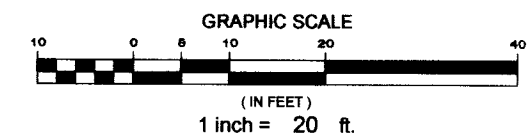
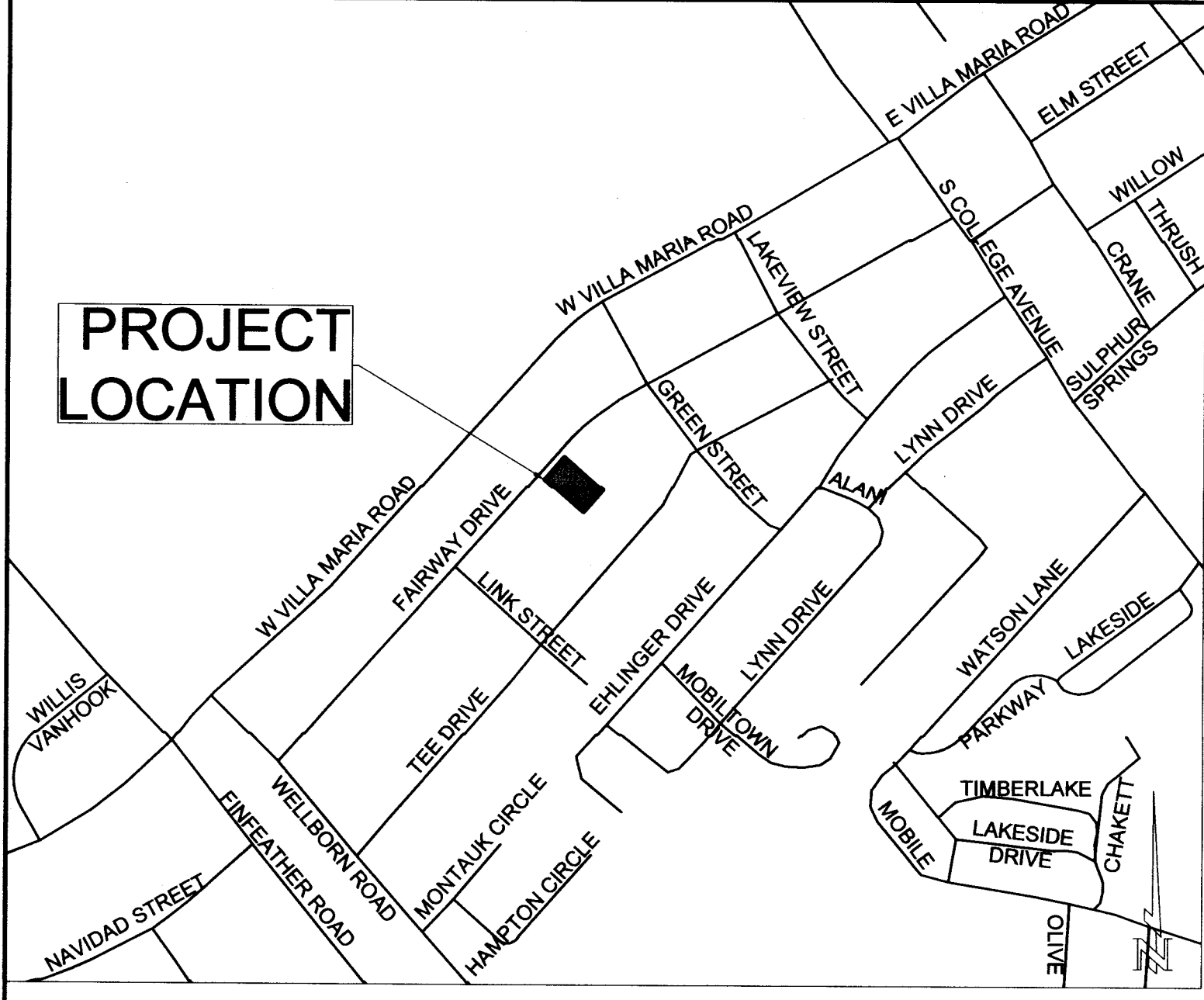


REPLAT



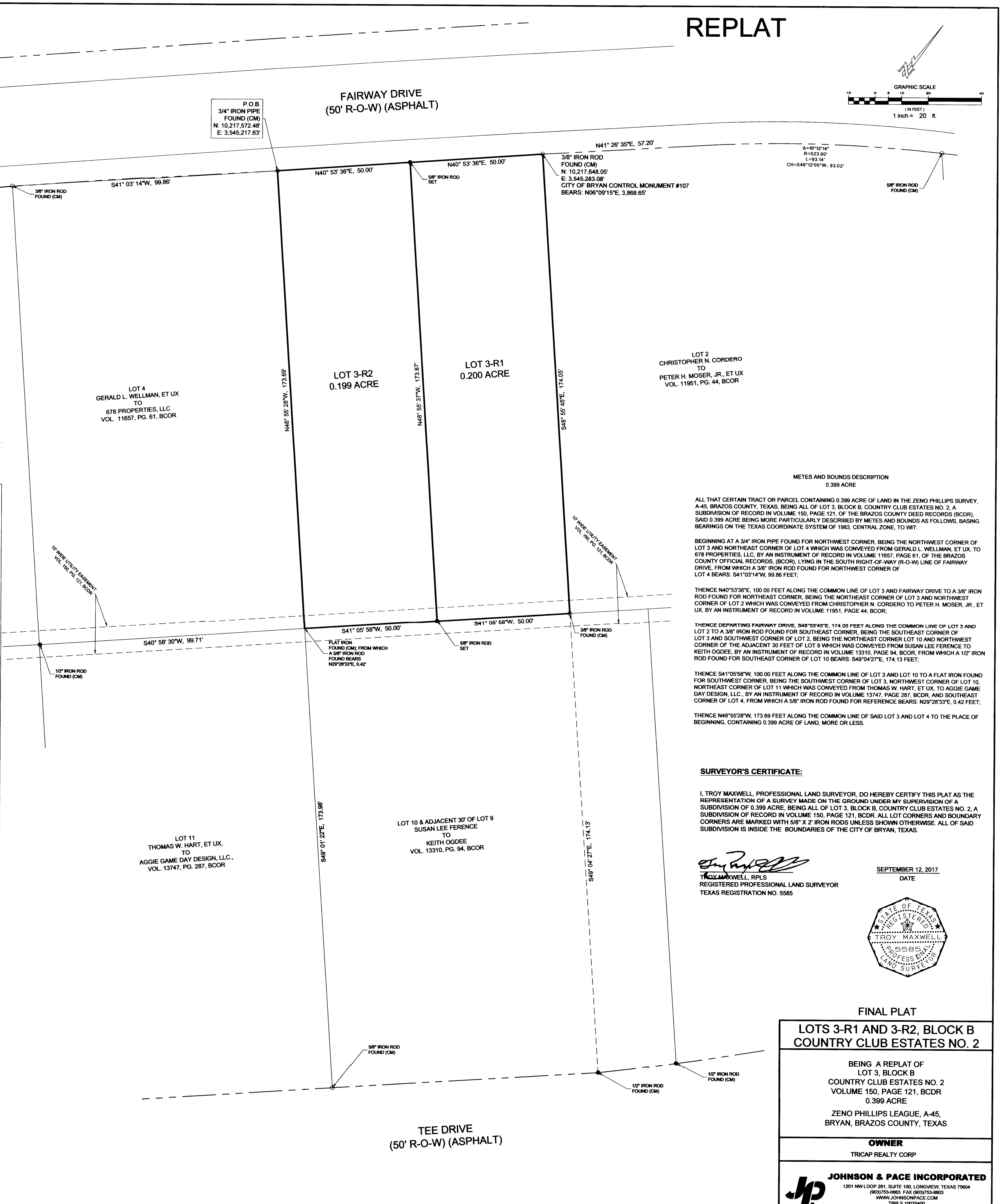
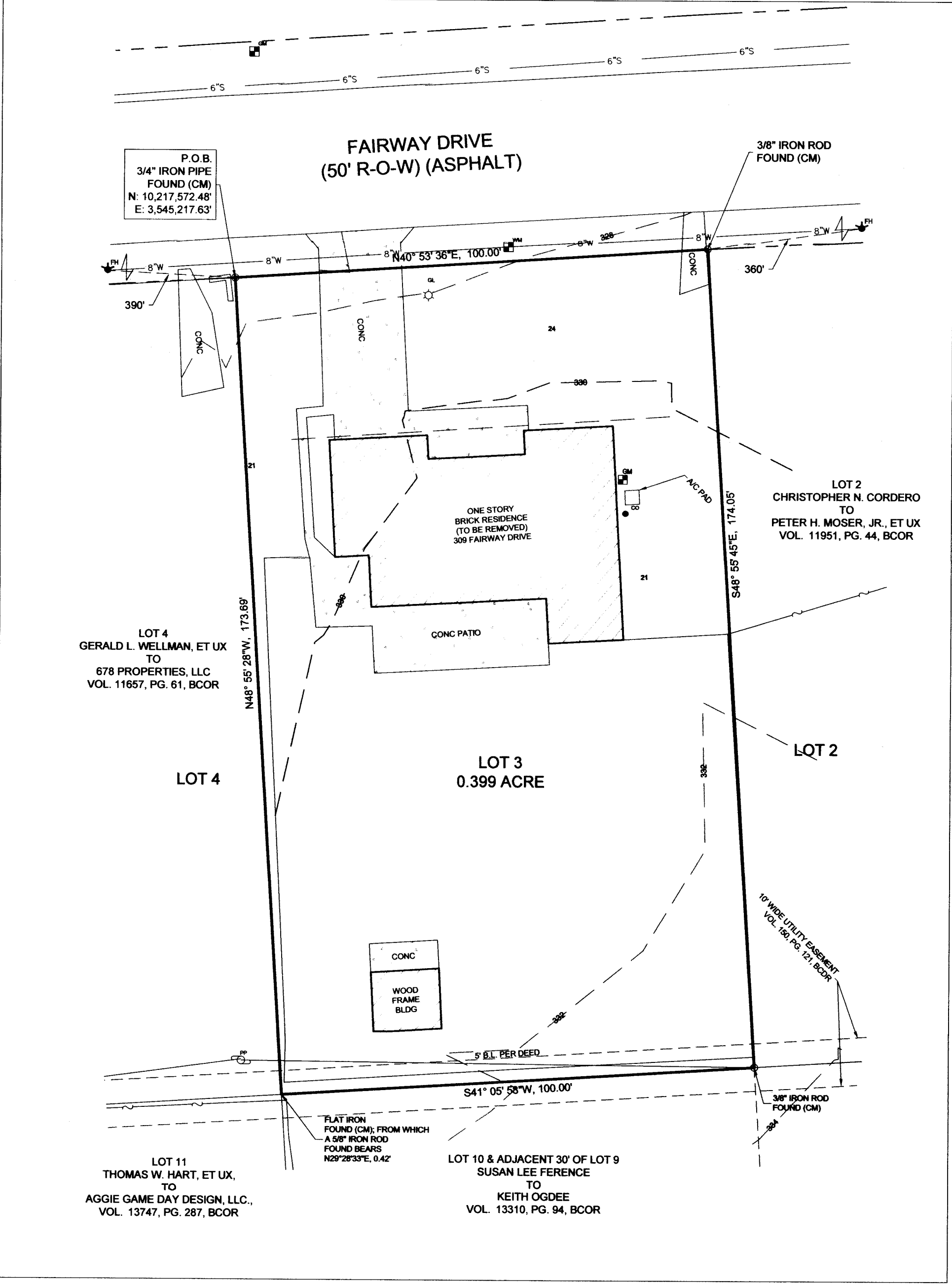
PROJECT LOCATION



- NOTES: 1. BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE. 2. DISTANCES SHOWN ARE GRID DISTANCES. CONVERT TO SURFACE DISTANCES BY DIVIDING GRID DISTANCES BY THE SCALE FACTOR OF: 0.9999006. 3. BENCHMARKS (TBM) FOR THIS PROJECT ARE CITY OF BRYAN SURVEY MARKERS 107 AND 108. 4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS, COMMUNITY - PANEL NO. 49041 0213 F, DATED APRIL 2, 2014, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" - "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". 5. ZONING: RESIDENTIAL DISTRICT 5000 (RD-5). ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES AND ORIGINAL SUBDIVISION RESTRICTIONS. FRONT: 35' SIDE: 10' REAR: 7.5' 6. THE PURPOSE OF THIS REPLAT IS TO AMEND LOT 3, BLOCK B, COUNTRY CLUB ESTATES NO. 2 AND CREATE 2 LOTS. 7. THIS PROPERTY LIES WITHIN BRYAN, TEXAS CITY LIMITS. 8. PROPERTY HAS DIRECT PHYSICAL ACCESS TO FAIRWAY DRIVE. 9. (CM) INDICATES CONTROLLING MONUMENT. 10. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES. 11. ALL EXISTING STRUCTURES SHALL BE REMOVED BEFORE THIS PLAT MAY BE RECORDED. 12. WATER AND SEWER LINE LOCATIONS AND SIZES ALONG WITH FIRE HYDRANT LOCATIONS WERE BASED UPON GIS INFORMATION PROVIDED BY THE CITY OF BRYAN.

LEGEND: 5/8" IRON ROD SET (USO), 5/8" IRON ROD FOUND, 1/2" IRON ROD FOUND, 3/4" IRON PIPE FOUND, FLAT IRON FOUND, POWER POLE, GAS LIGHT, ELECTRIC METER, WATER METER, GAS METER, SANITARY SEWER MANHOLE, CLEANOUT, OAK TREE, PVC CONC, POLYVINYL CHLORIDE PIPE, FLOWLINE, UNDER GROUND ELECTRIC, OVERHEAD ELECTRIC, SEWER GAS, WATER CONTROLLING MONUMENT. LINE LEGEND: BOUNDARY LINE, CHAINLINK FENCE, OVERHEAD ELECTRIC LINE, 6" SEWER LINE, 8" WATER LINE.

ORIGINAL PLAT



APPROVAL OF THE PLANNING AND ZONING COMMISSION: Bobby Gutierrez, 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 11th DAY OF October, 2017, AND SAME WAS DULY APPROVED ON THE 22nd DAY OF December, 2017, BY SAID COMMISSION.

APPROVAL OF THE CITY ENGINEER: W. Paul Kasper, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.

APPROVAL OF THE CITY PLANNER: Martin 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 23rd DAY OF December, 2017.

CERTIFICATE OF COUNTY CLERK: Filed for Record Official Public Records Of: Brazos County Clerk On: 12/27/2018 8:42:33 AM In the PLAT Records. Doc Number: 2018-1347534 Volume - Page: 15048-28 Number of Pages: 1 Amount: 73.00 Order#: 2018120700032 By: AM

CERTIFICATE OF OWNERSHIP AND DEDICATION: WE, TRICAP REALTY CORP., OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOTS 3-R1 AND 3-R2, BLOCK B, COUNTRY CLUB ESTATES NO. 2 REPLAT, TO THE CITY OF BRYAN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, GREENWAYS, INFRASTRUCTURE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ALL SAID DEDICATIONS SHALL BE IN FEE SIMPLE UNLESS EXPRESSLY PROVIDED OTHERWISE.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [Name] KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

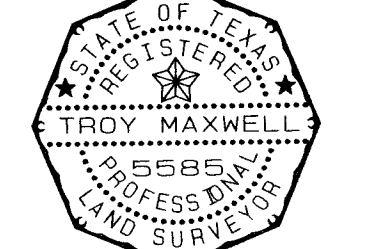
DANIEL PAUL BEAMON, Notary Public, State of Texas, Commission Expires 02-07-2021, Notary ID 13094815.

METES AND BOUNDS DESCRIPTION: 0.399 ACRE. ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 0.399 ACRE OF LAND IN THE ZENO PHILLIPS SURVEY, A-45, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 3, BLOCK B, COUNTRY CLUB ESTATES NO. 2, A SUBDIVISION OF RECORD IN VOLUME 150, PAGE 121, OF THE BRAZOS COUNTY DEED RECORDS (BCDR), SAID 0.399 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BEARING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, TO WIT:

BEGINNING AT A 3/4" IRON PIPE FOUND FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF LOT 3 AND NORTHEAST CORNER OF LOT 4 WHICH WAS CONVEYED FROM GERALD L. WELLMAN, ET UX, TO 678 PROPERTIES, LLC, BY AN INSTRUMENT OF RECORD IN VOLUME 11657, PAGE 61, OF THE BRAZOS COUNTY OFFICIAL RECORDS (BCOR), LYING IN THE SOUTH RIGHT-OF-WAY (R-O-W) LINE OF FAIRWAY DRIVE, FROM WHICH A 3/8" IRON ROD FOUND FOR NORTHWEST CORNER OF LOT 4 BEARS: S41°03'14"W, 99.86 FEET; THENCE N40°53'36"E, 100.00 FEET ALONG THE COMMON LINE OF LOT 3 AND FAIRWAY DRIVE TO A 3/8" IRON ROD FOUND FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF LOT 3 AND NORTHWEST CORNER OF LOT 2 WHICH WAS CONVEYED FROM CHRISTOPHER N. CORDERO TO PETER H. MOSER, JR., ET UX, BY AN INSTRUMENT OF RECORD IN VOLUME 11951, PAGE 44, BCOR; THENCE DEPARTING FAIRWAY DRIVE, S45°30'54"E, 174.05 FEET ALONG THE COMMON LINE OF LOT 3 AND LOT 2 TO A 3/8" IRON ROD FOUND FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF LOT 3 AND SOUTHWEST CORNER OF LOT 2, BEING THE NORTHEAST CORNER OF LOT 3 AND NORTHWEST CORNER OF THE ADJACENT 30 FEET OF LOT 9 WHICH WAS CONVEYED FROM SUSAN LEE FERENCE TO KEITH OGDEE, BY AN INSTRUMENT OF RECORD IN VOLUME 13310, PAGE 94, BCOR, FROM WHICH A 1/2" IRON ROD FOUND FOR SOUTHEAST CORNER OF LOT 10 BEARS: S49°04'27"E, 174.13 FEET; THENCE S41°05'58"W, 100.00 FEET ALONG THE COMMON LINE OF LOT 3 AND LOT 10 TO A FLAT IRON FOUND FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF LOT 3, NORTHWEST CORNER OF LOT 10, NORTHEAST CORNER OF LOT 11 WHICH WAS CONVEYED FROM THOMAS W. HART, ET UX, TO AGGIE GAME DAY DESIGN, LLC, BY AN INSTRUMENT OF RECORD IN VOLUME 13747, PAGE 287, BCOR, AND SOUTHEAST CORNER OF LOT 4, FROM WHICH A 5/8" IRON ROD FOUND FOR REFERENCE BEARS: N29°28'33"E, 0.42 FEET; THENCE N45°52'28"W, 173.69 FEET ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 4 TO THE PLACE OF BEGINNING, CONTAINING 0.399 ACRE OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE: I, TROY MAXWELL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT AS THE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION OF A SUBDIVISION OF 0.399 ACRE, BEING ALL OF LOT 3, BLOCK B, COUNTRY CLUB ESTATES NO. 2, A SUBDIVISION OF RECORD IN VOLUME 150, PAGE 121, BCOR. ALL LOT CORNERS AND BOUNDARY CORNERS ARE MARKED WITH 5/8" X 2" IRON RODS UNLESS SHOWN OTHERWISE. ALL OF SAID SUBDIVISION IS INSIDE THE BOUNDARIES OF THE CITY OF BRYAN, TEXAS.

TROY MAXWELL, RPLS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5565, SEPTEMBER 12, 2017 DATE.



FINAL PLAT: LOTS 3-R1 AND 3-R2, BLOCK B, COUNTRY CLUB ESTATES NO. 2. BEING A REPLAT OF LOT 3, BLOCK B, COUNTRY CLUB ESTATES NO. 2, VOLUME 150, PAGE 121, BCOR, 0.399 ACRE. ZENO PHILLIPS LEAGUE, A-45, BRAZOS COUNTY, TEXAS. OWNER: TRICAP REALTY CORP. JOHNSON & PACE INCORPORATED, 1201 HWY LOOP 281, SUITE 100, LONGVIEW, TEXAS 75604. (937)53-0663 FAX (937)53-4903 WWW.JOHNANDPACE.COM TPLS 1002540 TRPLS 1-4901. OCT. 23, 2017 BOOK N/A, PG N/A DRAWN BY: MCL JOB #4269-002