



VICINITY MAP
N.T.S.

METES AND BOUNDS DESCRIPTION
 Being a tract of land containing 0.3973 acres, and being all of Lot 5, Block "B", in the Country Club Estates No. 2, as recorded in Vol. 150, Page 121, of the Brazos County Deed Records (B.C.D.R.), and being the same tract as recorded in Vol. 13772, Page 138 of the Brazos County Official Records (B.C.O.R.) in Brazos County, Texas. All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rod and 3/4" iron rod found and referred to the previously recorded plat, and as surveyed on the ground on February 2nd of 2017. This description is also referred to the plat prepared by ATM Surveying, Project No. 2017-0046, and being more particularly described as follows:
 BEGINNING at a 1-1/2" iron pipe found for the west corner of said Lot 5;
 THENCE North 41°02'21" East, a distance of 100.14 feet to a 3/4" iron rod found in concrete for the north corner of said Lot 5;
 THENCE South 48°49'23" East, a distance of 172.66 feet to a 1/2" iron pipe found for the east corner of said Lot 5;
 THENCE South 48°39'09" West, a distance of 99.68 feet to a 1/2" iron rod found for the south corner of said Lot 5;
 THENCE North 48°39'04" West, a distance of 173.83 feet to the PLACE OF BEGINNING containing 0.3973 acres.

ORIGINAL PLAT

FINAL PLAT

Filed for Record in
 BRAZOS COUNTY
 On August 23, 2017 at 11:42:04
 As a
 Plat
 Instrument Number: 18307005
 Section: 7E, 01
 Release Number: 011102
 More Specific

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Todd Wilson and Russ Harmon, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us, in the Official Records of Brazos County in Volume 13772, Page 138 and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, paths, watercourses, ditches, easements and public places herein shown for the purposes identified.

CERTIFICATE OF SURVEY
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 the metes and bounds describing said subdivision do describe a closed geometric form.

APPROVAL 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 23rd day of August, 2017.

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 23rd day of August, 2017.

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Adam Wallace, Chairman of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 23rd day of August, 2017, and same was duly approved on the 23rd day of August, 2017.

CERTIFICATION BY 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 registration was filed for record in my office this 23rd day of August, 2017, in the Official Public Records of Brazos County, Texas, in Volume 18307005 Page 0046.

CERTIFICATE OF SURVEY
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Adam Wallace, Registered Professional Land Surveyor No. 6132, 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 the metes and bounds describing said subdivision do describe a closed geometric form.

File name: 17-0846-RAINWAY 313.DWG
 Plot date: 08/07/17

FINAL PLAT
 LOT 5-A, AND 5-B
 BLOCK "B"
 Being a Replat of
 Lot 5, Block "B" of
 Country Club Estates No. 2
 Recorded in Vol. 150, Page
 121, of the B.C.D.R.
 0.3973 Acres
 Zeno Phillips Survey, A-45
 Bryan, Brazos County, Texas

SCALE: 1"=20'
 OWNER/DEVELOPER:
 TODD WILSON AND
 RUSS HARMON
 12305 RAYO DE LUNA LN.
 AUSTIN, TX 78732
 (512) 705-7439

APRIL, 2017
 SURVEYOR:
 Adam Wallace, RPLS 6132
 ATM Surveying
 1403 Lemon Tree
 College Station TX 77840
 (979) 209-9291

ATM Surveying
 P.O. Box 8909, College Station, TX 77909
 PHONE: (979) 693-6241 email: adam@atmsurveying.com
 www.atmsurveying.com - FIRM 0101742-0

