

ORIGINAL PLAT

METES AND BOUNDS DESCRIPTION
OF A
5.24 ACRE TRACT
THOMAS M. SPLANE SURVEY, A-53
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE THOMAS M. SPLANE SURVEY, ABSTRACT NO. 53, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 25, MESSINA HOF ESTATES AS SHOWN ON THE PLAT RECORDED IN VOLUME 13445, PAGE 294 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (Y:10244569.14, X:3559713.32) ON THE NORTHEAST LINE OF MERKA ROAD (R.O.W. WIDTH VARIES) MARKING THE SOUTH CORNER OF SAID LOT 25 AND THE WEST CORNER OF LOT 4 OF SAID MESSINA HOF ESTATES. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE (GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT SWG A-53-W (Y:10242882.810, X:3554386.822) AND AS ESTABLISHED BY GPS OBSERVATION (EPOCH 2010.00).

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000176979884 (CALCULATED USING GEOD128).

3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS (CAPPED - KERR '4502') UNLESS OTHERWISE NOTED.

4. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH BRAZOS COUNTY SUBDIVISION REGULATIONS & DEED RESTRICTIONS (15109/7183).

5. THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED. PROPOSED USES WILL BE COMMERCIAL (OFFICE) IN ACCORDANCE WITH THE DEED RESTRICTIONS OF THE PROPERTY'S OWNER ASSOCIATION (POA).

6. UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 16' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.

7. THIS SUBDIVISION IS LOCATED IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.

8. WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER/FIRE SERVICE FOR THIS SUBDIVISION.

9. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENTS PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 133298, EFFECTIVE DATE: 06-24-2013 AND THE NOTHING FURTHER CERTIFICATE, OF NO. 193410, EFFECTIVE DATE: 10-21-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- BLANKET EASEMENT TO CITY OF BRYAN, 2511/189, DOES APPLY TO THIS TRACT.
- EASEMENTS TO FERGUSON CROSSING PIPELINE COMPANY, 1370/257-263, DO APPLY TO THIS TRACT. EASEMENT LOCATION SHOWN HEREON PER PLAT, 13445/294.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

10. LOTS 25R1 thru 25R4 ARE NON-BUILDABLE LOTS UNTIL SUCH THAT WATER SERVICES AND FIRE COVERAGE ARE EXTENDED TO LOTS 25R1 thru 25R4.

11. THIS PROPERTY IS LOCATED WITHIN THE CITY OF BRYAN ETJ AND HAS THEREFORE NOT BEEN ASSIGNED A ZONING DISTRICT.

12. EXISTING CONTOURS, ILLUSTRATED IN THE "ORIGINAL PLAT" ARE FROM THE CITY OF BRYAN TOPOGRAPHICAL MAPS.

13. WIDTH OF LOTS 25R2 - 25R4 PERMITTED BY PLANNING EXCEPTION CASE NO. PE20-02 APPROVED ON JULY 16, 2020.

14. DEVELOPMENT OF ALL LOTS MUST PROVIDE ADEQUATE MANEUVERING SPACE, INTERNAL TO THE LOT, SO THAT VEHICLES DO NOT BACK OUT ONTO OLD RELIANCE ROAD.

THENCE: N 54° 41' 03" W ALONG THE NORTHEAST LINE OF MERKA ROAD FOR A DISTANCE OF 303.60 FEET (PLAT CALL: N 54° 40' 38" E - 303.60 FEET, 13445/294) TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 28' 38" FOR AN ARC DISTANCE OF 42.54 FEET (CHORD BEARS: N 05° 56' 44" W - 37.59 FEET) TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET ON THE SOUTHEAST LINE OF OLD RELIANCE ROAD (R.O.W. WIDTH VARIES) MARKING THE END POINT OF SAID CURVE;

THENCE: N 42° 47' 35" E ALONG THE SOUTHEAST LINE OF OLD RELIANCE ROAD FOR A DISTANCE OF 302.04 FEET (PLAT CALL: N 42° 48' 00" E - 302.04 FEET, 13445/294) TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET;

THENCE: N 48° 32' 02" E CONTINUING ALONG THE SOUTHEAST LINE OF OLD RELIANCE ROAD FOR A DISTANCE OF 423.50 FEET (PLAT CALL: N 48° 32' 27" E - 423.50 FEET, 13445/294) TO A 1/2" IRON ROD WITH CAP STAMPED "SM KLING RPLS 2003" FOUND ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 48.7 ACRE TRACT OF LAND AS DESCRIBED AS TRACT 2 BY A DEED TO CALVIN L. MOREHEAD RECORDED IN VOLUME 1252, PAGE 621 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 25;

THENCE: S 48° 03' 33" E ALONG THE COMMON LINE OF SAID MESSINA HOF ESTATES AND SAID REMAINDER OF 48.7 ACRE TRACT FOR A DISTANCE OF 276.34 FEET (PLAT CALL: S 48° 03' 08" E - 276.34 FEET, 13445/294) TO A 1/2" IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 25 AND LOT 1 OF SAID MESSINA HOF ESTATES;

THENCE: S 41° 56' 27" W ALONG THE SOUTHWEST LINE OF SAID LOT 25 FOR A DISTANCE OF 712.88 FEET (PLAT CALL: S 41° 56' 52" W - 712.88 FEET, 13445/294) TO THE POINT OF BEGINNING CONTAINING 5.24 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER 2019.

FINAL PLAT NOTES:

1. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0205F, REVISED DATE: 04-02-2014.

2. BASIS OF BEARING, 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 SWG A-53-W (Y:10242882.810, X:3554386.822) AND AS ESTABLISHED BY GPS OBSERVATION (EPOCH 2010.00).

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6. UNLESS OTHERWISE NOTED PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO THE STREET RIGHT-OF-WAY ARE 16' WIDE AND REAR PUBLIC UTILITY EASEMENTS ARE 20' WIDE CENTERED ON THE COMMON REAR PROPERTY LINE OR WHOLLY CONTAINED IN SINGLE ROW PROPERTIES.

7. THIS SUBDIVISION IS LOCATED IN THE BRYAN INDEPENDENT SCHOOL DISTRICT.

8. WICKSON CREEK SPECIAL UTILITY DISTRICT WILL PROVIDE WATER/FIRE SERVICE FOR THIS SUBDIVISION.

9. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENTS PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 133298, EFFECTIVE DATE: 06-24-2013 AND THE NOTHING FURTHER CERTIFICATE, OF NO. 193410, EFFECTIVE DATE: 10-21-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

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13. WIDTH OF LOTS 25R2 - 25R4 PERMITTED BY PLANNING EXCEPTION CASE NO. PE20-02 APPROVED ON JULY 16, 2020.

14. DEVELOPMENT OF ALL LOTS MUST PROVIDE ADEQUATE MANEUVERING SPACE, INTERNAL TO THE LOT, SO THAT VEHICLES DO NOT BACK OUT ONTO OLD RELIANCE ROAD.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We), Paul Bonarrigo, Owner(s) and developer(s) of the land shown on this plat and designated herein as Messina Hof Estates, a Subdivision in Brazos County, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all Right-of-Way, Easements, and other public places shown herein.

Owner
Paul Bonarrigo

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Paul Bonarrigo, known to me to be the person(s) whose name(s) is/are 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 28 day of August, 2020.

Brittany Polasek
Notary Public, Brazos County, Texas

CERTIFICATE OF MORTGAGEE

The undersigned holder of a deed of trust lien or other encumbrance against the property subdivided herein, hereby joins in the dedication of all Streets, alleys, parks, and utility Easements to the public as set forth in the Owner's Certificate hereon.

Dated this _____ day of _____

Mortgagee
[Signature]

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 28 day of August, 2020.

[Signature]
City Planner, Bryan, Texas

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 28 day of August, 2020.

[Signature]
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, the undersigned, Chairman of the Planning & 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 day of 28 August, 2020 and same was duly approved on the 28 day of August, 2020 by said Commission.

[Signature]
Chairman, Planning & Zoning Commission, Bryan, Texas

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

The Subdivision plat was duly approved by the Commissioner's Court of Brazos County, Texas, on the Final Plat of such Subdivision on the 18 day of August, 2020.

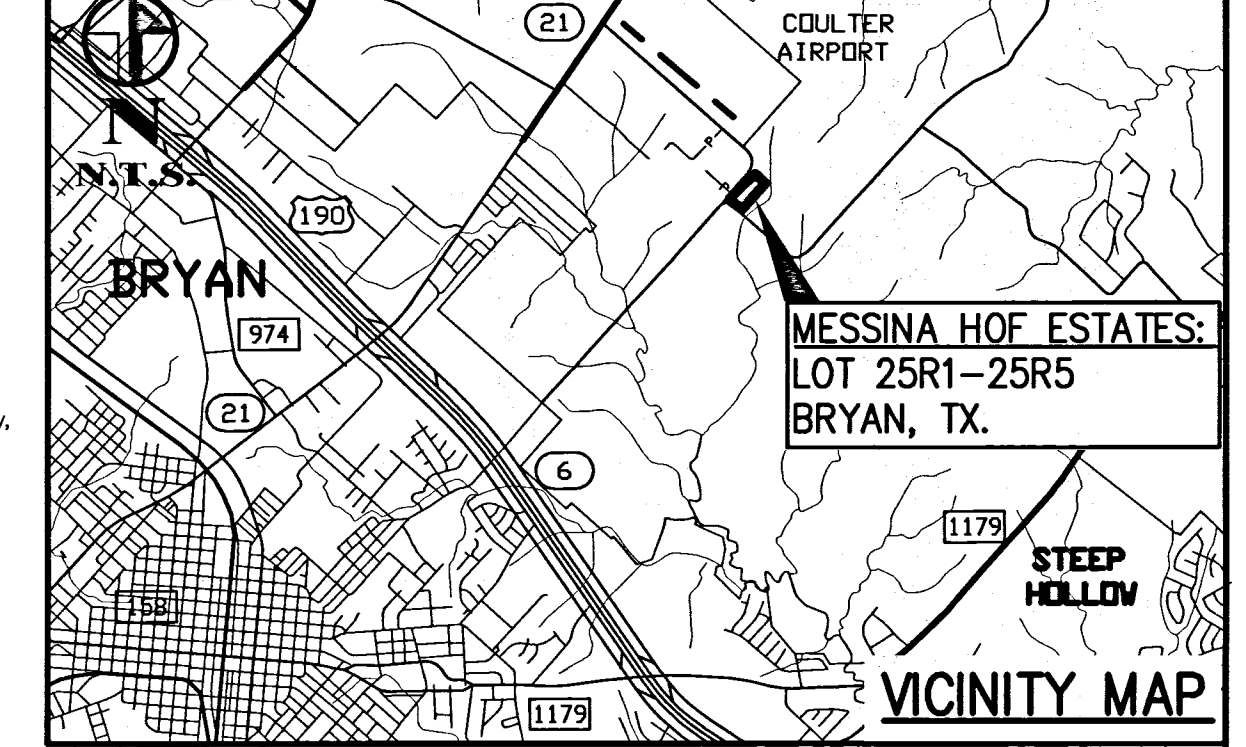
[Signature]
County Judge, Brazos County, Texas

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 11/12/2020 10:27:00 AM
In the PLAT Records

Doc Number: 2020 - 1411860
Volume - Page: 16513 - 158
Number of Pages: 1
Amount: 73.00
Order#: 2020*112000021
By: PD

[Signature]
County Clerk, Brazos County, Texas

Derk of Brazos County, of authentication was _____ 20__
.. Official Records of



CONSTRUCTION STANDARDS & NOTES:

- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
- THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS FLOODPLAIN MAP. IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
- RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY.
- ANY IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, IRRIGATION, LANDSCAPING, SIDEWALKS, SUBDIVISION IDENTIFICATION SIGNS, ETC. SHALL BE MAINTAINED IN ACCORDANCE WITH AN EXECUTED LICENSE AGREEMENT BETWEEN THE COUNTY AND THE OWNER.
- FOR ALL ON-SITE SEWAGE FACILITIES (OSSF), THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING A DEVELOPMENT PLAN, AS PERFORMED BY A PROFESSIONAL SANITARIAN, A LICENSED PROFESSIONAL ENGINEER, OR PERSON CERTIFIED AS REQUIRED BY TCEQ TITLE 30 TAC CHAPTER 285. THE SEWAGE DISPOSAL PLAN SHALL BE PERFORMED ACCORDING TO RULES AND REGULATIONS ESTABLISHED BY THE BRAZOS COUNTY ON-SITE SEWAGE FACILITY (OSSF) ORDER AND TCEQ TITLE 30 TAC CHAPTER 285.
- ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE OSSF MAY BE CONSTRUCTED.
- OSSF DISPOSAL AREAS SHALL NOT EXCEED THE 100-FOOT OR THE 150-FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
- OSSF SHALL BE DESIGNED WHERE NO DAMAGE WILL OCCUR TO THE SYSTEM DURING A FLOOD.
- A PROFESSIONAL ENGINEER MUST ADDRESS TANK FLOTATION.
- ALL ELECTRICAL COMPONENTS (SUCH AS ALARMS, JUNCTION BOXES & COMPRESSORS) SHALL BE ELEVATED ABOVE THE FLOOD PLAIN.
- OSSF STORAGE TANKS SHALL NOT BE PERMITTED WITH THE 100-YEAR FLOODPLAIN.
- ELECTRICAL SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).

CERTIFICATION OF THE ENGINEER

I, RABON A. METCALF, PE (No. 88583), Registered Engineer, certify that proper engineering consideration has been given to the improvements described herein.

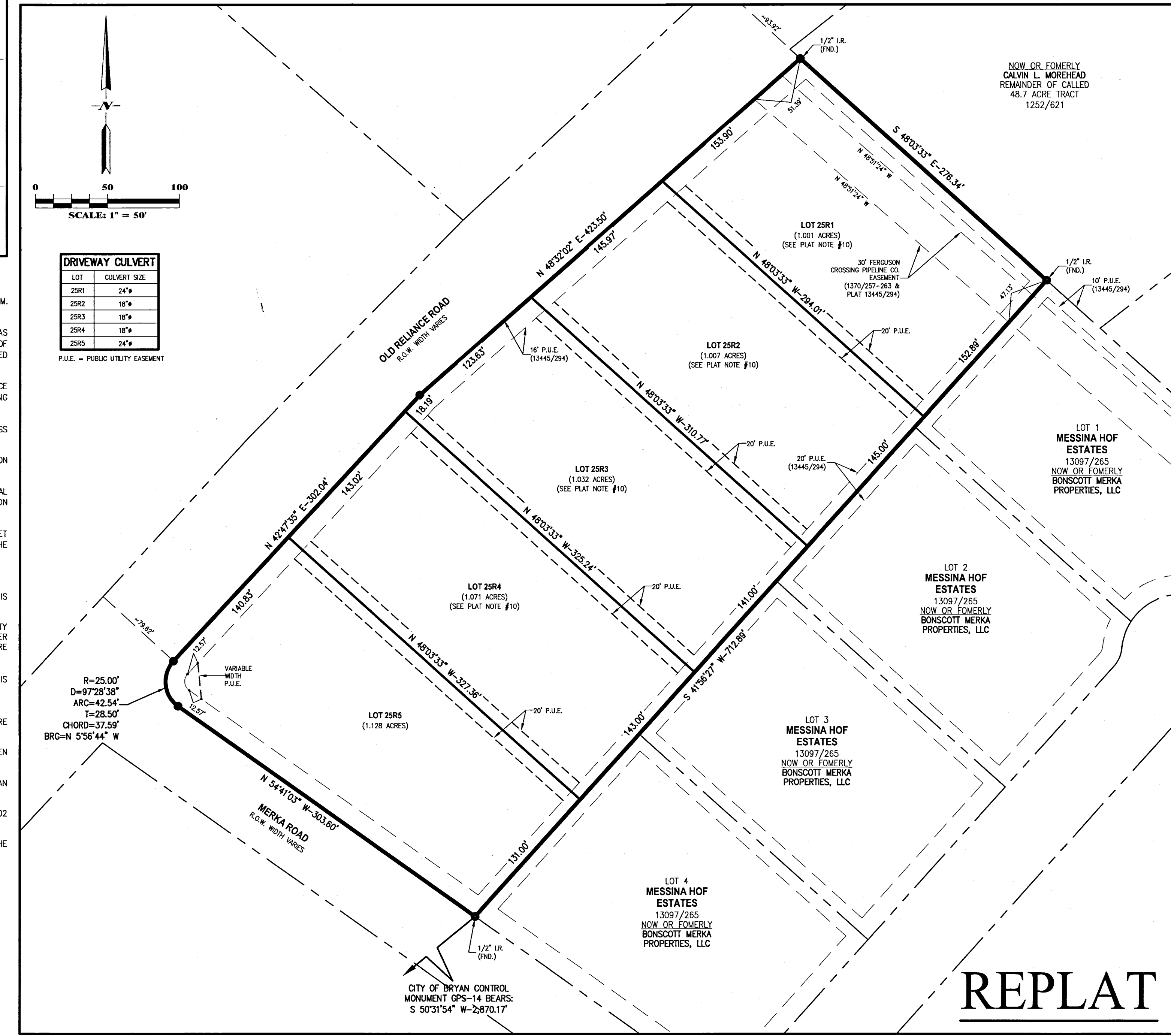
[Signature]
RABON A. METCALF, PE No. 88583

CERTIFICATION OF THE SURVEYOR

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 made on the ground under my supervision.

[Signature]
BRAD KERR, RPLS No. 4502

SURVEYED BY: KERR SURVEYING, LLC
409 NORTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195



DRIVEWAY/CULVERT

| LOT | CULVERT SIZE |
|------|--------------|
| 25R1 | 24" x 24" |
| 25R2 | 18" x 18" |
| 25R3 | 18" x 18" |
| 25R4 | 18" x 18" |
| 25R5 | 24" x 24" |

P.U.E. = PUBLIC UTILITY EASEMENT

FINAL PLAT
OF
MESSINA HOF ESTATES
LOT 25R1 - LOT 25R5
BEING A REPLAT OF
MESSINA HOF ESTATES
LOT 25
5.24 ACRES
VOLUME 13445, PAGE 294
THOMAS M. SPLANE SURVEY, A-53
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER 2019

LANDOWNER INFORMATION
BONSCOTT MERKA PROPERTIES, LLC
c/o PAUL & MERRILL BONARRIGO
4401 OLD RELIANCE ROAD
BRYAN, TX 77808
(979) 820-1238
Merrill@messinahof.com

POST OFFICE BOX 9253
COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmengineer.com
OFFICE - (979) 764-0704

TEXAS FIRM REGISTRATION No. F-4695

FILENAME: 0702RPA1 SCALE: VARIES
SUBMITTED DATE: 6/15/20
REVISIONS:
DRAWN BY: R.A.M. CHECKED BY: BRAD KERR
FIELD BOOK: N/A PAGES: N/A
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
304 - 0702

SHEET **1** OF 1