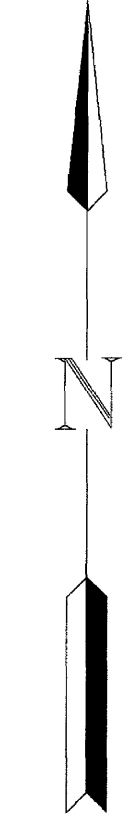
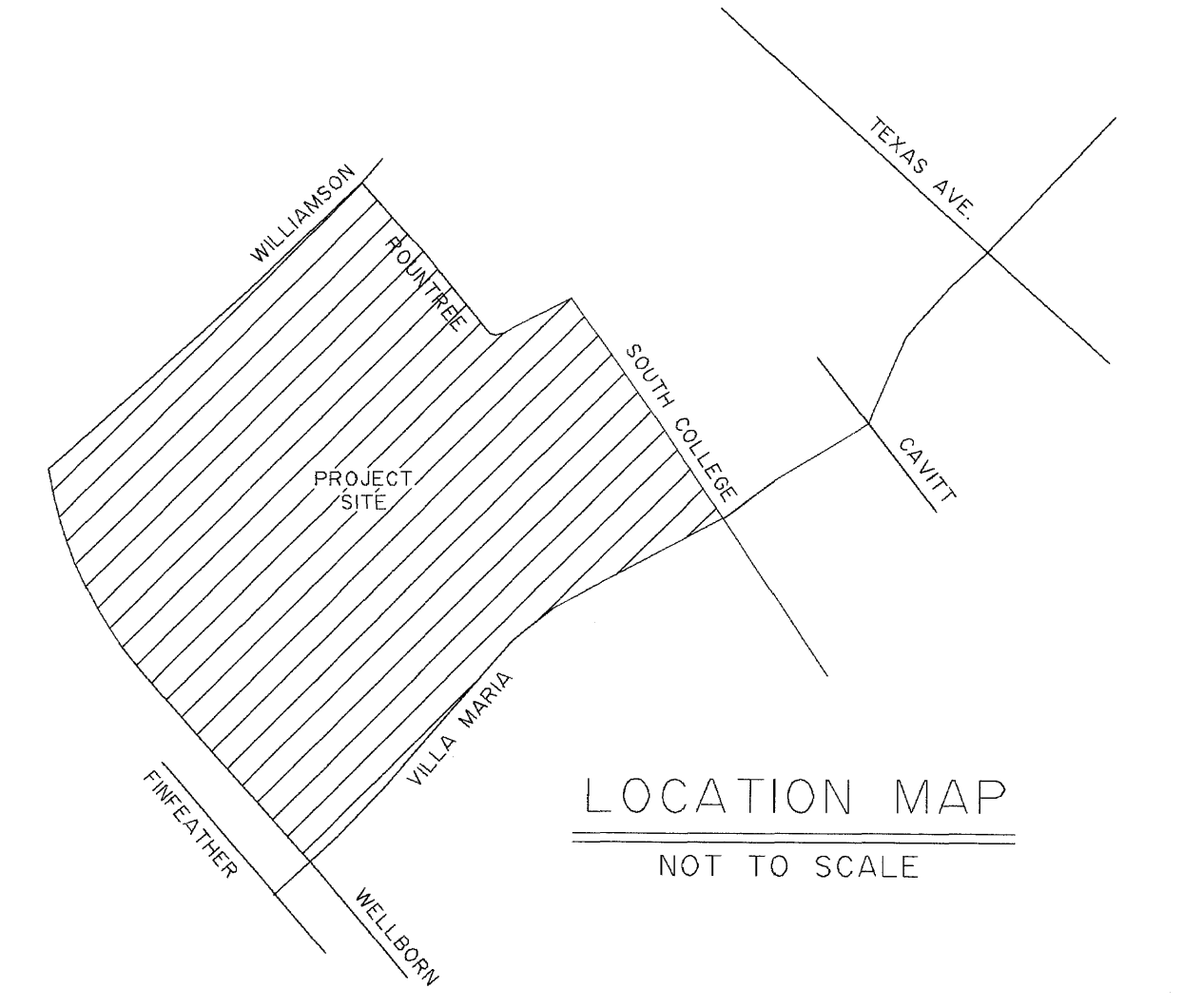
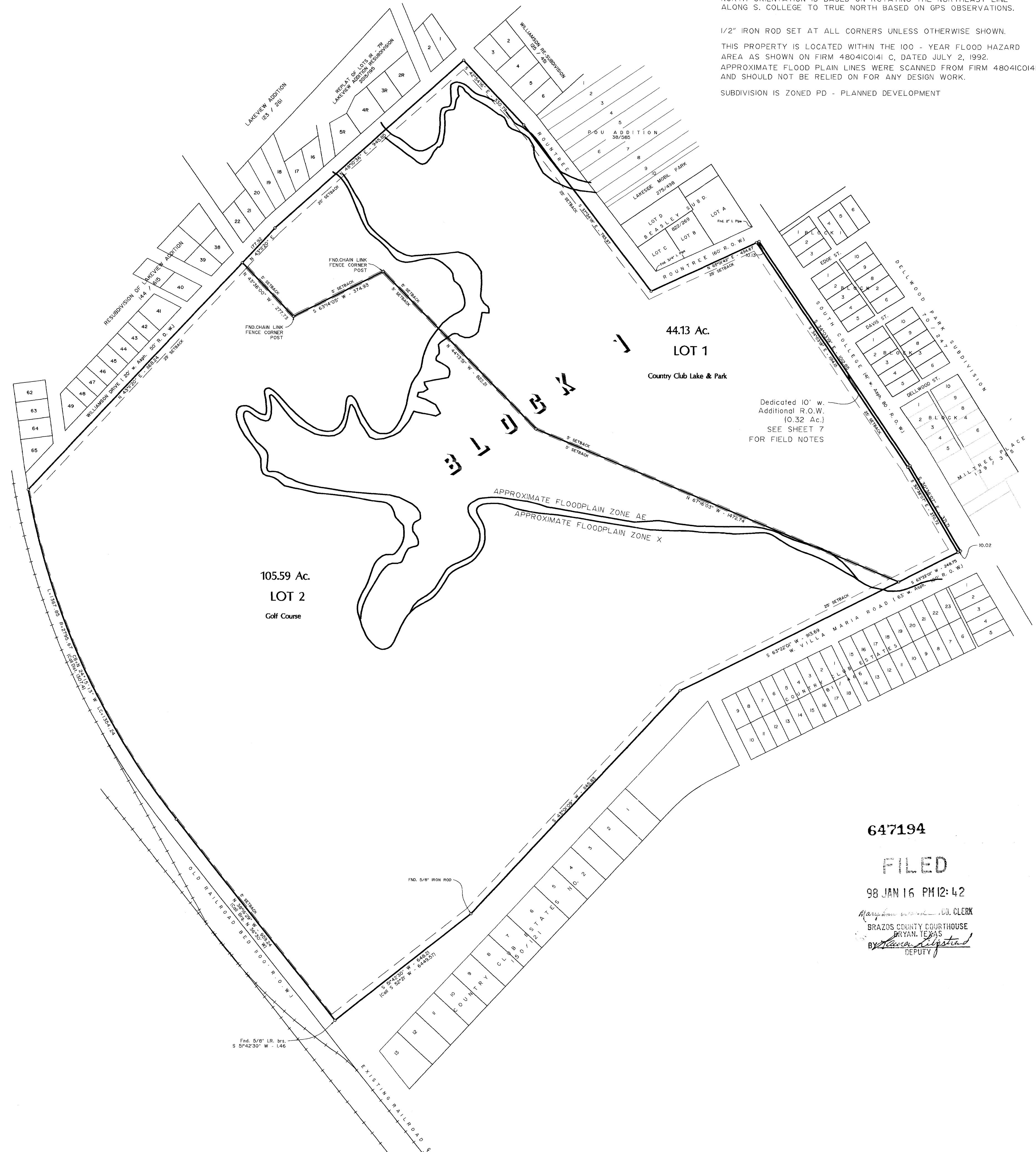


on landbase and 4/1/03

NOTES:
 NORTH ORIENTATION IS BASED ON ROTATING THE NORTHEAST LINE ALONG S. COLLEGE TO TRUE NORTH BASED ON GPS OBSERVATIONS.
 1/2" IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
 THIS PROPERTY IS LOCATED WITHIN THE 100 - YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM 4804IC041 C, DATED JULY 2, 1992. APPROXIMATE FLOOD PLAIN LINES WERE SCANNED FROM FIRM 4804IC041 C, AND SHOULD NOT BE RELIED ON FOR ANY DESIGN WORK.
 SUBDIVISION IS ZONED PD - PLANNED DEVELOPMENT



647194

FILED

98 JAN 16 PM 12:42

_____, CLERK
 BRAZOS COUNTY COURTHOUSE
 BRYAN, TEXAS
 BY *Alanna Sigstad*
 DEPUTY

FOR 1" = 100' SCALE SEE SHEET 5 & 6

FINAL PLAT
 of
LOT 1 & 2, BLOCK 1
COUNTRY CLUB LAKE ADDITION
149.72 ACRES

PART OF CITY OF BRYAN COUNTRY CLUB TRACTS
 VOLUME 101, PAGE 251 & VOLUME 101, PAGE 621
 ZENO PHILLIPS SURVEY, A - 45
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 200' JUNE 10, 1997

OWNER:
 CITY OF BRYAN
 P. O. BOX 1000
 BRYAN, TEXAS, 77805
 PH. 361 - 3611

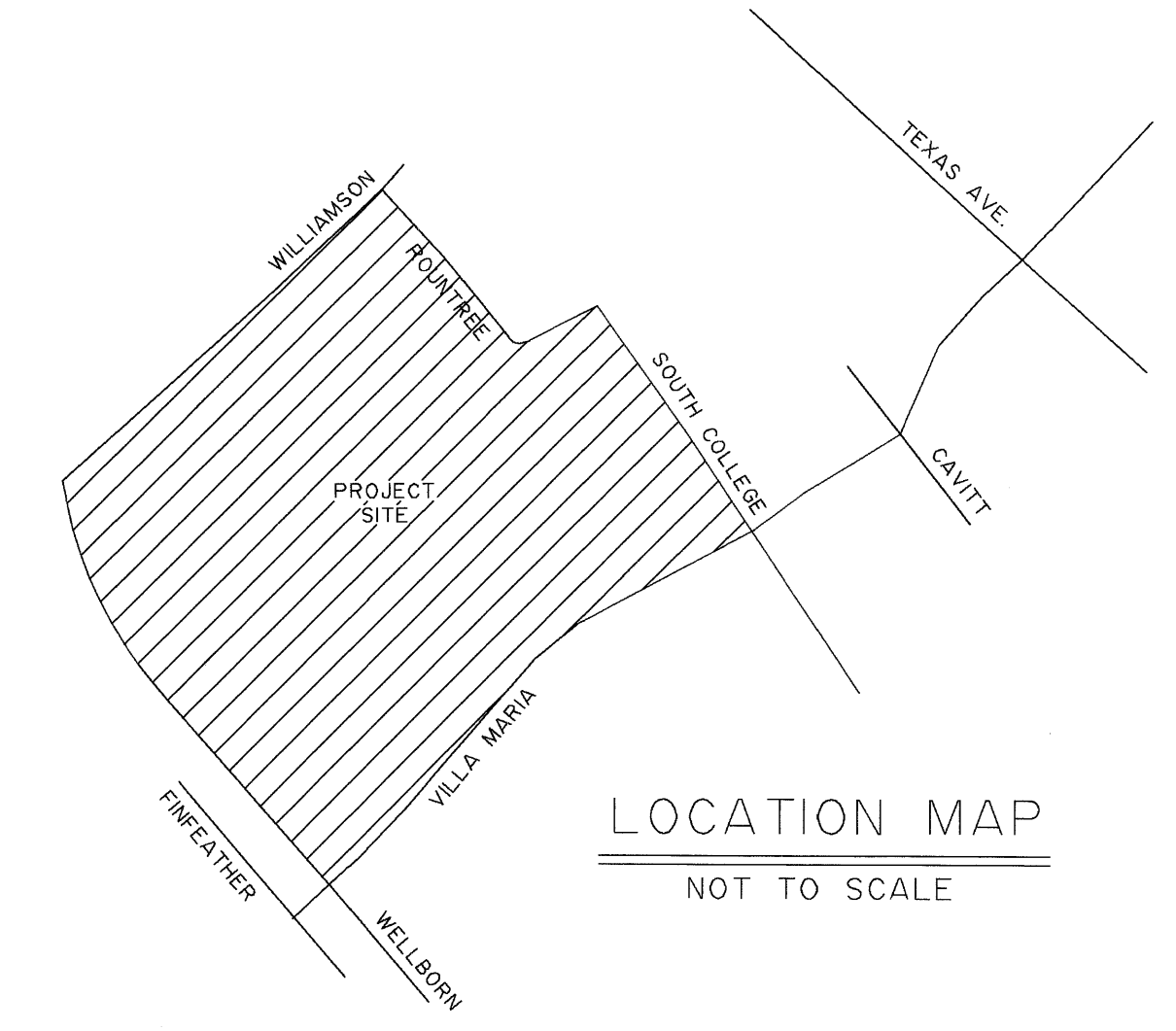
PREPARED BY:
STRONG SURVEYING
 1212 Neal Pickett
 College Station TX 77840
 Phone: (409) 696-6609
 Fax: (409) 764-1094
 email: cstrong@cy-net.net

97025F4.DWG

**FIELD NOTES FOR ADDITIONAL R.O.W.
0.32 OF ONE ACRE**

All that certain lot, tract or parcel of land being 0.32 of one acre situated in the ZENO PHILLIPS SURVEY, Abstract No. 45, and being a part of that certain Called 5.6 acre tract and Called 89.35 acre tract, both being described in Volume 101, Page 251, Deed Records of Brazos County, Texas, said 0.32 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod set in the intersection of the North right-of-way line of Villa Maria Road and the New Southwest right-of-way line of South College for the most southerly corner, said corner also being the most easterly corner of the City of Bryan 149.72 acre tract hereafter being known as the COUNTRY CLUB LAKE ADDITION, said corner being N 59°07'53" W a distance of 80.63 feet from the calculated most easterly corner of said Called 5.6 acre tract;
 THENCE along the hereafter dedicated southwest right-of-way line of South College the following calls:
 N 30°36'07" W a distance of 370.72 feet to a 1/2" Iron Rod set for corner, and,
 N 34°03'19" W a distance of 1014.15 feet to a 1/2" Iron Rod set at the intersection of said southwest right-of-way line of South College and the south right-of-way line of Rountree for the most westerly corner, said corner being S 24°24'11" E a distance of 228.63 feet from the calculated most northerly corner of said Called 89.35 acre tract;
 THENCE N 65°01'42" E a distance of 10.13 feet to a point in the old southwest right-of-way line of South College for the most northerly corner;
 THENCE along the old southwest right-of-way line of South College the following calls:
 S 34°03'19" E a distance of 1012.85 feet to a point for corner; and,
 S 30°36'07" E a distance of 371.71 feet to a point at the intersection of said old southwest right-of-way line and the north right-of-way line of Villa Maria Road for the most easterly corner;
 THENCE S 63°22'01" W a distance of 10.02 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 0.32 OF ONE ACRE OF LAND MORE OR LESS.



LOCATION MAP
NOT TO SCALE

FIELD NOTES

All that certain lot, tract or parcel of land being 149.72 acres situated in the ZENO PHILLIPS SURVEY, Abstract No. 45, and being a part of that certain Called 5.6 acre tract, Called 5.00 acre tract, and Called 89.35 acre tract as described in Volume 101, Page 251, and part of that certain Called 49.4 acre tract as described in Volume 101, Page 621, all being deed records of Brazos County, Texas, said 149.72 acre tract being more particularly described by metes and bounds as follows:

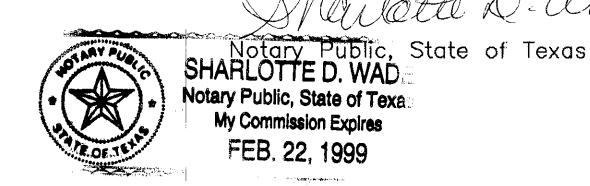
BEGINNING at a 1/2" Iron Rod set at the intersection of the north right-of-way line of Villa Maria Road and the new southwest right-of-way line of South College for the most easterly corner, said corner being N 59°07'53" W a distance of 80.63 feet from the calculated most easterly corner of Called 5.6 acre tract;
 THENCE along the north right-of-way line of Villa Maria Road the following calls:
 S 63°22'01" W a distance of 1162.44 feet to a 1/2" Iron Rod for corner;
 S 43°01'09" W a distance of 1145.83 feet to a 5/8" Iron Rod found for corner; and,
 S 51°42'30" W a distance of 648.21 feet to a 1/2" Iron Rod set in the intersection of said north right-of-way line and the northeast line of an existing railroad right-of-way for the most southerly corner, said corner being N 51°42'30" E a distance of 1.46 feet from a 5/8" Iron Rod found;
 THENCE N 38°16'29" W along said railroad right-of-way a distance of 959.24 feet to a 1/2" Iron Rod set for the Point of Curvature of said right-of-way;
 THENCE continuing along said railroad right-of-way line around a curve to the right, same having a radius of 2795.67 feet and a chord length of 1354.24 feet that bears N 24°15'13" W an arc length of 1367.85 feet to a 1/2" Iron Rod set for the most westerly corner;
 THENCE N 43°11'20" E along the southeast right-of-way line of Williamson Drive a distance of 1346.17 feet to a 1/2" Iron Rod set for an angle point;
 THENCE N 48°10'36" E continuing along said right-of-way line a distance of 945.85 feet to a 1/2" Iron Rod set at the intersection of said Williamson right-of-way line and the southwest right-of-way line of Rountree for the most northerly corner;
 THENCE along the southeast and south right-of-way line of Rountree the following calls:
 S 42°54'16" E a distance of 330.79 feet to a 1/2" Iron Rod set for corner;
 S 37°34'18" E a distance of 783.97 feet to a 1/2" Iron Rod set for corner; and,
 N 65°01'42" E a distance of 434.67 feet to a 1/2" Iron Rod set at the intersection of the south right-of-way line of Rountree and the new southwest right-of-way line of South College for the most easterly north corner;
 THENCE along the new southwest right-of-way line of South College the following calls:
 S 34°03'19" E a distance of 1014.15 feet to a 1/2" Iron Rod set for an angle point; and,
 S 30°36'07" E a distance of 370.72 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 149.72 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, (We, The), CITY OF BRYAN owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 101, Pg. 251 and Vol. 101, Pg. 621, and designated herein as the COUNTRY CLUB LAKE ADDITION in the City of Bryan, Texas, 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 thereon shown for the purpose and consideration therein expressed.
Donna Stebbins
 Owner
Robert McPherson
 Owner

CERTIFICATION OF THE PLANNING ADMINISTRATOR
 I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.
[Signature]
 Planning Administrator, Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Shirlette D. Wade, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.
 Given under my hand and seal on this 5th day of November, 1997.

CERTIFICATE OF SURVEYOR
 I, H. CURTIS STRONG, Registered Professional Land Surveyor No. 4961, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an original survey properly made under my supervision on the ground and the metes and bounds describing said subdivision will describe the same in graphic form.
[Signature]
 H. CURTIS STRONG
 Registered Professional Land Surveyor No. 4961



CERTIFICATE OF DEVELOPMENT ENGINEER
 I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.
[Signature]
 Development Engineer, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
 I, Richard Jenkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 11th day of June, 1997, and same was duly approved on the 21st day of August, 1997, by said commission.
[Signature]
 Chairman of the Planning & Zoning Commission
 Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Mary Ann Ward, 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 11th day of June, 1997, in the Deed Official Records of Brazos County, Texas, in Volume 302, Page 102.
[Signature]
 County Clerk
 Brazos County, Texas

NOTES:
 NORTH ORIENTATION IS BASED ON ROTATING THE NORTHEAST LINE ALONG S. COLLEGE TO TRUE NORTH BASED ON GPS OBSERVATIONS.
 ORIGINAL DEED LINES WERE CALCULATED USING SURROUNDING TRACTS UTILIZING AS MUCH EVIDENCE AS POSSIBLE. LITTLE EVIDENCE WAS FOUND ON THE GROUND TO RETRACE THEIR ORIGINAL POSITION.
 CONTOURS WERE SCANNED FROM THE CITY OF BRYAN MAP NO. 114 C.
 1/2" IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
 THIS PROPERTY IS LOCATED WITHIN THE 100 - YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM 48041C0141 C, DATED JULY 2, 1992.
 PROPERTY IS ZONED (PD) PLANNED DEVELOPMENT.

**FINAL PLAT
 of
 LOT 1 & 2, BLOCK 1
 COUNTRY CLUB LAKE ADDITION
 149.72 ACRES**

**PART OF CITY OF BRYAN COUNTRY CLUB TRACTS
 VOLUME 101, PAGE 251 & VOLUME 101, PAGE 621
 ZENO PHILLIPS SURVEY, A - 45
 BRYAN, BRAZOS COUNTY, TEXAS
 SCALE: 1" = 100' JUNE 10, 1997**

**OWNER:
 The City of Bryan
 P.O. BOX 1000
 BRYAN, TEXAS 77805**