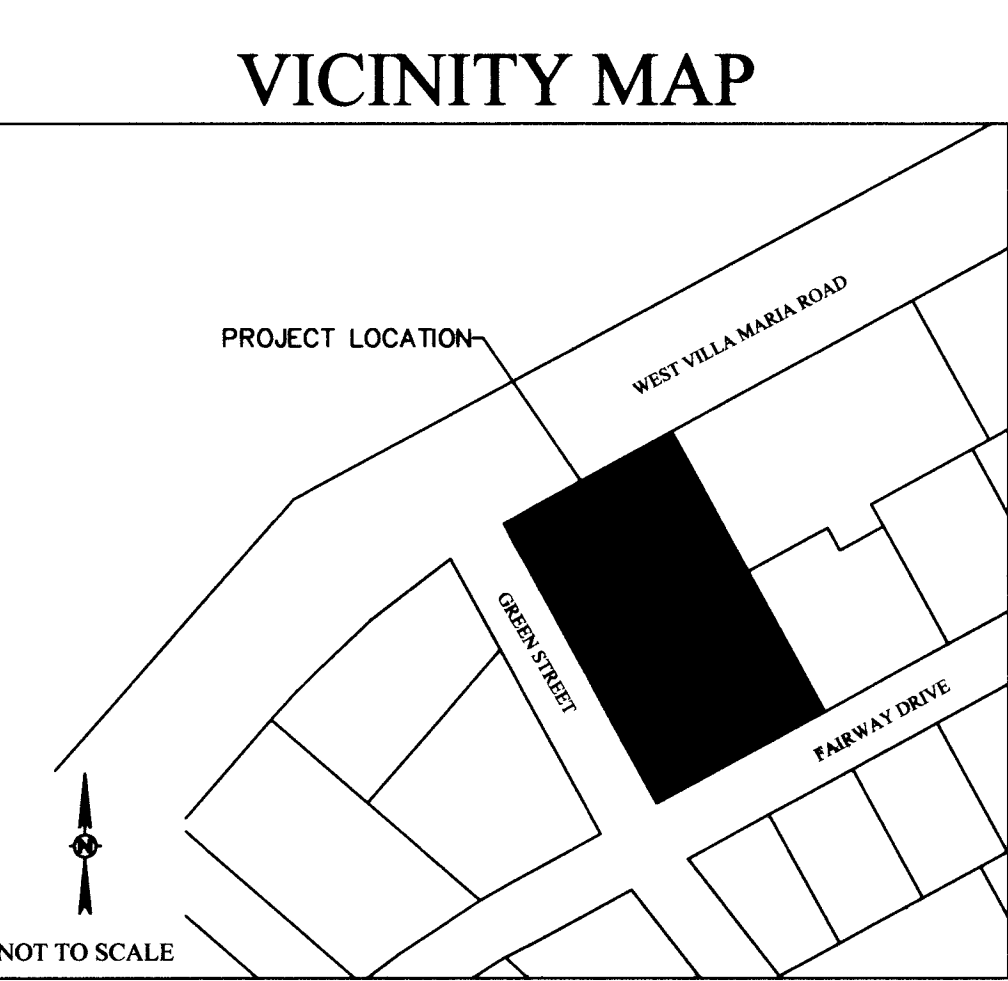
THENCE: N 28° 31' 28" W ALONG THE NORTHEAST LINE OF GREEN STREET AND THE SOUTHWEST LINE OF SAID LOT 10 FOR A DISTANCE OF 124.98 FEET (PLAT CALL DISTANCE: 125.00 FEET, 81/466) TO A 1/2" IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 10 AND THE SOUTH CORNER OF SAID LOT 9. FOR REFERENCE, A 1/2" IRON ROD WITH CAP MARKED 'SM KLING RPLS 2003' FOUND BEARS: N 76° 48' 39" W FOR A DISTANCE OF 0.57 FEET;

THENCE: N 28° 10' 47" W ALONG THE NORTHEAST LINE OF GREEN STREET FOR A DISTANCE OF 124.31 FEET (PLAT CALL DISTANCE: 125.00 FEET, 81/466) TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET ON THE SOUTHWEST LINE OF W. VILLA MARIA ROAD - FM 1179. SAID IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 595.71 FEET. FOR REFERENCE, A 1/2" IRON PIPE FOUND BEARS: N 28° 10' 47" W FOR A DISTANCE OF 0.61 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 14' 28" FOR AN ARC DISTANCE OF 2.51 FEET (CHORD BEARS: N 61° 06' 48" E - 2.51 FEET) TO A 1/2" IRON ROD WITH PLASTIC CAP MARKED 'KERR 4502' SET MARKING THE END POINT OF SAID CURVE;

THENCE: N 61° 14' 03" E ALONG THE SOUTHWEST LINE OF W. VILLA MARIA ROAD - FM 1179 FOR A DISTANCE OF 147.60 FEET (PLAT CALL DISTANCE: 150.00 FEET, 81/466) TO THE POINT OF BEGINNING CONTAINING 0.859 OF AN ACRE OF LAND (37,422 SQUARE FEET) AS SURVEYED ON THE GROUND OCTOBER 2017. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000106058576 (CALCULATED USING GEOID12A).

- NOTES:
- THE FOLLOWING SETBACKS SHALL APPLY TO THIS DEVELOPMENT:
 - SETBACK FROM FAIRWAY DRIVE ROW = 10'
 - SETBACK FROM GREEN STREET ROW = 4'
 - SETBACK FROM W. VILLA MARIA ROAD ROW = 15'
 - ALL OTHER SETBACKS ARE AS SHOWN.
 - THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE FIRM. MAPS, PANEL NO. 480410215F REVISED DATE 04/02/2014.
 - COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-107 (N:10221494.41; E:3545697.81) AND AS ESTABLISHED BY GPS OBSERVATION.
 - DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000106058576 (AS CALCULATED USING GEOID12A).
 - 1/2" IRON ROD SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED. "X" IN CONCRETE SHALL BE SET IN DRIVEWAY IF NEEDED.
 - BLANKET EASEMENT TO LONE STAR GAS, 134/101, 134/104, & 164/588, APPLY TO LOTS 8 AND 9 OF BLOCK 'B'.
 - ALL VEHICULAR ACCESS SHALL BE FROM GREEN STREET. NO VEHICULAR ACCESS SHALL BE PERMITTED UNTO WEST VILLA MARIA ROAD/FM 1179.
 - THE ZONING OF THE SUBJECT PROPERTY IS PLANNED DEVELOPMENT DISTRICT-HOUSING (PD-H) AS PASSED, ADOPTED AND APPROVED BY THE BRYAN CITY COUNCIL MARCH 27, 2018, ORDINANCE NO. 2267.
 - ANY STRUCTURES CURRENTLY EXISTING ON THE SUBJECT PROPERTY SHALL BE REMOVED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR THE LOTS ON WHICH THE NEW BUILDINGS ARE TO BE LOCATED.
- LEGEND
- PROPERTY BOUNDARY
 - RIGHT OF WAY
 - LOT LINE
 - PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
 - PROPOSED PHASE LINE
 - COMMON AREA
 - PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
 - EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
 - EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
 - EXISTING PRIVATE UTILITY EASEMENT
 - EXISTING PRIVATE DRAINAGE EASEMENT
 - EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
 - PROPERTY CORNER



ORIGINAL PLAT
VOL. 81 PG. 466

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), Sapphire Group, LLC the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 13939, Page 084, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Kyle Boothe
Operating Manager

SAPPHIRE GROUP, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kyle Boothe, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this 14 day of November, 2018.

Jay Frith Bolen
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), Villa Maria Group, LLC the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 14267, Page 219, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

Kyle Boothe
Operating Manager

VILLA MARIA GROUP, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kyle Boothe, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this 14 day of November, 2018.

Jay Frith Bolen
Notary Public, Brazos County, Texas

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	2.51	595.71	000°14'28"	1.25	2.51	N61°06'48"E

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasper, 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 14 day of November, 2018.

W. Paul Kasper
City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Guzman, Chair 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 14 day of November, 2018 and same was duly approved on the 14 day of November, 2018 by said Commission.

Bobby Guzman
Chair, Planning & Zoning Commission
Bryan, Texas

CERTIFICATE OF THE CITY PLANNER

I, Matia Zimmerman, the undersigned, City Planner 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 14 day of November, 2018.

Matia Zimmerman
City Planner, Bryan, Texas

CERTIFICATE OF THE 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 the 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

FILED FOR RECORD
Official Public Records Of:
Brazos County Clerk
On: 11/22/2018 2:45:03 PM
In the PLAT Records

Doc Number: 2019-1350681
Volume - Page: 15113-24
Number of Pages: 1
Amount: 73.00
Order #: 20190122000129
By: MG

Karen McQueen
County Clerk
Brazos County, Texas

hereby certify
of record in
cial Records

REPLAT

FINAL PLAT
COUNTRY CLUB ESTATES
0.859 ACRES
LOTS 7R - 12R, 7BR, 8BR AND 9BR, BLOCK "B"
BEING A
REPLAT
COUNTRY CLUB ESTATES
LOTS 7-12, BLOCK "B"
VOL. 81, PG. 466
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

OWNER:
SAPPHIRE GROUP, LLC
PO BOX 368
SHERMAN, TX 75091

OWNER:
VILLA MARIA GROUP, LLC
4708 N. FM 1417
SHERMAN, TX 75092

DEVELOPER:
BLUESTONE PARTNERS, LLC
4708 N. FM 1417
SHERMAN, TX 75092

SCALE 1" = 20'
JUNE 2018

ENGINEER:
Schutz Engineering, LLC

SURVEYOR:
Brad Kerr, R.P.L.S. No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3000