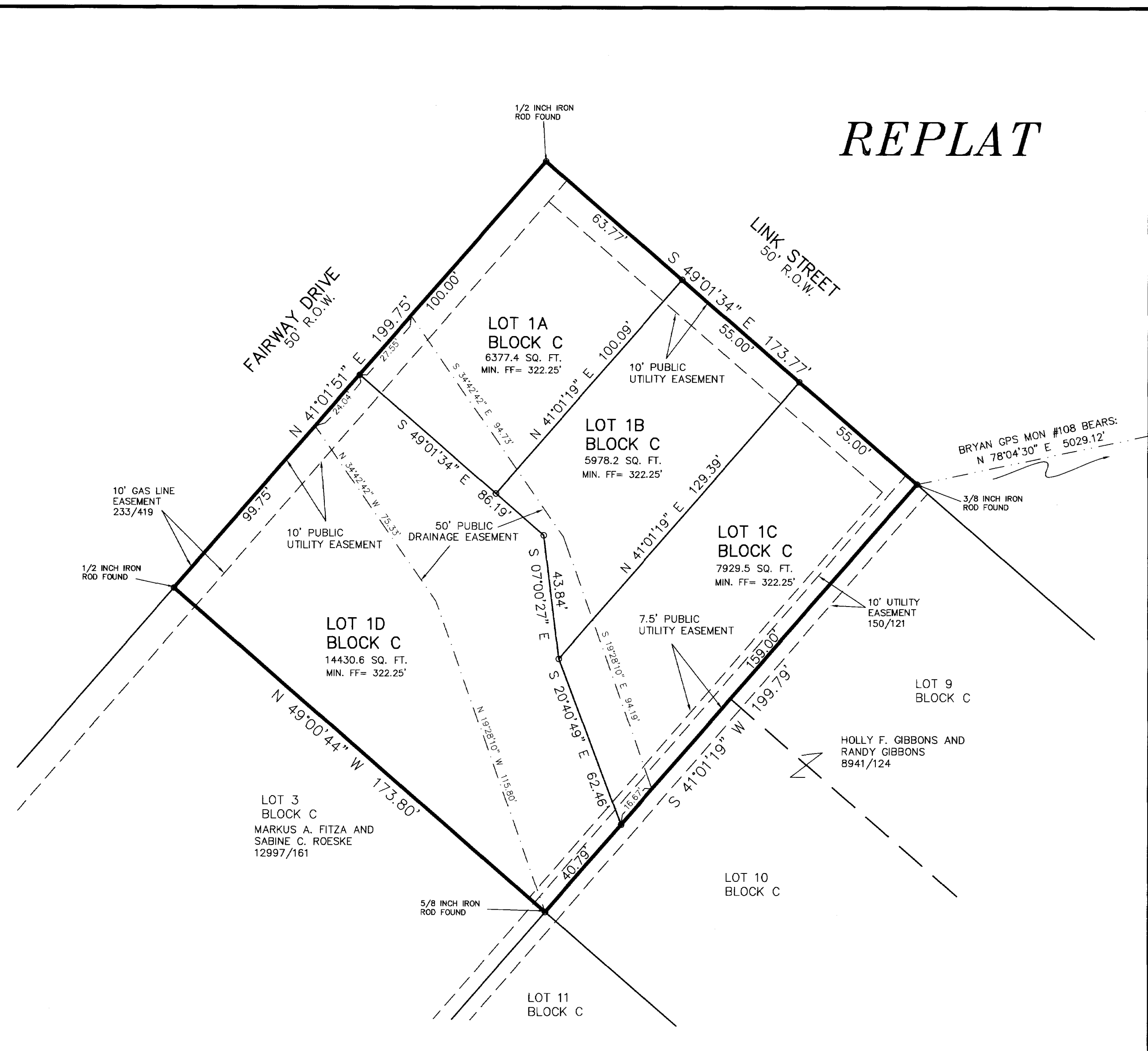
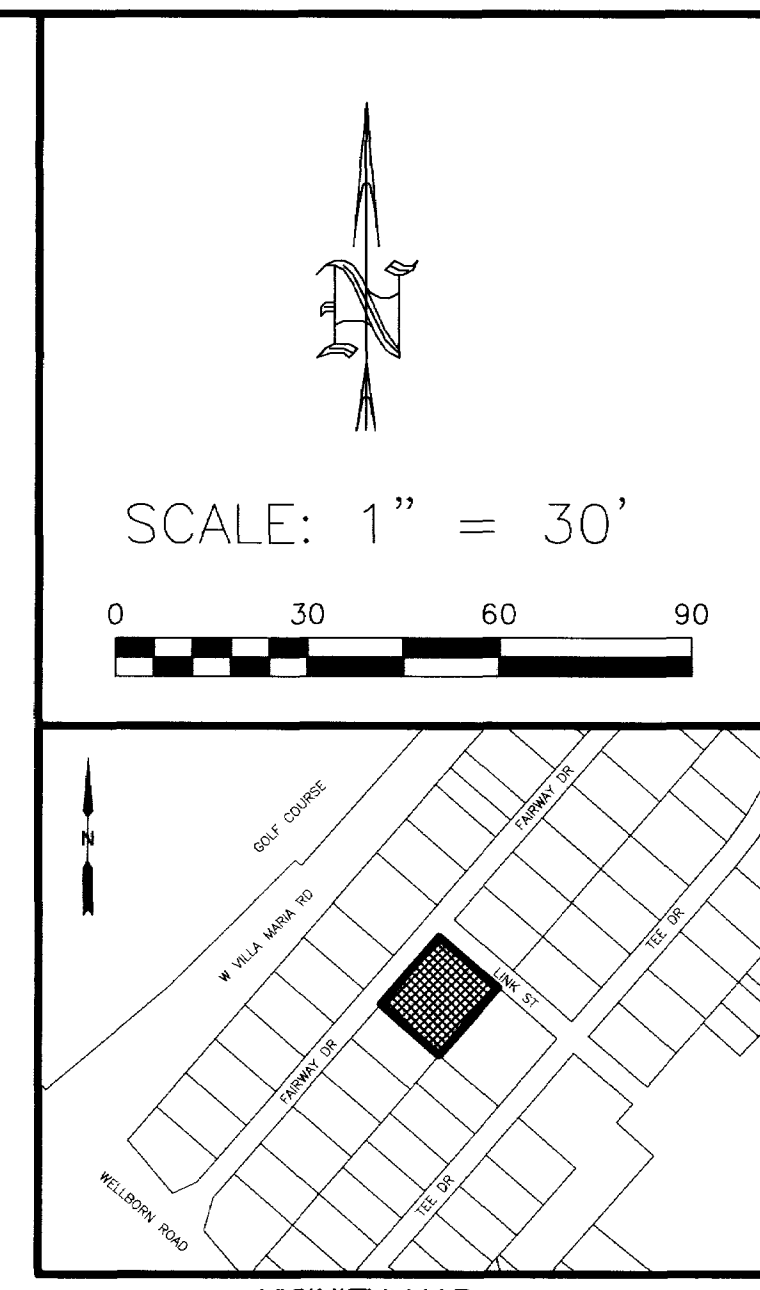
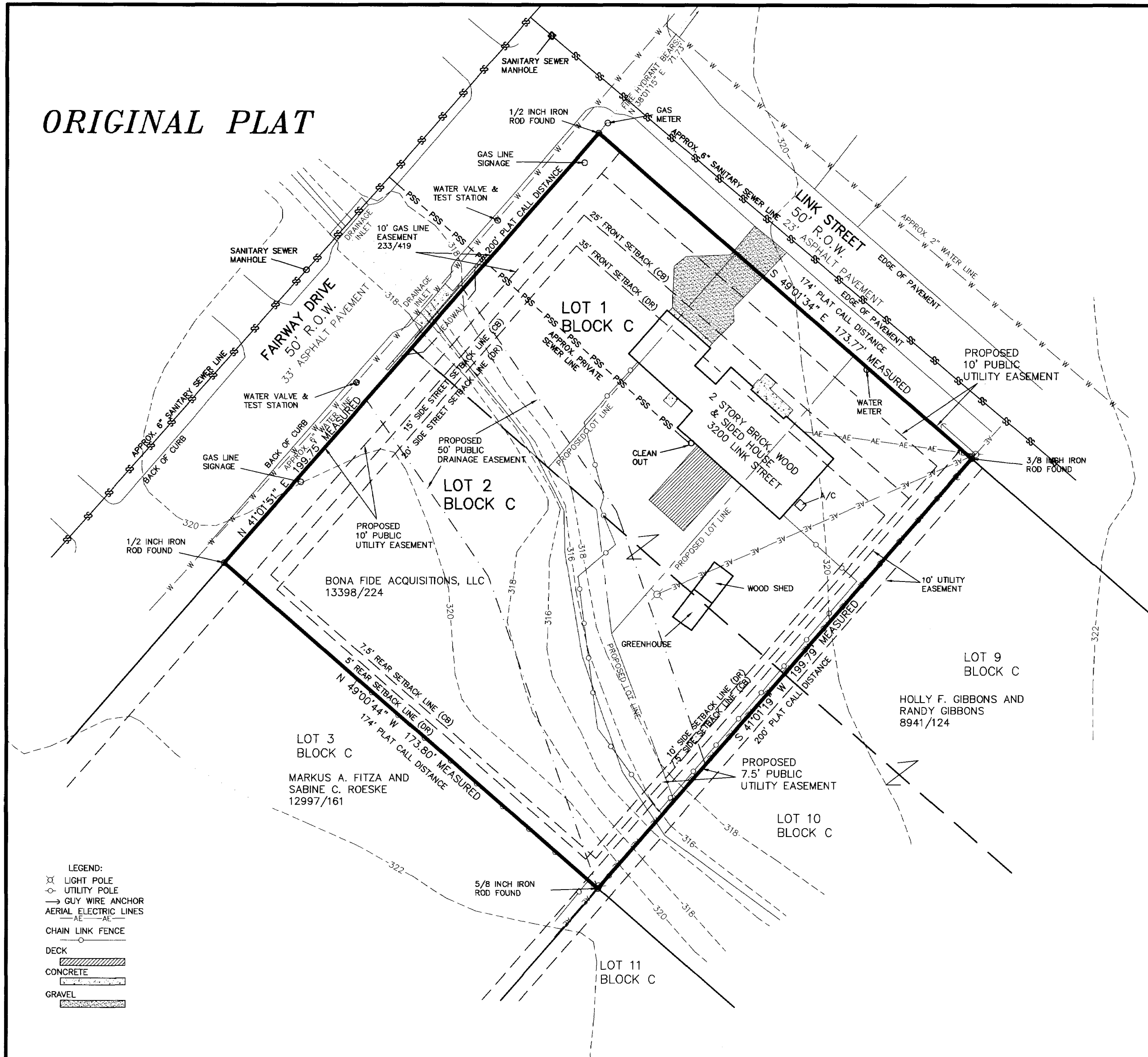


ORIGINAL PLAT

REPLAT



GENERAL NOTES

- 1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009722035679.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410215F DATED APRIL 2, 2014. ALTHOUGH SAID PROPERTY DOES NOT LIE WITHIN THE FEMA DESIGNATED 100-YEAR FLOODPLAIN, THE PROPERTY IS SUBJECT TO FLOODING.
3. BUILDING SETBACK LINES SHOWN HEREON PER CITY OF BRYAN ORDINANCE (CB) AND DEED RESTRICTIONS 150/122 (DR).
4. SUBJECT PROPERTY IS CURRENTLY ZONED RESIDENTIAL DISTRICT 5000 (RD-5).
5. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY FROM CITY OF BRYAN MAPPING.
7. ALL EXISTING IMPROVEMENTS SHALL BE REMOVED PRIOR TO ANY FURTHER DEVELOPMENT.
8. NO STRUCTURES, FENCES OR OTHER IMPROVEMENTS SHALL BE PLACED WITHIN THE PUBLIC DRAINAGE EASEMENT THAT WOULD IMPEDE OR OBSTRUCT NATURAL DRAINAGE FLOW.

METES AND BOUNDS DESCRIPTION OF A 0.797 ACRE TRACT COUNTRY CLUB ESTATES NO. 2 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 1 AND 2, BLOCK C, COUNTRY CLUB ESTATES NO. 2 ACCORDING TO THE PLAT RECORDED IN VOLUME 150, PAGE 121 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHWEST LINE OF FAIRWAY DRIVE (50' R.O.W.) AND THE SOUTHWEST LINE OF LINK STREET (50' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 1;

THENCE: S 49° 01' 34" E ALONG THE SOUTHWEST LINE OF LINK STREET FOR A DISTANCE OF 173.77 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF LOT 9, BLOCK C;

THENCE: S 41° 01' 19" W ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 9 FOR A DISTANCE OF 199.75 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID LOT 2 AND THE COMMON CORNER OF LOTS 3, 10 AND 11, BLOCK C;

THENCE: N 49° 00' 44" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 3 FOR A DISTANCE OF 173.80 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF FAIRWAY DRIVE MARKING THE WEST CORNER OF SAID LOT 2 AND THE NORTH CORNER OF SAID LOT 3;

THENCE: N 41° 01' 51" E ALONG THE SOUTHWEST LINE OF FAIRWAY DRIVE FOR A DISTANCE OF 199.75 FEET TO THE POINT OF BEGINNING CONTAINING 0.797 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND, BEARING SYSTEM SHOWN HEREIN IS BASED ON NAD-83 TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I, BONA FIDE ACQUISITIONS, LLC, owners and developers of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 13398, Page 224, 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 identified.

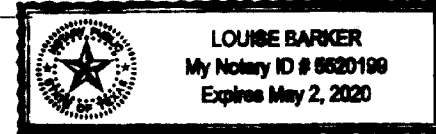
Owner(s) [Signature]

STATE OF TEXAS COUNTY OF BRAZOS

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

Given under my hand and seal on this 14th day of September, 2016

[Signature] Notary Public, Brazos County, Texas

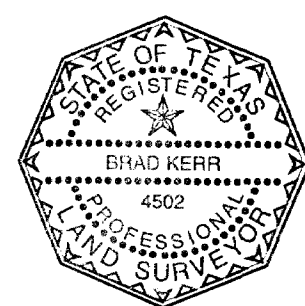


CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

I, Brad Kerr, Registered Public 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 property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision describe a closed geometric form.

Brad Kerr, R.P.L.S. No. 4502



Doc: 01283221 Blk: Vol: #3 280

Filed for Record in: BRAZOS COUNTY

On: Dec 08 2016 at 11:29A

As a Plat Document Number: 01283221

Amount: 73.00

Receipt Number - 590574 Lauren Reistino

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, Dec 08 2016

Karen McQueen, Brazos County Clerk BRAZOS COUNTY

APPROVAL OF PLANNING AND ZONING COMMISSION

I, [Signature] 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 & Zoning Commission of the City of Bryan on the 13th day of July, 2016, and same was duly approved on the 6th day of October, 2016.

[Signature] Chairman

CERTIFICATION 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 22nd day of December, 2016.

[Signature] City Planner, City of Bryan

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 16th day of December, 2016.

[Signature] City Engineer, City of Bryan

CERTIFICATE OF 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 on the day of December, 2016 in the Official Public Records of Brazos County, Texas, in Volume 13398, Page 280.

Karen McQueen, County Clerk, Brazos County, Texas by: Lauren Reistino, Deputy Clerk

FINAL PLAT OF LOTS 1A-1D, BLOCK C COUNTRY CLUB ESTATES NO. 2 0.797 ACRES, Z. PHILLIPS LEAGUE, A-45 BEING A REPLAT OF LOTS 1 AND 2, BLOCK C COUNTRY CLUB ESTATES NO. 2 VOLUME 150, PAGE 121 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1 INCH = 30 FEET SURVEY DATE: 07-01-16 PLAT DATE: 07-14-16 REVISED: 08-23-16

CAD NAME: 16-539