

ORIGINAL PLAT
VOL. 81 PG. 466

Curve #	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	44.00'	25.00'	100°58'34"	35.31'	38.87'	N10°57'50"E
C2	4.30'	17.00'	01°42'30"	2.10'	4.34'	S32°12'34"E

- NOTES:
- 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-108 (N: 0218158.836; E: 3548974.382) 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 1.00000013687026 (CALCULATED USING GEOID12A)
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0215I, EFFECTIVE DATE: APRIL 2, 2014.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS RESIDENTIAL DISTRICT-5000 (RD-5).
 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
 - ALL EXISTING STRUCTURES WILL BE DEMOLISHED PRIOR TO RECORDING OF THE PLAT.

METES AND BOUNDS DESCRIPTION OF A 0.788 ACRE TRACT COUNTRY CLUB ESTATES ADDITION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 6, 7, 8, 9, 11 AND 12, BLOCK E, COUNTRY CLUB ESTATES ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 81, PAGE 466 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 ON THE SOUTHEAST LINE OF TEE DRIVE (40' R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 6 AND THE WEST CORNER OF LOT 5, BLOCK E;

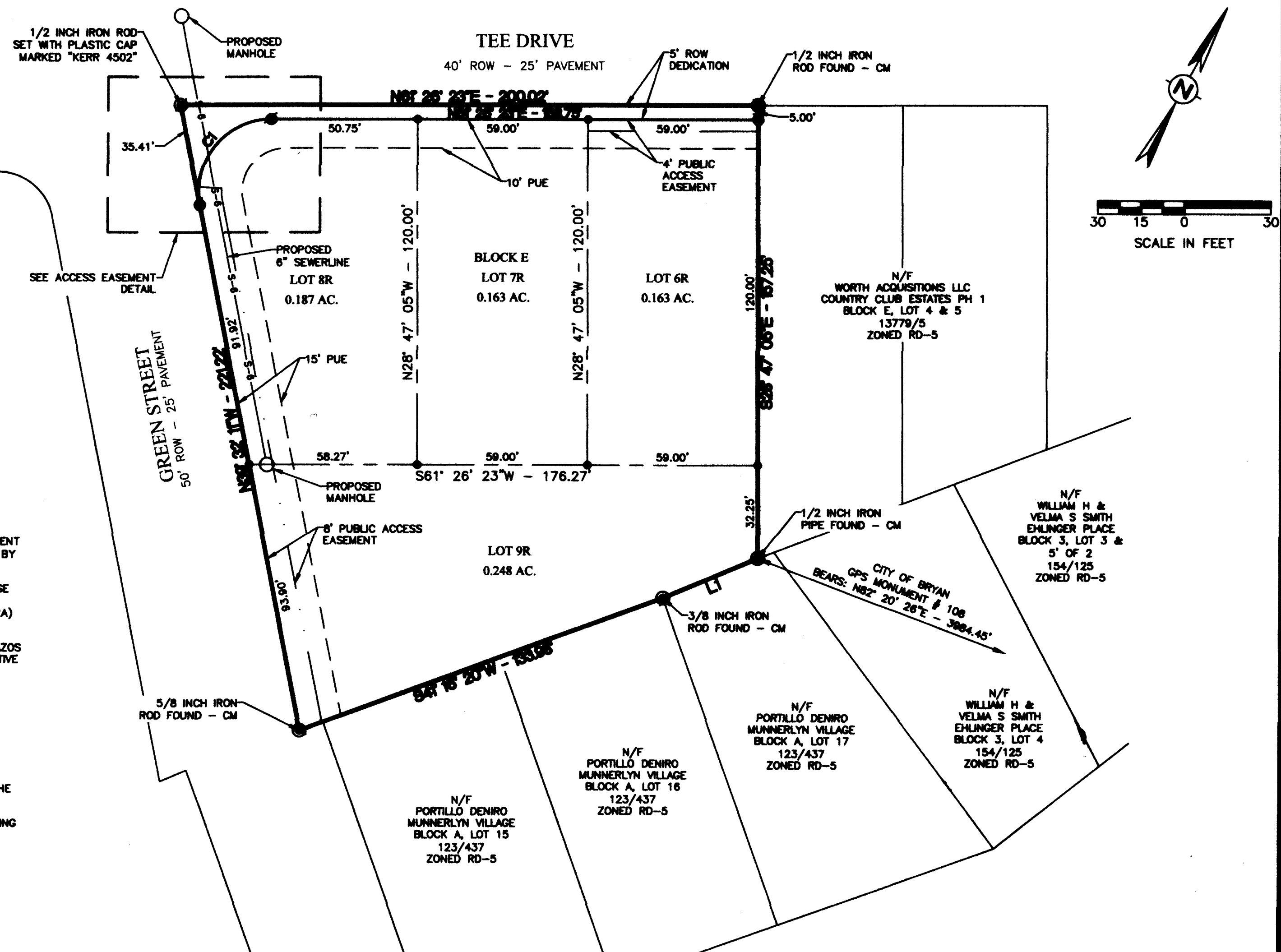
THENCE: S 28° 47' 05" E ALONG THE COMMON LINE OF SAID LOT 6 AND SAID LOT 5 FOR A DISTANCE OF 157.25 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE NORTHWEST LINE OF BLOCK A, MUNNERYLN VILLAGE, ACCORDING TO THE PLAT RECORDED IN VOLUME 123, PAGE 437 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE EAST CORNER OF SAID LOT 6;

THENCE: S 38° 49' 42" W ALONG THE COMMON LINE OF SAID LOT 6 AND SAID MUNNERYLN VILLAGE FOR A DISTANCE OF 35.52 FEET TO A 3/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: S 41° 16' 20" W CONTINUING ALONG THE COMMON LINE OF SAID LOT 6 AND SAID LOTS 7 AND 12, AND MUNNERYLN VILLAGE, FOR A DISTANCE OF 133.98 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF GREEN STREET (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 12;

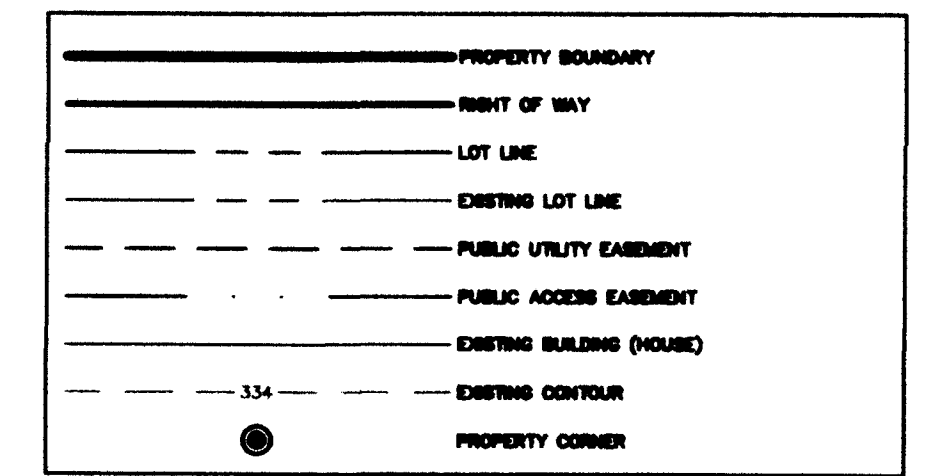
THENCE: N 39° 32' 11" W ALONG THE NORTHEAST LINE OF GREEN STREET FOR A DISTANCE OF 221.22 FEET TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF TEE DRIVE MARKING THE WEST CORNER OF SAID LOT 9;

THENCE: N 61° 26' 23" E ALONG THE SOUTHEAST LINE OF TEE DRIVE FOR A DISTANCE OF 200.02 FEET TO THE POINT OF BEGINNING CONTAINING 0.788 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND DECEMBER 2016. BEARING SYSTEM SHOWN HEREIN IS NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-107 AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0000722635479 (CALCULATED USING GEOID12A).



REPLAT

LEGEND



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Justin Whitworth, Manager of Bonafide Acquisitions, LLC, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deeds Records of Brazos County in Volume 13844, Page 61, and designated herein as Country Club Estates Block E, Lots 6R-9R, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places herein shown for the purposes identified.

Justin Whitworth, Owner
Bonafide Acquisitions, LLC

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/5/2018 10:07:28 AM
in the PLAT Records

Doc Number: 2018-1325481
Volume - Page: 14589 - 167
Number of Pages: 1
Amount: 73.00
Order#: 2018040500030
By: MG

I, MG, do hereby certify
led for record in
Official Records

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Justin Whitworth, 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 purposes stated.

Given under my hand and seal on this 2 day of March, 2018.

Marjorie E. McKeown
Notary Public, Brazos County, Texas

CERTIFICATE OF THE CITY PLANNER

I, Madie Zierman, 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 27 day of March, 2018.

Madie Zierman
City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

Bobby Sullivan, 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 27 day of March, 2018, and same was duly approved on the 27 day of March, 2018, by said Commission.

Bobby Sullivan
Chair, Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, Brad Kerr, 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 27 day of March, 2018.

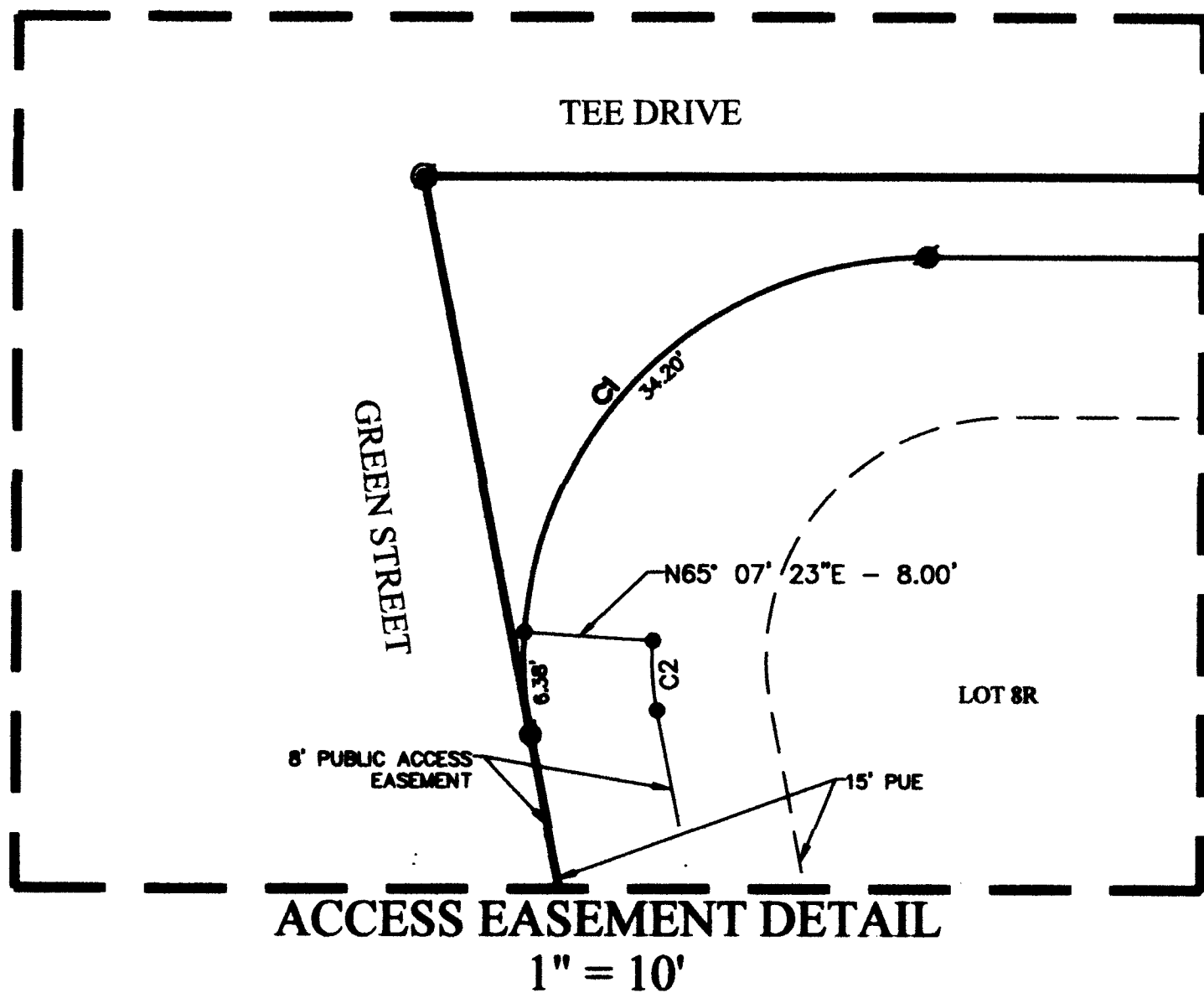
Brad Kerr
City Engineer, Bryan, Texas

CERTIFICATION OF THE SURVEYOR

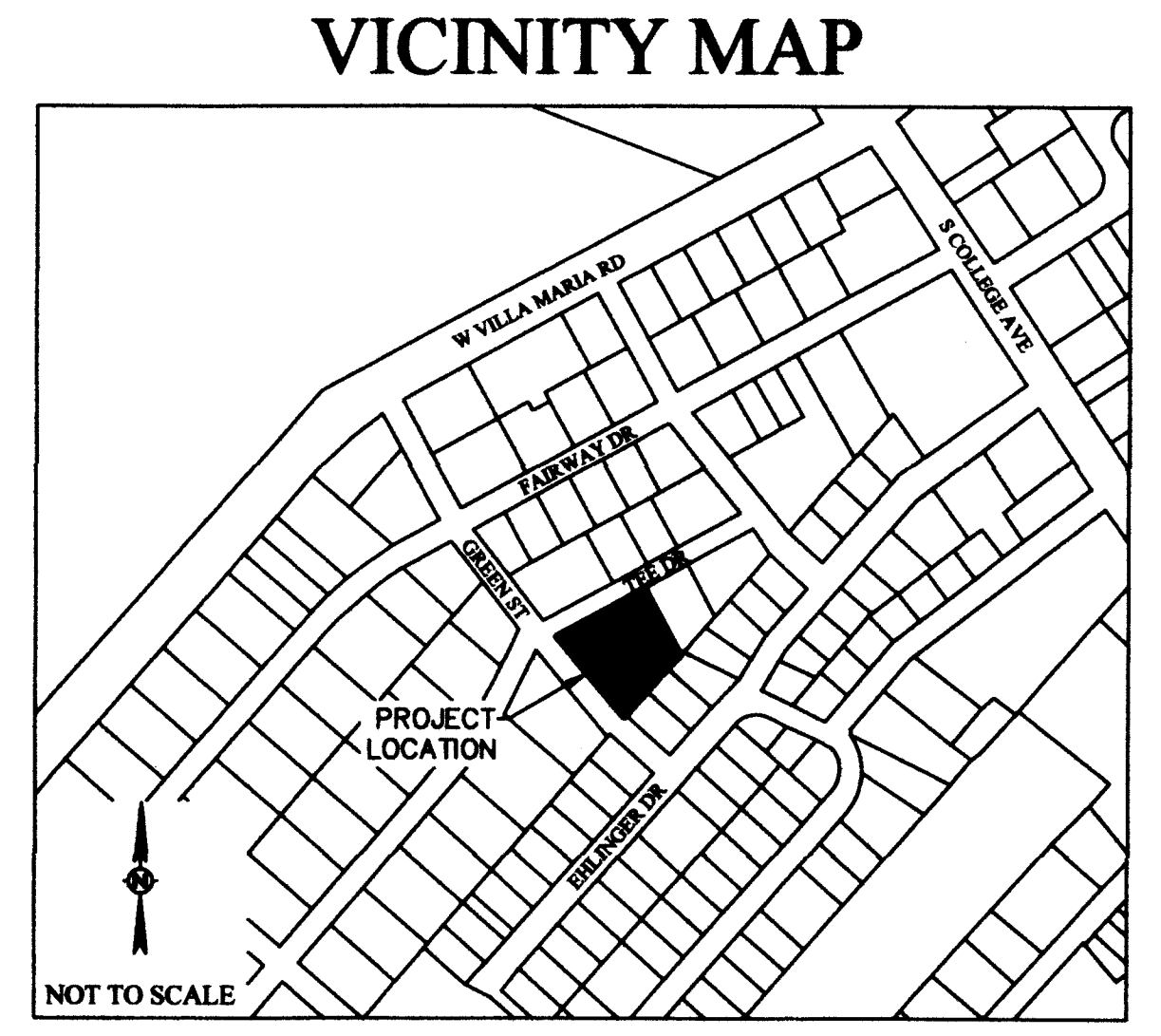
STATE OF TEXAS
COUNTY OF BRAZOS

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 tract describe a closed geometric form.

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



ACCESS EASEMENT DETAIL
1" = 10'



VICINITY MAP

FINAL PLAT
OF
COUNTRY CLUB ESTATES
BLOCK E, LOTS 6R-9R
A TOTAL OF 0.788 ACRES
BEING A
REPLAT
OF
COUNTRY CLUB ESTATES
BLOCK E, LOTS 6-9, 11, & 12
VOL. 81, PG. 466

OWNER/DEVELOPER: Bonafide Acquisitions, LLC
4400 Old College Rd
Bryan, TX 77801
(979) 703-8925

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

ENGINEER: BRAD KERR
TRPE NO. 12227
811 SOUTHWEST PROMY E.
College Station, Texas 77840
(979) 764-3800