

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I (We) SHABEER JAFFAR, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 1, 2 and 3, Fairway Drive Addition to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

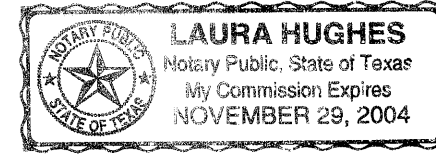
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Shabeer Jaffar, 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 the purpose and consideration therein stated.

Given under my hand and seal on this 20th day of April, 2004.

Laura Hughes
Notary Public, Brazos County, Texas



APPROVAL OF PLANNING AND ZONING COMMISSION
I, Kim Casey, Chairman of the Planning and Zoning Commission of the City of Bryan, hereby certify that the attached plat was duly approved by the Commission on the 10th day of April, 2004.

CERTIFICATION OF 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, and was approved on the 13th day of May, 2004.

Kim Casey
Planning Administrator, City of Bryan

CERTIFICATE OF SURVEYOR

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.

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



APPROVAL OF THE CITY ENGINEER

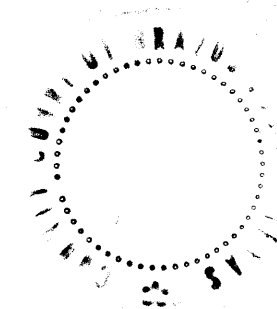
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan, and was approved on the 12th day of May, 2004.

Brad Kerr
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

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 May, 2004, in the Official Public Records of Brazos County, Texas, in Volume 6034, Page 189.

Karen McQueen
County Clerk
Brazos County, Texas
Chief Deputy



METES AND BOUNDS DESCRIPTION

OF A
0.625 ACRE TRACT
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND CALLED 0.62 ACRES AS DESCRIBED BY A DEED TO ROBERT E. MARSHALL AND WIFE, ROBERTA M. MARSHALL, RECORDED IN VOLUME 1157, PAGE 783 OF THE OFFICIAL 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 VILLA MARIA ROAD MARKING THE WEST CORNER OF SAID 0.62 ACRE TRACT AND THE NORTH CORNER OF LOT 1, BLOCK A, COUNTRY CLUB ESTATES #2, ACCORDING TO THE PLAT RECORDED IN VOLUME 150, PAGE 121 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: N 40° 56' 37" E ALONG THE SOUTHEAST LINE OF VILLA MARIA ROAD FOR A DISTANCE OF 149.97 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE NORTH CORNER OF SAID 0.62 ACRE TRACT AND THE WEST CORNER OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO RUEY WATSON RECORDED IN VOLUME 929, PAGE 727 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 48° 57' 44" E ALONG THE COMMON LINE OF SAID 0.62 ACRE TRACT AND SAID WATSON TRACT FOR A DISTANCE OF 188.02 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF FAIRWAY DRIVE MARKING THE EAST CORNER OF THIS HEREIN DESCRIBED TRACT, SAID IRON ROD SET BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 548.00 FEET;

THENCE: ALONG THE NORTHWEST LINE OF FAIRWAY DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 43' 49" FOR AN ARC DISTANCE OF 93.06 FEET (CHORD BEARS: S 49° 53' 45" W - 92.95 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 41° 01' 51" W CONTINUING ALONG THE NORTHWEST LINE OF FAIRWAY DRIVE FOR A DISTANCE OF 57.35 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.62 ACRE TRACT AND THE EAST CORNER OF SAID LOT 1;

THENCE: N 48° 57' 44" W ALONG THE COMMON LINE OF SAID 0.62 ACRE TRACT AND SAID LOT 1 FOR A DISTANCE OF 179.91 FEET TO THE POINT OF BEGINNING CONTAINING 0.625 AN ACRE OF LAND AS SURVEYED ON THE GROUND MARCH, 2004. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. SEE PLAT PREPARED MARCH, 2004, FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

N/F
JERRY W. LUDWIG AND
WIFE, JUDY R. LUDWIG
1005/492

LOT 1, BLOCK A
COUNTRY CLUB ESTATES #2
150/121

CITY OF BRYAN GPS MON. #70 BEARS:
S 64° 21' 41" W 3194.90'

3/8 INCH IRON
ROD FOUND

N/F
RUEY WATSON
929/727

Doc 00855014 Blk 6034 Vol 189 Pg

Filed for Record in:

BRAZOS COUNTY

On: May 12, 2004 at 11:36A

As a

Plat

Document Number: 00855014

Amount: 58.00

Receipt Number: 242390

By:

Flo Workman

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 named records of

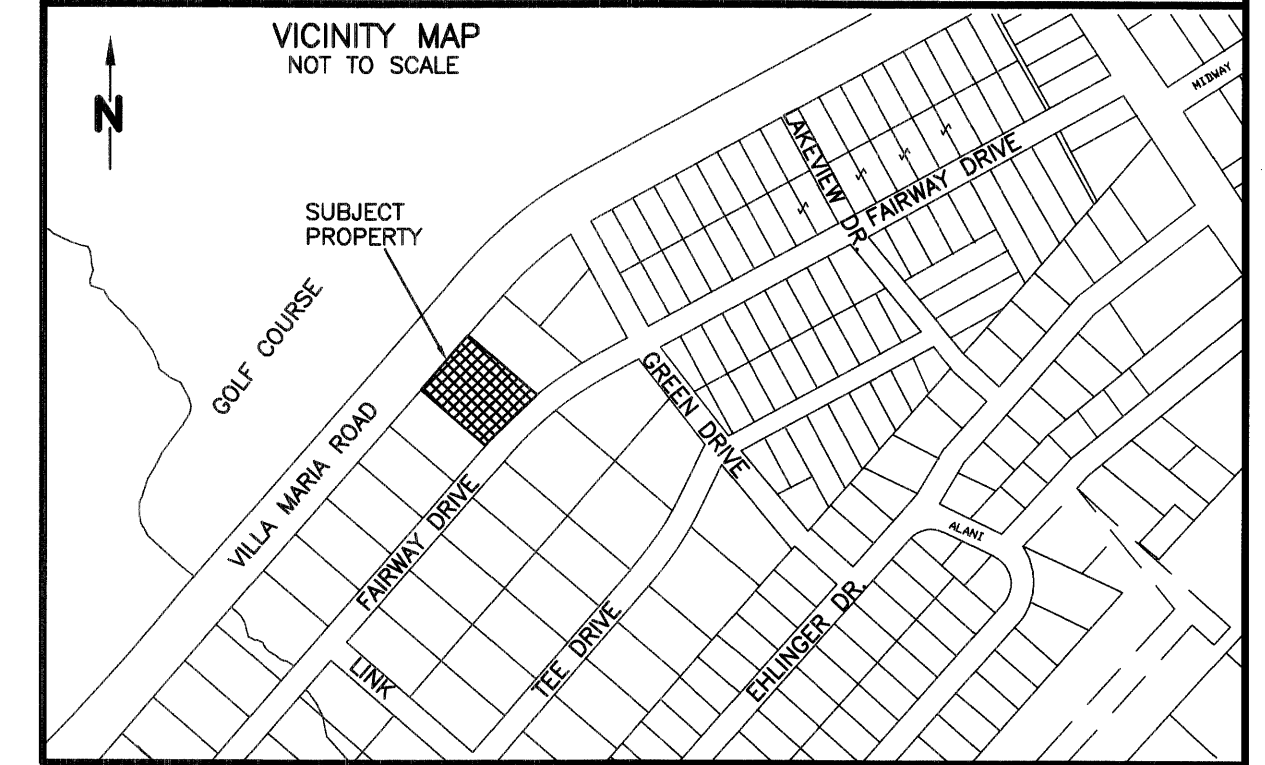
BRAZOS COUNTY

as stamped hereon by me.

May 12, 2004

HONORABLE KAREN McQUEEN, COUNTY CLERK

BRAZOS COUNTY



SCALE: 1" = 20'
0 20 40 60 Feet

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED ZONE PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C, DATED JULY 2, 1992.
3. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE NO. 1412.
4. 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. DISTANCES ON CURVE ARE CHORD LENGTH.

NOTE: ALL ACCESS SHALL BE TAKEN FROM FAIRWAY DRIVE. NO ACCESS SHALL BE ALLOWED FROM VILLA MARIA ROAD.

FINAL PLAT
OF
FAIRWAY DRIVE ADDITION
0.625 ACRES
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 03-04-04
PLAT DATE: 03-16-04

JOB NUMBER: 04-0132
CAD NAME: 04-0132F
CR5 FILE: C-CLUB (cont); 04-0132 (job)

PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195

PREPARED FOR: SHABEER JAFFAR
P.O. BOX 3135
COLLEGE STATION, TEXAS 77841
PHONE (979) 680-0173

on lowbines 5/26/04