

FIELD NOTES DESCRIPTION OF A 44.13 ACRE TRACT BEING ALL OF LOT 1, BLOCK 1 OF THE COUNTRY CLUB LAKE ADDITION ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 44.13 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1 OF THE COUNTRY CLUB LAKE ADDITION FILED IN VOLUME 3015, PAGE 65 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT); SAID 44.13 ACRES 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 right-of-way line of South College (a called 90' wide right-of-way, 301/119 of the Deed Records of Brazos County, Texas [DRBCT] and 3015/65 ORBCT) and the southeast right-of-way line of Rountree Drive (a 60' wide right-of-way, 3015/65 ORBCT), for a northeast corner of said Lot 1, from which the City of Bryan monument GPS-52 bears N 01° 57' 30" E, a distance of 1,366.40 feet;

THENCE, with the northeast line of said Lot 1, along the southwest line of South College, the following two (2) courses and distances:

- 1) S 36° 06' 22" E, a distance of 1,014.24 feet to a 1/2 inch iron rod found for an angle point in said line;
- 2) S 32° 39' 10" E, a distance of 370.84 feet to a 1/2 inch iron rod set (all 1/2 inch iron rods set with a blue plastic cap stamped "KERR SURVEYING") in the northwest right-of-way line of W. Villa Maria Road - FM 1179 (a 100' wide right-of-way, 304/121 DRBCT) for the southeast corner of said Lot 1 and the most easterly corner hereof;

THENCE, with the northwest right-of-way line of W. Villa Maria Road, same being the southeast line of said Lot 1, S 61° 20' 30" W, for a distance of 248.95 feet to a 1/2 inch iron rod set for the south common corner of said Lot 1 and Lot 2 of said Block 1 and the most southerly corner hereof;

THENCE, with the common line of said Lots 1 and 2, the following four (4) courses and distances:

- 1) N 69° 18' 24" W, a distance of 1,472.67 feet to a 1/2 inch iron rod set for an angle point in said line;
- 2) N 46° 16' 12" W, a distance of 822.06 feet to a point in an existing building for an angle point in said line;
- 3) S 61° 11' 30" W, a distance of 375.07 feet to an 'X' set in concrete for an angle point in said line;
- 4) N 45° 38' 35" W, a distance of 277.70 feet to a 1/2 inch iron rod set on the southeast right-of-way line of Williamson Drive (a 50' wide right-of-way, 123/261 DRBCT) for the north common corner of said Lots and the most westerly corner hereof;

THENCE, with the southeast right-of-way line of Williamson Drive, same being the northwest line of said Lot 1, the following two (2) courses and distances:

- 1) N 41° 08' 45" E, a distance of 177.90 feet to a 1/2 inch iron rod set for an angle point in said line;
- 2) N 46° 08' 01" E, a distance of 945.67 feet to a 1/2 inch iron rod found in the southwest right-of-way line of Rountree Drive at the north corner of said Lot 1 and the most northerly corner hereof;

THENCE, with the southwest and southeast lines of Rountree Drive, same being the northeast line of said Lot 1, the following three (3) courses and distances:

- 1) S 44° 57' 22" E, a distance of 330.74 feet to a 1/2 inch iron rod found at an angle point in said line;
- 2) S 39° 37' 23" E, a distance of 784.01 feet to a 1/2 inch iron rod found at the south corner of Rountree Drive;
- 3) N 62° 57' 04" E, a distance of 434.61 feet to the POINT OF BEGINNING hereof and containing 44.13 acres, more or less. Surveyed on the ground August 2022 under my supervision.

LOT 1, BLOCK 1 COUNTRY CLUB LAKE ADDITION 44.13 ACRE

LOT 2, BLOCK 1 COUNTRY CLUB LAKE ADDITION (PLAT, 3015/65 ORBCT) CITY OF BRYAN

ORIGINAL PLAT

LEGEND:
 DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
 ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 N/F = NOW OR FORMERLY
 () = RECORD INFORMATION
 (P) = PER PLAT, 3015/65 ORBCT

PLAT NOTES:
 THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM 48041C0215 F, DATED APRIL 2, 2014. APPROXIMATE FLOOD PLAIN LINES ARE SHOWN AND SHOULD NOT BE RELIED ON FOR ANY DESIGN WORK.
 THE CURRENT ZONING OF THE SUBJECT PROPERTY IS PLANNED DEVELOPMENT DISTRICT (PD).
 ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 ALL BOUNDARY WORK SHOWN HEREON WAS BASED UPON THE GROUND SURVEY. ALL EXISTING ELEMENTS AS SHOWN ARE NOT FROM THE GROUND SURVEY BUT RATHER FROM AERIAL IMAGERY AND SHOULD NOT BE USED FOR ANY DESIGN WORK.

SHEET 1 OF 2 FINAL PLAT

COUNTRY CLUB LAKE ADDITION LOTS 1R AND 3, BLOCK 1 (44.13 ACRES)

BEING A REPLAT OF COUNTRY CLUB LAKE ADDITION LOT 1, BLOCK 1 VOLUME 3015, PAGE 65 OPRBCT ZENO PHILLIPS LEAGUE SURVEY. ABSTRACT 45 BRYAN

SCALE 1"=100' PREPARED AND SUBMITTED NOVEMBER 2022

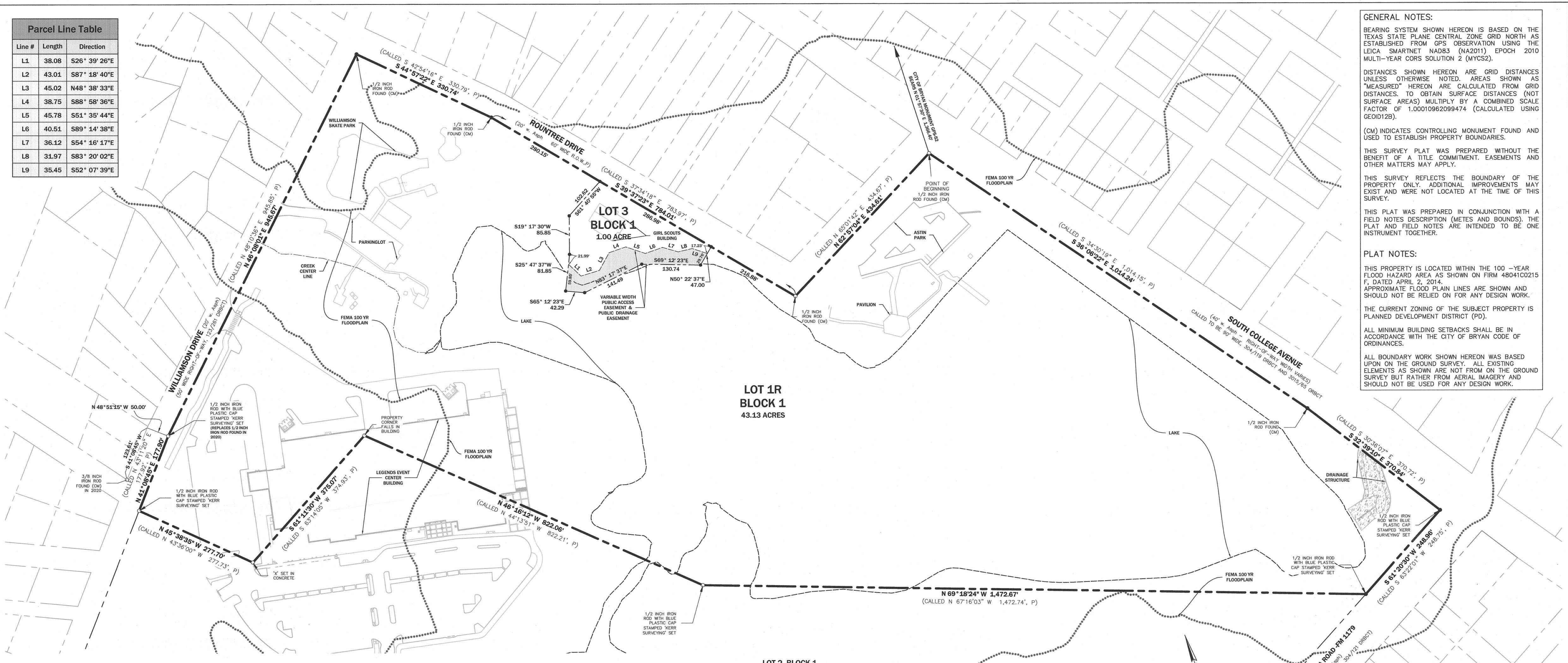
OWNERS:
 CITY OF BRYAN
 300 SOUTH TEXAS AVE
 BRYAN, TEXAS 77803
 (979) 209-5035
 &
 GIRL SCOUTS OF CENTRAL TEXAS
 12012 PARK THIRTY-FIVE CIRCLE
 AUSTIN, TEXAS 78753

ENGINEER:
 MITCHELL & MORGAN, L.L.P.
 3204 EARL RUDDER FWY. SOUTH COLLEGE STATION, TX 77845
 (979) 260-6963

SURVEYOR:
 KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 (979) 268-3195
 TBPELS Firm No. 10018500
 Kerr Job 22-765

Line #	Length	Direction
L1	38.08	S26° 39' 26"E
L2	43.01	S87° 18' 40"E
L3	45.02	N48° 38' 33"E
L4	38.75	S88° 58' 36"E
L5	45.78	S51° 35' 44"E
L6	40.51	S89° 14' 38"E
L7	36.12	S54° 16' 17"E
L8	31.97	S83° 20' 02"E
L9	35.45	S52° 07' 39"E

GENERAL NOTES:
 BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAZ011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
 DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010962099474 (CALCULATED USING GEOD12B).
 (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.
 THIS SURVEY REFLECTS THE BOUNDARY OF THE PROPERTY ONLY. ADDITIONAL IMPROVEMENTS MAY EXIST AND WERE NOT LOCATED AT THE TIME OF THIS SURVEY.
 THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.
PLAT NOTES:
 THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM 48041C0215 F, DATED APRIL 2, 2014.
 APPROXIMATE FLOOD PLAIN LINES ARE SHOWN AND SHOULD NOT BE RELIED ON FOR ANY DESIGN WORK.
 THE CURRENT ZONING OF THE SUBJECT PROPERTY IS PLANNED DEVELOPMENT DISTRICT (PD).
 ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 ALL BOUNDARY WORK SHOWN HEREON WAS BASED UPON THE GROUND SURVEY. ALL EXISTING ELEMENTS AS SHOWN ARE NOT FROM ON THE GROUND SURVEY BUT RATHER FROM AERIAL IMAGERY AND SHOULD NOT BE USED FOR ANY DESIGN WORK.



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I (We), CITY OF BRYAN, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 101, Page 251, and Volume 101, Page 621, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Kean Register
 Owner
 STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Kean Register, 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 purpose stated.
 Given under my hand and seal of office this 10th day of January, 2023.

APPROVAL OF THE CITY PLANNER
 I, 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 January, 2023.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I (We), GIRL SCOUTS OF CENTRAL TEXAS, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 543, Page 122, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Paula Bookidis
 Owner
 STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Paula Bookidis, 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 purpose stated.
 Given under my hand and seal of office this 18th day of January, 2023.

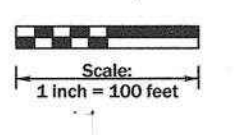
APPROVAL OF THE CITY ENGINEER
 I, W Paul Krueger, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 31st day of January, 2023.

**LOT 2, BLOCK 1
 COUNTRY CLUB LAKE
 ADDITION
 (PLAT, 3015/65 ORBCT)**
 CITY OF BRYAN

REPLAT

CERTIFICATE BY THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Karen McC
 authentication was
 Brazos County in Vol
 Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 2/3/2023 10:14:29 AM
 In the PLAT Records
 Doc Number: 2023-1494430
 Volume - Page: 18454 - 27
 Number of Pages: 2
 Amount: 73.00
 Order#: 20230203000033
 By: MG
 with its certificates of
 in the Official Records of

CERTIFICATION OF THE SURVEYOR
 I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 will describe a closed geometric form.
 1/22/2022
 Nathan Paul Kerr, R.P.L.S. No. 6834



SHEET 2 OF 2 FINAL PLAT
 OF
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 (44.13 ACRES)
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 ADDITION LOT 1, BLOCK 1
 VOLUME 3015, PAGE 65 ORBCT
 SCALE 1"=100' ZENO PHILLIPS LEAGUE SURVEY. ABSTRACT 45
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 BRAZOS COUNTY, TEXAS
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