

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

We, PAUL BONARRIGO AND MERRILL BONARRIGO, the owners and developers of the land shown on this plat, being part of the tract of land as conveyed to us in the Official Records of Brazos County in Volume 11591, Page 128, and whose names are 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.

Paul Bonarrigo
 Paul Bonarrigo

Merrill Bonarrigo
 Merrill Bonarrigo

Before me, the undersigned authority, on this day personally appeared Paul Bonarrigo, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 4th day of November, 2015.

Sherie Boegner
 Notary Public, Brazos County, Texas

Before me, the undersigned authority, on this day personally appeared Merrill Bonarrigo, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this 4th day of November, 2015.

Sherie Boegner
 Notary Public, Brazos County, Texas

BRAZOS COUNTY COMMISSIONERS COURT

I, Duane Peters County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 8th day of December, 2015.

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 21st day of December, 2015.

APPROVAL OF THE CITY PLANNER

I, 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 19th day of December, 2015.

CERTIFICATION BY 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 the 22nd day of December, 2015, in the Official Records of Brazos County, Texas, in Volume 13091, Page 216, 216b

Karen McQueen
 Karen McQueen, County Clerk,
 Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

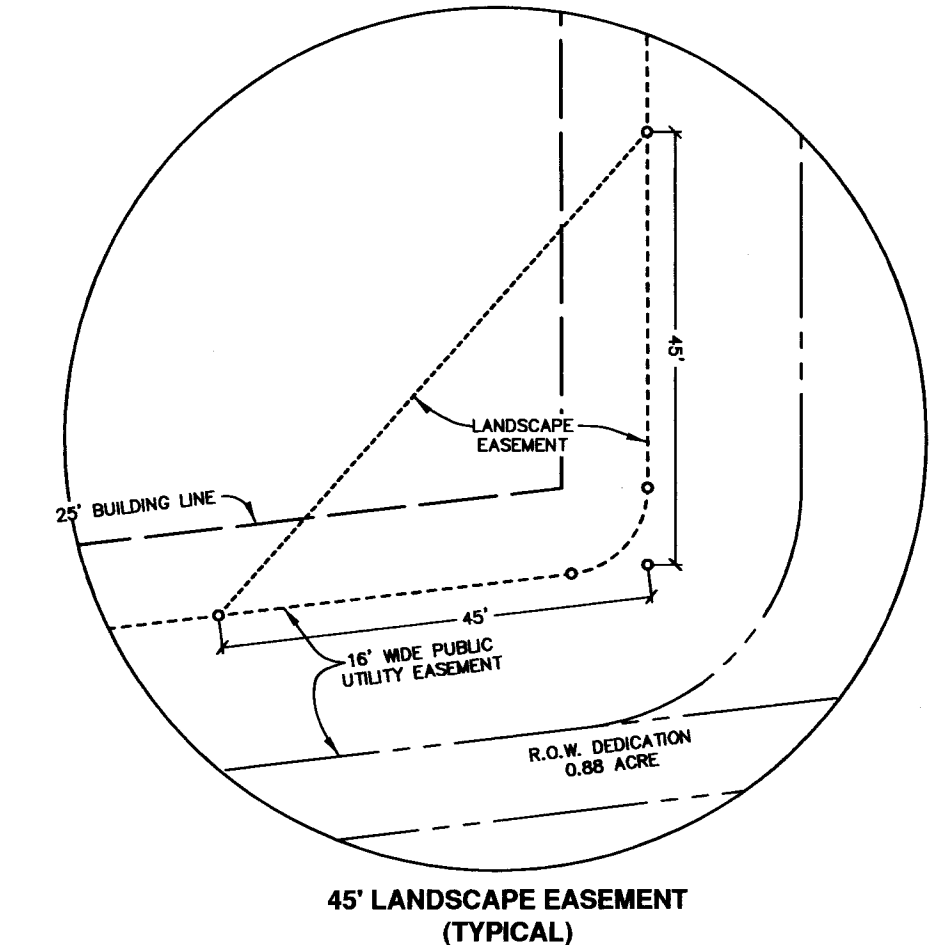
I, Scott Hinkle, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 5th day of February, 2015 and same was duly approved on the 17th day of September, 2015 by said Commission.

Scott Hinkle
 Chair, Planning & Zoning Commission
 City of Bryan, Texas

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

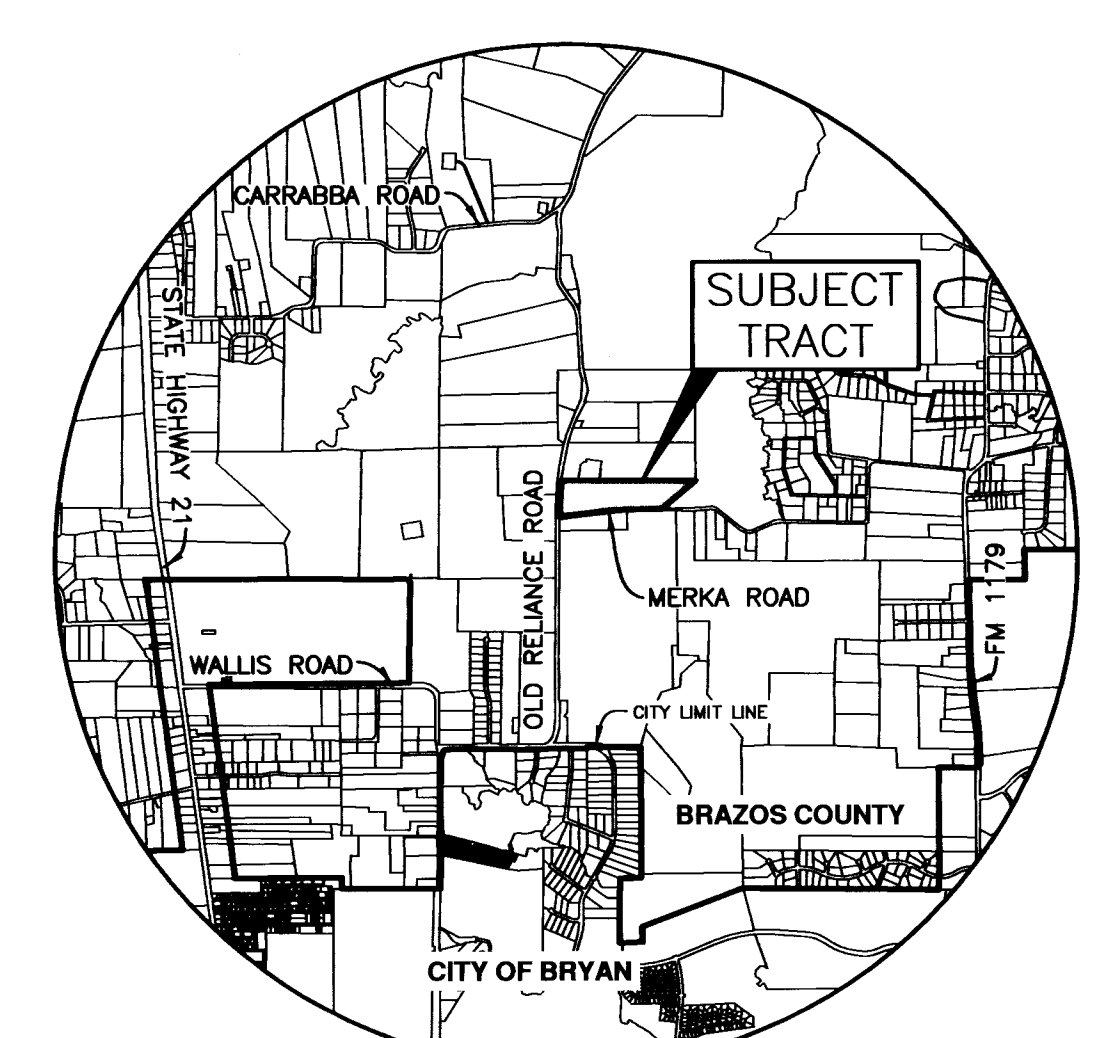
S.M. Kling
 S. M. Kling, R.P.L.S. No. 2003



LEGEND:

[Hatched pattern] FERGUSON CROSSING PIPELINE COMPANY 30' WIDE PIPELINE EASEMENT (BLANKET) VOL. 1370, Pgs. 257, 259, 261 & 263

[Dashed pattern] R.O.W. DEDICATION 0.88 ACRE



FINAL PLAT
 OF
MESSINA HOF ESTATES
 35.62 ACRE TRACT

THOMAS M. SPLANE SURVEY, A-53
 BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
 PAUL BONARRIGO AND MERRILL BONARRIGO
 4401 OLD RELIANCE ROAD
 BRYAN, TEXAS 77808
 (979) 820-1238

SCALE: 1"=100' AUGUST, 2015
 SHEET 1 OF 2
 PREPARED BY:
CEC
 CIVIL ENGINEERING CONSULTANTS
 4101 S. TEXAS AV. STE. E
 BRYAN, TX + PH.879/546-8212

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	42.53'	25.00'	97°28'38"	S 05°56'19"E-37.59'
C2	47.79'	505.00'	5°25'19"	S 51°57'58"E-47.77'
C3	36.38'	25.00'	83°22'30"	N 83°38'07"E-33.25'
C4	16.09'	25.00'	36°52'13"	N 23°30'46"E-15.81'
C5	24.14'	50.00'	27°40'03"	N 18°54'41"E-23.91'
C6	86.57'	50.00'	98°12'09"	N 82°20'47"E-76.16'
C7	69.43'	50.00'	79°33'38"	S 08°16'19"E-63.98'
C8	41.29'	50.00'	47°18'34"	S 55°09'47"W-40.12'
C9	16.09'	25.00'	36°52'14"	S 60°22'58"W-15.81'
C10	42.16'	25.00'	96°37'30"	S 06°21'53"E-37.34'
C11	36.38'	25.00'	83°22'30"	N 83°38'07"E-33.25'
C12	16.09'	25.00'	36°52'12"	N 23°30'46"E-15.81'
C13	25.15'	50.00'	28°49'20"	N 19°29'20"E-24.89'
C14	85.56'	50.00'	98°02'52"	N 82°55'26"E-75.50'
C15	85.56'	50.00'	98°02'52"	N 00°58'18"E-75.50'
C16	25.15'	50.00'	28°49'20"	S 64°24'24"W-24.89'
C17	16.09'	25.00'	36°52'12"	S 60°22'58"W-15.81'
C18	4.89'	505.00'	0°33'18"	N 49°31'58"W-4.89'
C19	40.03'	25.00'	91°45'05"	N 03°55'40"W-35.89'
C20	42.90'	505.00'	4°52'02"	S 52°14'37"E-42.89'
C21	38.74'	25.00'	89°47'49"	N 86°20'47"E-34.98'
C22	78.55'	50.00'	90°00'28"	N 86°56'39"E-70.72'
C23	82.29'	50.00'	94°17'40"	S 00°54'18"E-73.31'
C24	42.62'	50.00'	48°50'08"	S 70°39'36"W-41.34'
C25	23.18'	25.00'	53°07'11"	S 68°31'05"W-22.36'
C26	39.79'	25.00'	91°12'11"	S 03°39'13"E-35.72'

H:\Land Projects R2\041\State TM A-53\Bonarrigo NAD83\Verif\Plat.dwg 9/18/2015 2:56:39 PM

Messina Hof Estates
35.62 Acre Tract
Thomas M. Splane Survey, A-53
Brazos County, Texas

Old Reliance Road & Merka Road
Right-of-way Dedication
Adjoining
Messina Hof Estates
0.88 Acre Tract
Thomas M. Splane Survey, A-53
Brazos County, Texas

Field notes of a 35.62 acre tract or parcel of land, lying and being situated in the Thomas M. Splane Survey, Abstract No. 53, Brazos County, Texas, and being part of the 36.48 acre tract described in the deed from Toni Wood, now known as Toni Merka, et al, as Independent co-executrices of the Estate of Vince Alvin Zajicek, deceased, to Paul Bonarrigo and Merrill Bonarrigo, recorded in Volume 11591, Page 128, of the Official Records of Brazos County, Texas, and said 35.62 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod and cap set in the common line between the beforementioned Bonarrigo - 36.48 acre tract and a 44.7 acre tract described in the deed to Calvin L. Morehead, recorded in Volume 1252, Page 621, of the Official Records of Brazos County, Texas, a 1/2" iron rod and cap set at the common corner between the said Bonarrigo - 36.48 acre tract and the beforementioned Morehead - 44.7 acre tract and in the southeast fenced line of Old Reliance Road - County Road, bears N 48° 03' 08" W - 11.66 feet;

THENCE S 48° 03' 08" E along the common line between the beforementioned Bonarrigo - 36.48 acre tract and the following two tracts: the beforementioned Morehead - 44.7 acre tract and a 4.0 acre tract described in the deed to Morehead Family Limited Partnership, recorded in Volume 7793, Page 223, adjacent to a fence, for a distance of 2761.02 feet to a 5/8" iron rod and cap found at a 10' creosote fence post marking a 3-way corner between the Bonarrigo - 36.48 acre tract, the Morehead - 44.7 acre tract and a 134.898 acre tract described in the deed to Ed Froehling, Builder Inc., recorded in Volume 11958, Page 30, of the Official Records of Brazos County, Texas;

THENCE N 88° 56' 22" W along the common line between the beforementioned Bonarrigo - 36.48 acre tract and the beforementioned Froehling - 134.898 acre tract, adjacent to a fence, for a distance of 889.79 feet to a 1/2" iron rod and cap set, from which a 5/8" iron rod and cap found in the fenced northeast line of Merka Road - County Road, and marking the common corner between the 36.48 acre tract and the 134.898 acre tract bears N 88° 56' 22" W - 23.76 feet;

THENCE along the northeast right-of-way line of Merka Road - 80' wide right-of-way, as follows:

N 49° 15' 19" W for a distance of 802.86 feet to the beginning of a curve concave to the southwest, having a radius of 505.00 feet,

Northwesterly along said curve, for an arc distance of 47.79 feet to the end of this curve, the chord bears N 51° 57' 58" W - 47.77 feet,

N 54° 40' 38" W for a distance of 1259.98 feet to a 1/2" iron rod and cap set at the beginning of a transition curve concave to the east, having a radius of 25.00 feet,

Northerly along said transition curve from Merka Road to Old Reliance Road, for an arc distance of 42.53 feet to a 1/2" iron rod and cap set in the right-of-way line of Old Reliance Road, said point being 50 feet from the centerline of Old Reliance Road, the chord bears N 05° 56' 19" W - 37.59 feet;

THENCE along the right-of-way line of Old Reliance Road, and being 50 feet southeast of the centerline of the present travelway, as follows:

N 42° 48' 00" E for a distance of 302.04 feet to a 1/2" iron rod and cap set,

N 48° 32' 27" E for a distance of 423.50 feet to the PLACE OF BEGINNING, containing 35.62 acres of land, more or less.

Field notes of a 0.88 acre tract or parcel of land, lying and being situated in the Thomas M. Splane Survey, Abstract No. 53, Brazos County, Texas, and being part of the 36.48 acre tract described in the deed from Toni Wood, now known as Toni Merka, et al, as Independent co-executrices of the Estate of Vince Alvin Zajicek, deceased, to Paul Bonarrigo and Merrill Bonarrigo, recorded in Volume 11591, Page 128, of the Official Records of Brazos County, Texas, and said 0.88 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod and cap set in the common line between the beforementioned Bonarrigo - 36.48 acre tract and a 44.7 acre tract described in the deed to Calvin L. Morehead, recorded in Volume 1252, Page 621, of the Official Records of Brazos County, Texas, a 1/2" iron rod and cap set at the common corner between the said Bonarrigo - 36.48 acre tract and the beforementioned Morehead - 44.7 acre tract and in the southeast fenced line of Old Reliance Road - County Road, bears N 48° 03' 08" W - 11.66 feet;

THENCE along the right-of-way line of Old Reliance Road, and being 50 feet southeast of the centerline of the present travelway, as follows:

S 48° 32' 27" W for a distance of 423.50 feet to a 1/2" iron rod and cap set,

S 42° 48' 00" W for a distance of 302.04 feet to a 1/2" iron rod and cap set at the beginning of a transition curve concave to the east, having a radius of 25.00 feet,

Southerly along said transition curve from Old Reliance Road to Merka Road - County Road, for an arc distance of 42.53 feet to a 1/2" iron rod and cap set in the northeast right-of-way line of Merka Road - 80' wide right-of-way, the chord bears S 05° 56' 19" E - 37.59 feet;

THENCE along the northeast right-of-way line of Merka Road - 80' wide right-of-way, as follows:

S 54° 40' 38" E for a distance of 1259.98 feet to a 1/2" iron rod and cap set at the beginning of a curve concave to the southwest, having a radius of 505.00 feet,

Southeasterly along said curve, for an arc distance of 47.79 feet to the end of this curve, the chord bears S 51° 57' 58" E - 47.77 feet,

S 49° 15' 19" E for a distance of 802.86 feet to a 1/2" iron rod and cap set in the common line between the beforementioned Bonarrigo - 36.48 acre tract and a 134.898 acre tract described in the deed to Ed Froehling, Builder Inc., recorded in Volume 11958, Page 30, of the Official Records of Brazos County, Texas;

THENCE N 88° 56' 22" W along the common line between the beforementioned Bonarrigo - 36.48 acre tract and the beforementioned Froehling - 134.898 acre tract, adjacent to a fence, for a distance of 23.76 feet to a 5/8" iron rod and cap found in the northeast fenced line of Merka Road - County Road;

THENCE along the southwest and northwest lines of the beforementioned Bonarrigo - 36.48 acre tract, same being the northeast fenced line of Merka Road - County Road, and the southeast fenced line of Old Reliance Road, as follows:

N 49° 56' 50" W for a distance of 921.36 feet to a 5/8" iron rod and cap found at a 2" creosote fence post,

N 50° 47' 52" W for a distance of 125.92 feet to a 1/2" iron rod and cap found at a 3" cedar fence post,

N 54° 51' 03" W for a distance of 1084.77 feet to a 1/2" iron rod and cap found at an 8" creosote fence post marking the west corner of the said 36.48 acre tract,

N 42° 28' 52" E for a distance of 306.18 feet to a 5/8" iron rod found at an 8" creosote fence post,

N 48° 15' 48" E for a distance of 459.52 feet to a 1/2" iron rod and cap set at the common corner between the beforementioned Bonarrigo - 36.48 acre tract and the beforementioned Morehead - 44.7 acre tract;

THENCE S 48° 03' 08" E along the common line between the beforementioned Bonarrigo - 36.48 acre tract and the beforementioned Morehead - 44.7 acre tract, adjacent to a fence, for a distance of 11.66 feet to the PLACE OF BEGINNING, containing 0.88 acre of land, more or less.

NOTES:

1. BASIS OF BEARINGS IS THE RE-ESTABLISHED NORTHEAST LINE OF THE 36.48 ACRE TRACT DESCRIBED IN VOL. 11591, PG. 128 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 48°03'08"E.

2. CURRENT TITLE APPEARS VESTED IN PAUL BONARRIGO AND MERRILL BONARRIGO BY VIRTUE OF DEED RECORDED IN VOL. 11591, PG. 128 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, PANEL NO. 0205F, MAP NO. 48041C0205F. EFFECTIVE DATE: APRIL 2, 2014 AND PANEL NO. 0210E, MAP NO. 48041C0210E. EFFECTIVE DATE: MAY 16, 2012.

4. 1/2" IRON ROD & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO DEED RESEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS. THIS SURVEY DOES NOT REPRESENT THAT ALL APPLICABLE EASEMENTS ARE SHOWN HEREON.

6. FRONT, REAR, AND SIDE SETBACKS & UTILITY EASEMENTS SHALL CONFORM TO THE SPECIFICATIONS OF SUBDIVISION PLATS AS ESTABLISHED BY THE COMMISSIONERS COURT, BRAZOS COUNTY, TEXAS, FOR SUBDIVISIONS SITUATED OUTSIDE THE BOUNDARIES OF ANY INCORPORATED TOWN OR CITY IN BRAZOS COUNTY, TEXAS. EXCEPT WHERE THE PLAT OR DEED RESTRICTION IMPOSED A GREATER SETBACK REQUIREMENT.

7. WATER SERVICE FOR MESSINA HOF ESTATES WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.

8. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:

a.) NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR.

b.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCRACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.

SEPTIC SYSTEMS ARE NOT PERMISSIBLE WITHIN PIPELINE EASEMENTS.

9. NO RESIDENTIAL LOTS WILL TAKE ACCESS FROM MERKA ROAD.

10. LOTS 9-16 MUST PROVIDE ON-SITE TURNAROUND AS NO BACKING OUT ONTO GLORY ROAD IS ALLOWED.

11. PLANNING EXCEPTION 14-03 HAS BEEN GRANTED TO THE LOT WIDTH OF LOTS 1, 8, 13, 14, 15, 17, 18, 19, 20, 22 AND 24.

12. SUBJECT TRACT IS IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.

13. FUTURE RIGHT OF WAY WIDTH FOR MERKA ROAD IS TO BE 80'.

14. BASIS OF ELEVATIONS IS THE CITY OF BRYAN GPS MONUMENTATION SYSTEM, MONUMENT NO. 14, WITH A PUBLISHED ELEVATION OF 347.41'

15. WATER SERVICE FOR MESSINA HOF ESTATES WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.

Doc No. 11591004
BK 0A
Vol 11591
Pg 128

Filed for Record in:
Brazos County

On: Dec 23-2015 at 12:50P

Acres: 35.62

Document Number: 0126164

Amount: 73.00

Recorder Number: 502557

By: Debbie Baker

STATE OF TEXAS COUNTY OF BRAZOS

I hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the Official Public Records of:

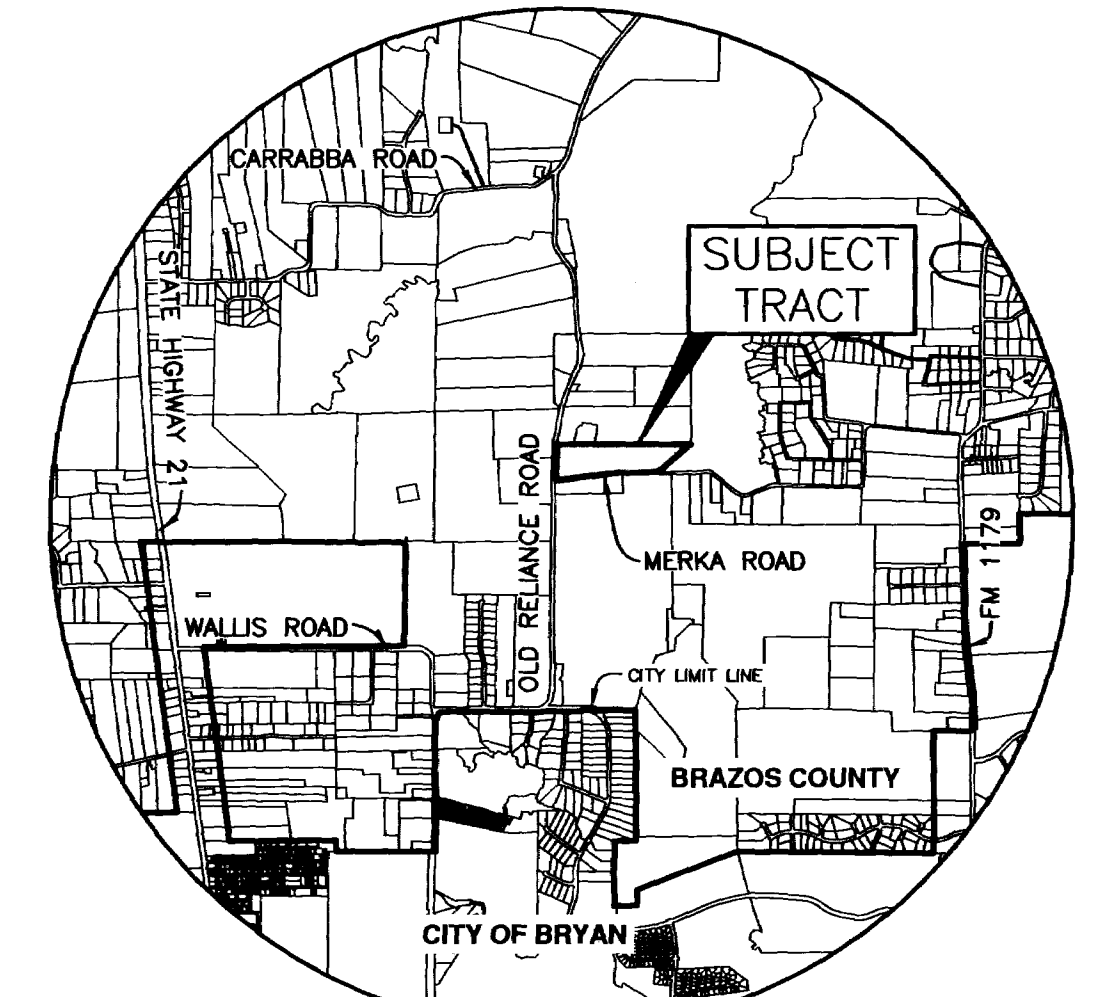
BRAZOS COUNTY

as stated herein by me.

Dec 23-2015

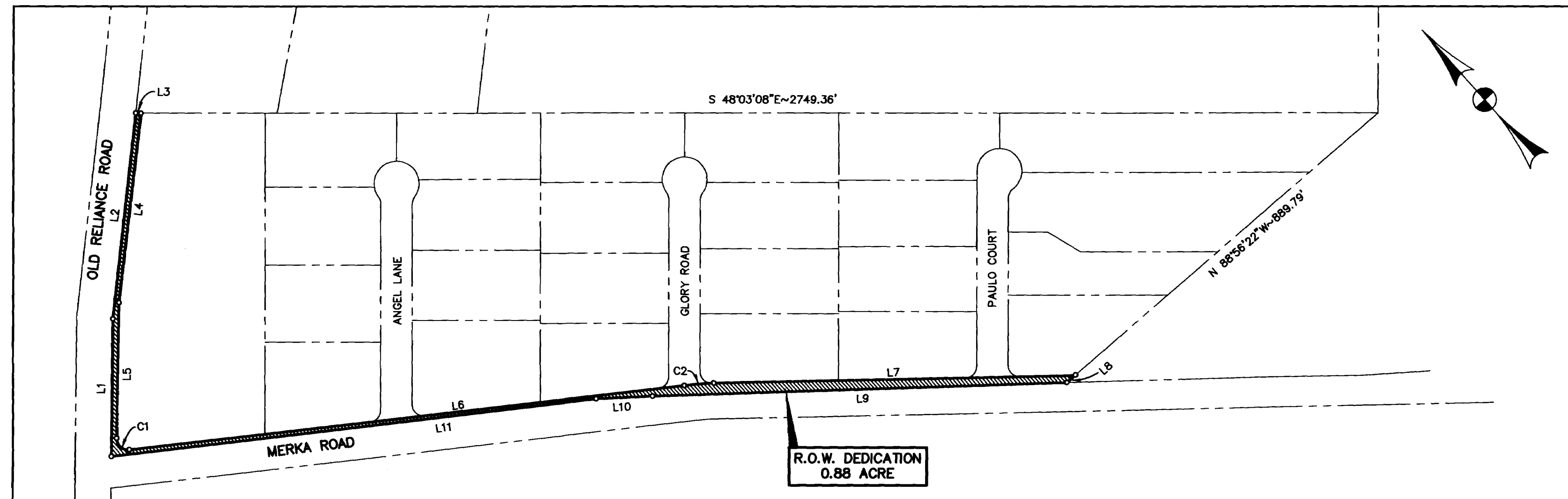
Debbie Baker, Brazos County Clerk

BRAZOS COUNTY



VICINITY MAP
NOT TO SCALE

0.88 ACRE RIGHT OF WAY DEDICATION
SCALE: 1"=200'



0.88 ACRE R.O.W. DEDICATION METES:

LINE	BEARING	DISTANCE
L1	N42°28'52"E	306.18'
L2	N48°15'48"E	459.52'
L3	S48°03'08"E	11.66'
L4	S48°32'27"W	423.50'
L5	S42°48'00"W	302.04'
L6	S54°40'38"E	1259.98'
L7	S49°15'19"E	802.86'
L8	N88°56'22"W	23.76'
L9	N49°56'50"W	921.36'
L10	N50°47'52"W	125.92'
L11	N54°51'03"W	1084.77'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	42.53'	25.00'	97°28'38"	S 05°56'19"E-37.59'
C2	47.79'	505.00'	5°25'19"	S 51°57'58"E-47.77'

FINAL PLAT
OF
MESSINA HOF ESTATES

35.62 ACRE TRACT

THOMAS M. SPLANE SURVEY, A-53
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

PAUL BONARRIGO AND MERRILL BONARRIGO
4401 OLD RELIANCE ROAD
BRYAN, TEXAS 77808
(979) 820-1238

SCALE: 1"=100' AUGUST, 2015

SHEET 2 OF 2

PREPARED BY:
GEC CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE. A
BRYAN, TX + PH. 979/846-8212