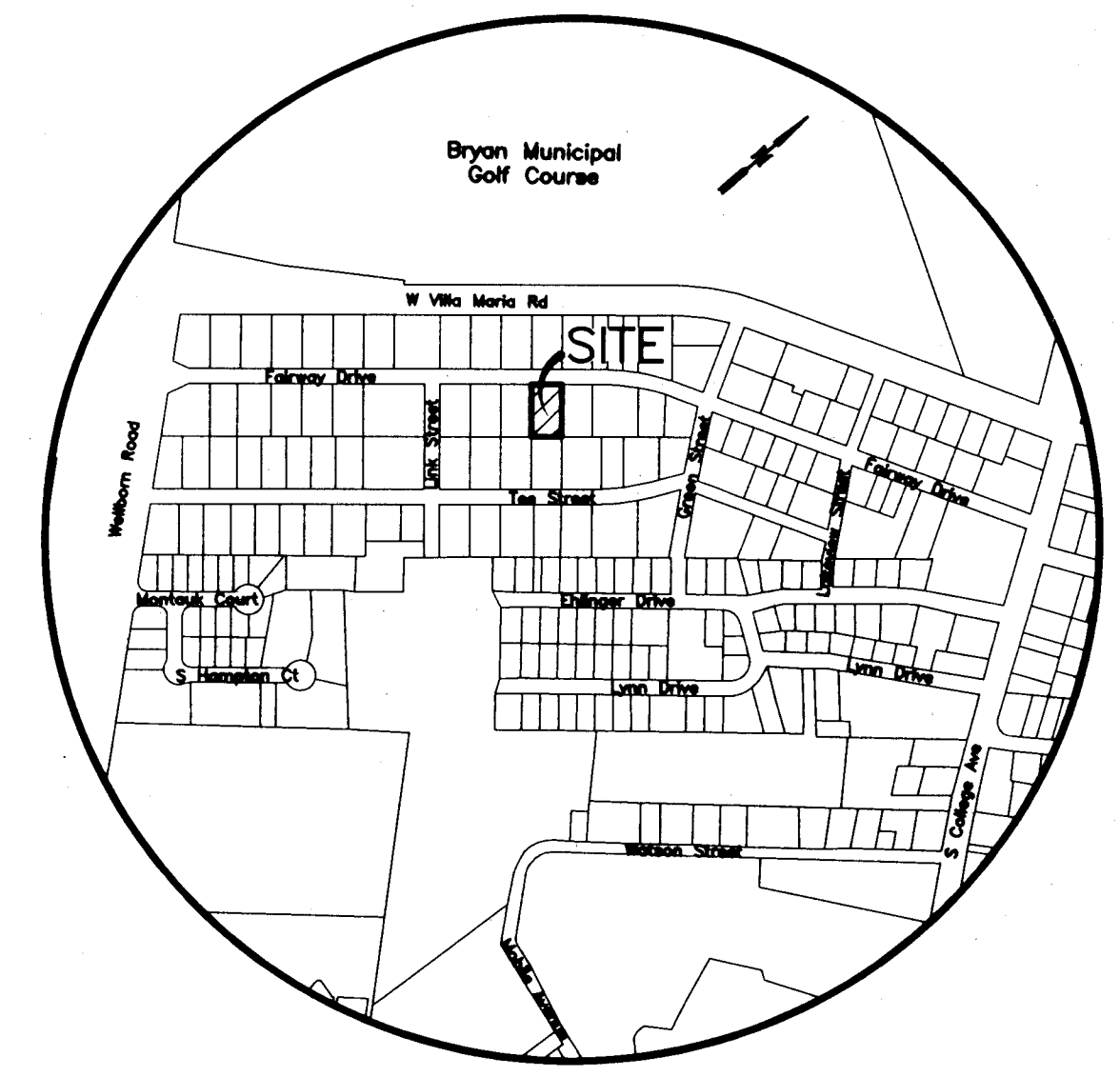
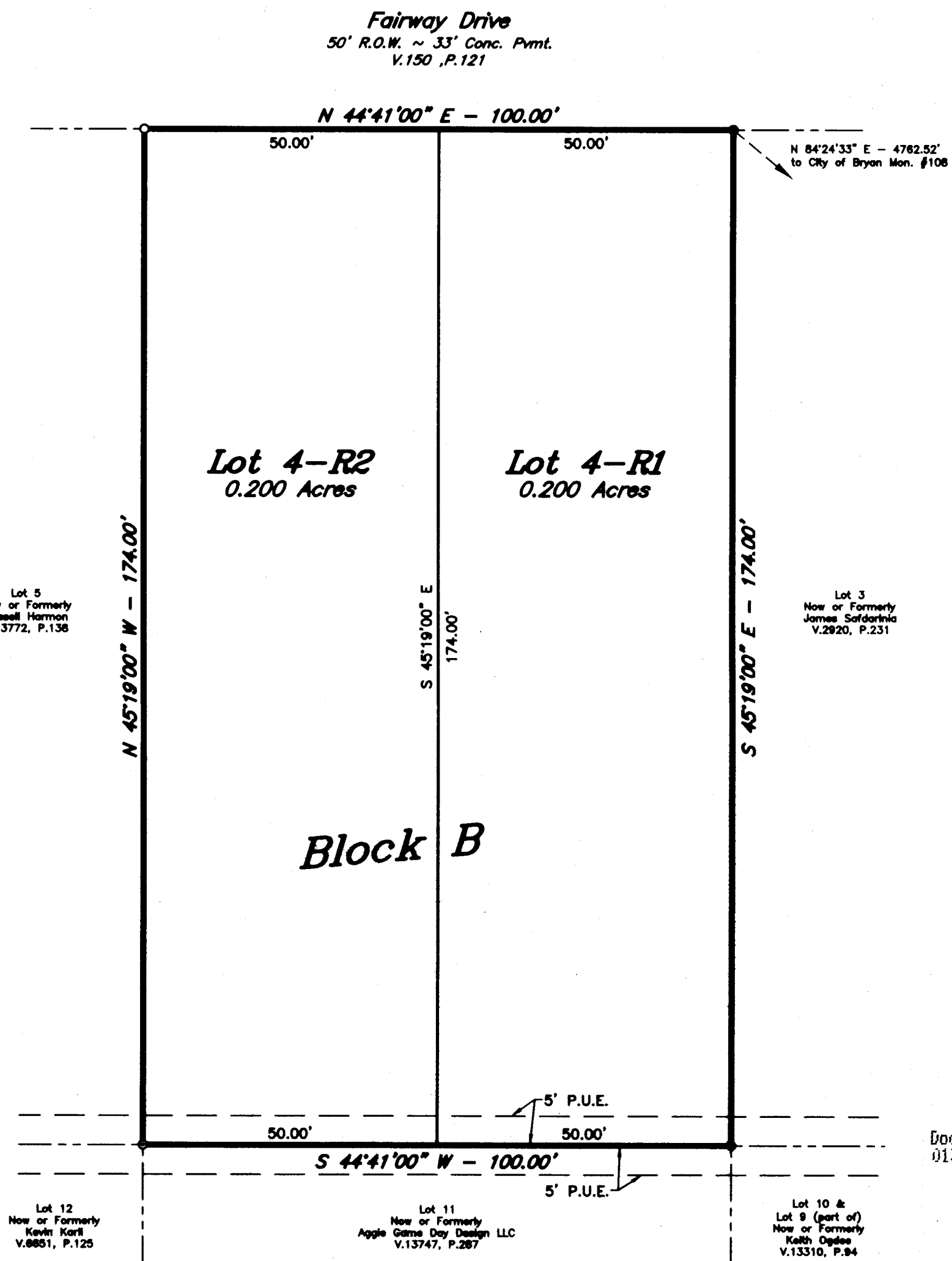


Scale:  
1"=20'



Vicinity Map  
SCALE: N.T.S.

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the ZENO PHILLIPS SURVEY, Abstract No. 48, in the City of Bryan, Brazos County, Texas and being all of Lot 4, Block B according to the final plat of COUNTRY CLUB ESTATES NO. 2 recorded in Volume 150, Page 121, of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 3/8-inch iron rod marking the west corner of said Lot 4, the north corner of Lot 5, Block B of said COUNTRY CLUB ESTATES NO. 2, said iron rod also being in the southwest right-of-way line of Fairway Drive (based on a 50 foot width);

THENCE: N 44° 41' 00" E along the southeast right-of-way line of said Fairway Drive for a distance of 100.00 feet to a found 1-inch iron pipe marking the north corner of this tract, the north corner of said Lot 4, and the west corner of Lot 3, Block B of said COUNTRY CLUB ESTATES NO. 2;

THENCE: S 45° 19' 00" E along the common line of said Lot 4 and Lot 3 for a distance of 174.00 feet to a found 5/8-inch iron rod marking the common south corner of said lots, said iron rod also marking the north corner of Lot 11, Block B of said COUNTRY CLUB ESTATES NO. 2;

THENCE: S 44° 41' 00" W along the common line of said Lot 4 and Lot 11 for a distance of 100.00 feet to a found 1/2-inch iron rod marking the south corner of this tract and the common south corner of said Lot 4 and Lot 5, said iron rod also marking the west corner of said Lot 11;

THENCE: N 45° 19' 00" W along the common line of said Lot 4 and Lot 5 for a distance of 174.00 feet to the POINT OF BEGINNING and containing 0.400 acres of land, more or less.

Doc. No. 01312649 OR 14333 189

**ORIGINAL PLAT**  
ALL OF LOT 4, BLOCK B  
COUNTRY CLUB ESTATES NO. 2  
RECORDED IN VOLUME 150, PAGE 121

**REPLAT**

Filed for Record in:  
BRAZOS COUNTY

On: Oct 30, 2017 at 01:53P

As a  
Plats

Document Number: 01312649

Amount 73.00

Receipt Number - 615906

By:  
Ashlie Peters-Bowman

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY

as stamped herein by me.  
Oct 30, 2017

Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

- GENERAL NOTES:
- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 150, Page 121, Deed Records, Brazos County, Texas.
  - According to the FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4904100212C, map revised April 2, 2014, this property is not located in a Special Flood Hazard Area. The building setbacks will be in accordance with the City of Bryan Land and Site Development Ordinance.
  - The subject property is zoned Residential District - 5000 (RD-5). All building setbacks will be in accordance with the City of Bryan Land and Site Development Ordinance.
  - All existing improvements are to be removed prior to the recording of this plat.
  - All driveway access shall be allowable from Fairway Drive only.
  - Unless otherwise indicated 1/2" iron rods are set at all corners.
    - - 1/2" Iron Rod Found
    - - 3/8" Iron Rod Found
    - - 5/8" Iron Rod Found
    - - 1" Iron Pipe Found
6. Abbreviations:  
B.S.L. - Building Setback Line  
P.O.B. - Point of Beginning  
P.U.E. - Public Utility Easement

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, LIONS PARK PROPERTIES, LLC owner and developers of the land shown on this plat, being all of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 14271, Page 91 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 stated.

Terrance Murphy, Owner

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Terrance Murphy 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 purposes stated. Given under my hand and seal on this 13th day of October, 2017.

Sharon M. [Signature]  
Notary Public, Brazos County, Texas

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 23rd day of October, 2017.

[Signature]  
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Bobby Gutierrez, 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 23rd day of August, 2017, and same was duly approved on the 23rd day of October, 2017, by said Commission.

[Signature]  
Chairman, Planning and Zoning Commission

APPROVAL OF THE CITY ENGINEER

I, W. Paul Kasper, 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 October, 2017.

[Signature]  
City Engineer, Bryan, Texas

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 authentication was filed for record in my office the 30th day of October, 2017, in the Official Records of Brazos County, Texas in Volume 14333, Page 189.

[Signature]  
County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the same on or about August 17, 2017 and that property markers and monuments were set in accordance with my supervision on the ground.

[Signature]  
Kevin R. McClure, R.P.L.S. No. 5650  
10/11/17

[Seal]  
KEVIN R. MCCLURE  
5650  
PROFESSIONAL  
LAND SURVEYOR

**FINAL PLAT**

LOTS 4-R1 & 4-R2, BLOCK B  
**COUNTRY CLUB ESTATES NO. 2**  
BEING A REPLAT OF LOT 4, BLOCK B,  
COUNTRY CLUB ESTATES NO. 2  
RECORDED IN VOLUME 150, PAGE 121  
**0.400 ACRES**  
ZENO PHILLIPS SURVEY, A-48  
BRYAN, BRAZOS COUNTY, TEXAS  
AUGUST, 2017  
SCALE: 1" = 20'

OWNER:  
Lions Park Properties, LLC  
3091 University Drive East, No. 230  
Bryan, TX 77802  
979.703.1979

SURVEYOR:  
McClure & Browne Engineering/Surveying, Inc.  
1008 Woodcreek Dr., Suite 103  
College Station, Texas 77845  
(979) 683-3638

Texas Firm Registration No. 10103300

**MB**