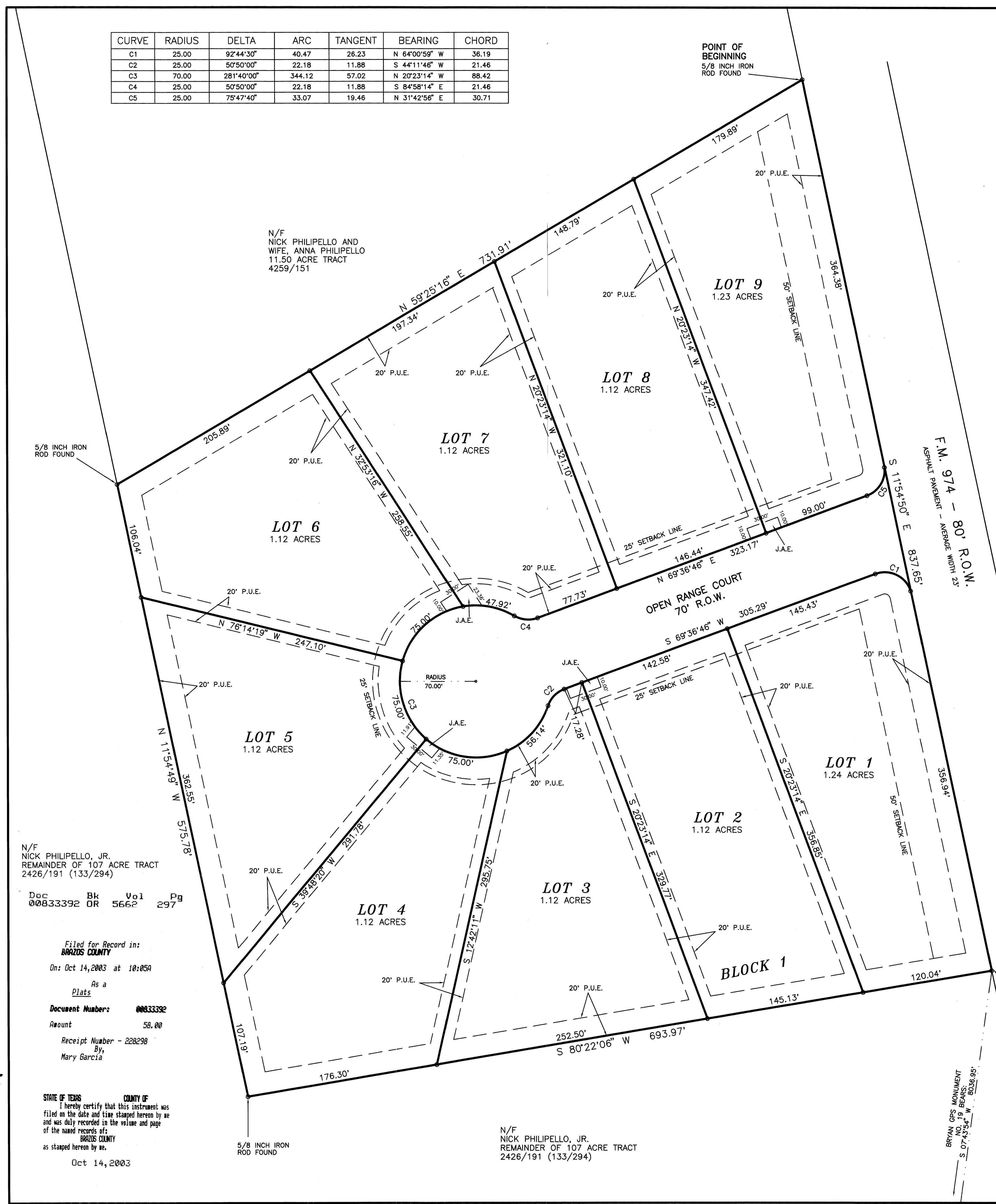


CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	92°44'30"	40.47	26.23	N 64°00'59" W	36.19
C2	25.00	50°50'00"	22.18	11.88	S 44°11'46" W	21.46
C3	70.00	281°40'00"	344.12	57.02	N 20°23'14" W	88.42
C4	25.00	50°50'00"	22.18	11.88	S 84°58'14" E	21.46
C5	25.00	75°47'40"	33.07	19.46	N 31°42'56" E	30.71



N/F NICK PHILIPPELO, JR. REMAINDER OF 107 ACRE TRACT 2426/191 (133/294)

Doc 00833392 Bk OR Vol 5662 Pg 297

Filed for Record in: BRAZOS COUNTY
On: Oct 14, 2003 at 10:05A

As a Plat

Document Number: 00833392
Amount: 58.00

Receipt Number - 228298
By: Mary Garcia

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped herein by me.

Oct 14, 2003

N/F NICK PHILIPPELO, JR. REMAINDER OF 107 ACRE TRACT 2426/191 (133/294)

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS

I (We) Donmichael L. Triolo, owner(s) and developer(s) of the land shown on this plat, and designated herein as Open Range Addition to Brazos County, 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.

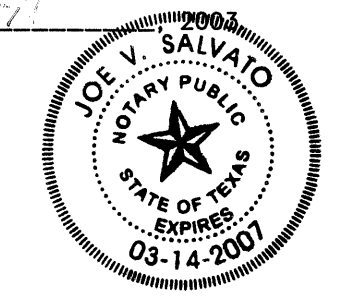
Donmichael L. Triolo
Owner(s)

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Donmichael L. Triolo, 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 22nd day of April, 2003.

Joe J. Salgado
Notary Public, Brazos County, Texas



APPROVAL OF PLANNING AND ZONING COMMISSION

I, ROY FLORES, 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 17th day of February, 2003.

Roy Flores
Chairman

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.

[Signature]
Planning Administrator, City of Bryan

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.

[Signature]
City Engineer, 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.

[Signature]
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 18th day of MARCH, 2003. Signed this the 25th day of APRIL, 2003.

[Signature]
County Judge, Brazos County, Texas

METES AND BOUNDS DESCRIPTION OF A 11.25 ACRE TRACT G. H. COLEMAN SURVEY, A-10 BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE G. H. COLEMAN SURVEY, ABSTRACT NO. 10, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND CALLED 11.25 ACRES AS DESCRIBED BY A DEED TO DONMICHAEL TRIOLO RECORDED IN VOLUME 4910, PAGE 223 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF FM 974 (80' R.O.W. PER 139/507) MARKING THE NORTH CORNER OF A CALLED 11.50 ACRE TRACT AS DESCRIBED BY A DEED TO NICK PHILIPPELO AND WIFE, ANNA PHILIPPELO, RECORDED IN VOLUME 4259, PAGE 151 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE ORIGINAL NORTH CORNER OF THE REMAINDER OF A CALLED 107 ACRE TRACT AS DESCRIBED BY A DEED TO NICK PHILIPPELO, JR. RECORDED IN VOLUME 2426, PAGE 191 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 11° 54' 50" E ALONG THE WEST LINE OF FM 974 FOR A DISTANCE OF 837.65 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 11.50 ACRE PHILIPPELO TRACT AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED;

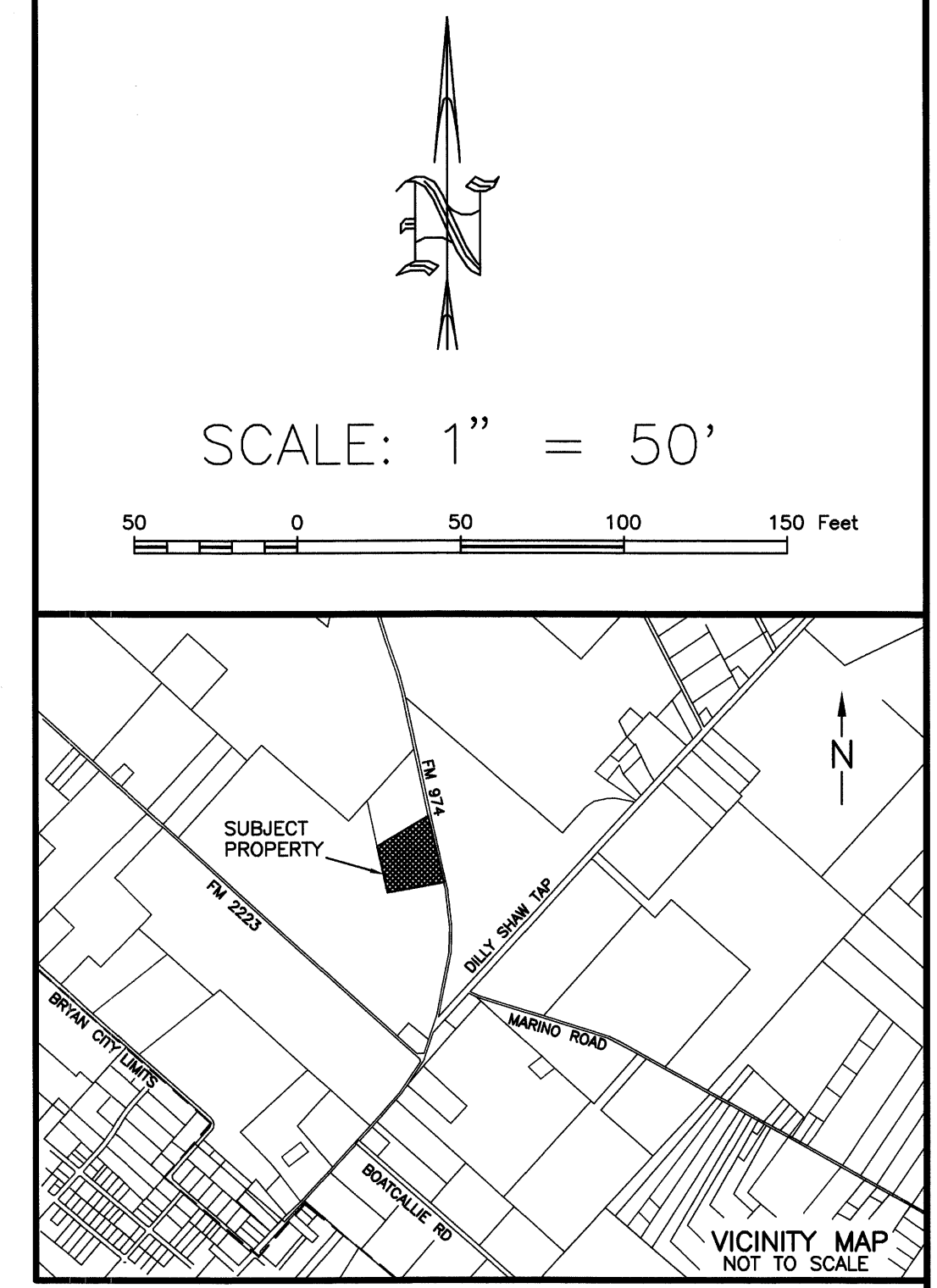
THENCE: S 11° 54' 50" E CONTINUING ALONG THE WEST LINE OF FM 974 FOR A DISTANCE OF 837.65 FEET TO A NAIL FOUND IN THE TOP OF A 12 INCH FENCE CORNER POST MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT AND A NORTHEAST CORNER OF SAID REMAINDER OF 107 ACRE TRACT;

THENCE: S 80° 22' 06" W ALONG THE COMMON LINE OF SAID 11.25 ACRE TRIOLO TRACT AND SAID REMAINDER OF 107 ACRE TRACT FOR A DISTANCE OF 693.97 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 11° 54' 49" W CONTINUING ALONG THE COMMON LINE OF SAID 11.25 ACRE TRIOLO TRACT AND SAID REMAINDER OF 107 ACRE TRACT FOR A DISTANCE OF 575.78 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF SAID 11.50 ACRE PHILIPPELO TRACT, FOR REFERENCE A 1/2 INCH IRON PIPE FOUND BEARS: S 68° 47' 44" W FOR A DISTANCE OF 7.74 FEET;

THENCE: N 59° 25' 16" E ALONG THE COMMON LINE OF SAID 11.25 ACRE TRIOLO TRACT AND SAID 11.50 ACRE PHILIPPELO TRACT FOR A DISTANCE OF 731.91 FEET TO THE POINT OF BEGINNING CONTAINING 11.25 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND APRIL, 2002. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502



SCALE: 1" = 50'

0 50 100 150 Feet

CERTIFICATE OF 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 on the day of APRIL, 2003, in the Official Public Records of Brazos County, Texas, in Volume 2628, Page 207.

Karen McQueen
County Clerk
Brazos County, Texas

- GENERAL NOTES
1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF's) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
 2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
 3. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 4. WICKSON CREEK S.U.D. WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
 5. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 6. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48014C0131 C, EFFECTIVE DATE JULY 2, 1992.
 7. 5/8 INCH IRON ROD SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 8. AT THE DATE OF THIS PLAT NO WATER LINE EXISTS ALONG THIS PORTION OF FM 974. FUTURE WATER LINE PLACEMENT WILL BE SELECTED BY WICKSON CREEK S.U.D. UPON REVIEW OF THIS PLAT.
 9. 20' PUBLIC UTILITY EASEMENT AROUND PERIMETER OF PROPERTY, ALONG OPEN RANGES COURT AND CENTERED ALONG ALL INTERIOR LOT LINES.
 10. LOTS 1 AND 9 SHALL HAVE ACCESS FROM OPEN RANGE COURT ONLY.

FINAL PLAT
OF
OPEN RANGE ADDITION
11.25 ACRES
G. H. COLEMAN SURVEY, A-10
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: 04-25-02
PLAT DATE: 12-10-02
REVISED: 03-28-03
JOB NUMBER: 02-1093
CAD NAME: 02-1093F
CR5 FILE: 02-0334

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

PREPARED FOR: DONMICHAEL TRIOLO
4085 DILLY SHAW TAP
BRYAN, TEXAS 77808
PHONE (979) 412-0604