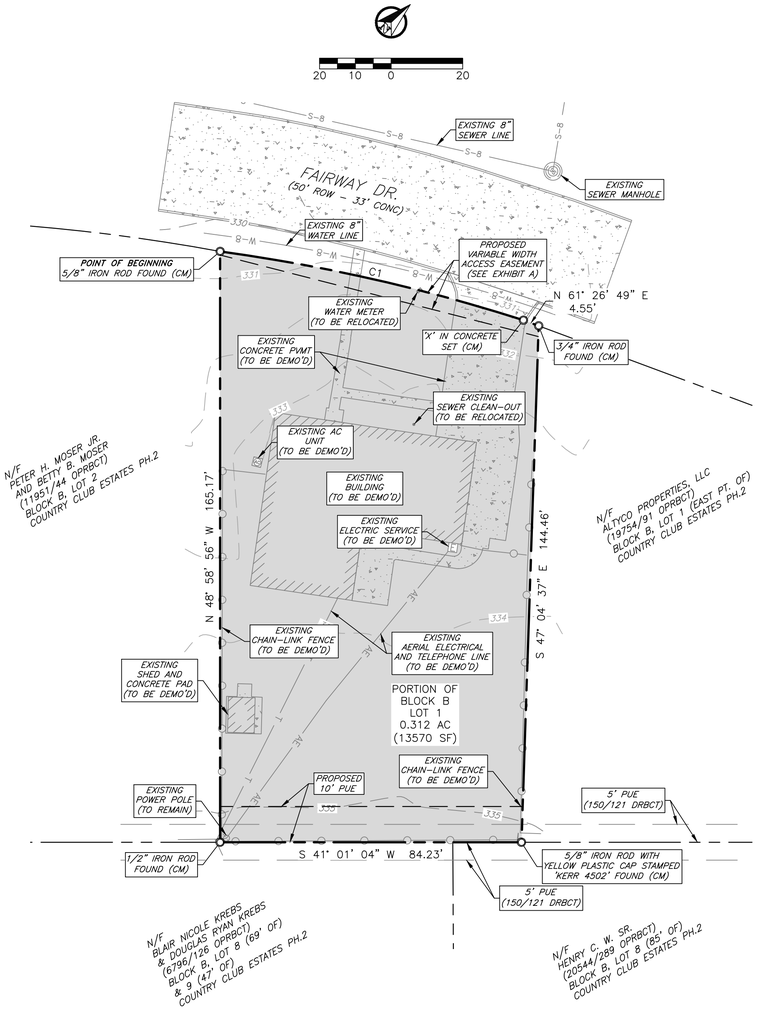
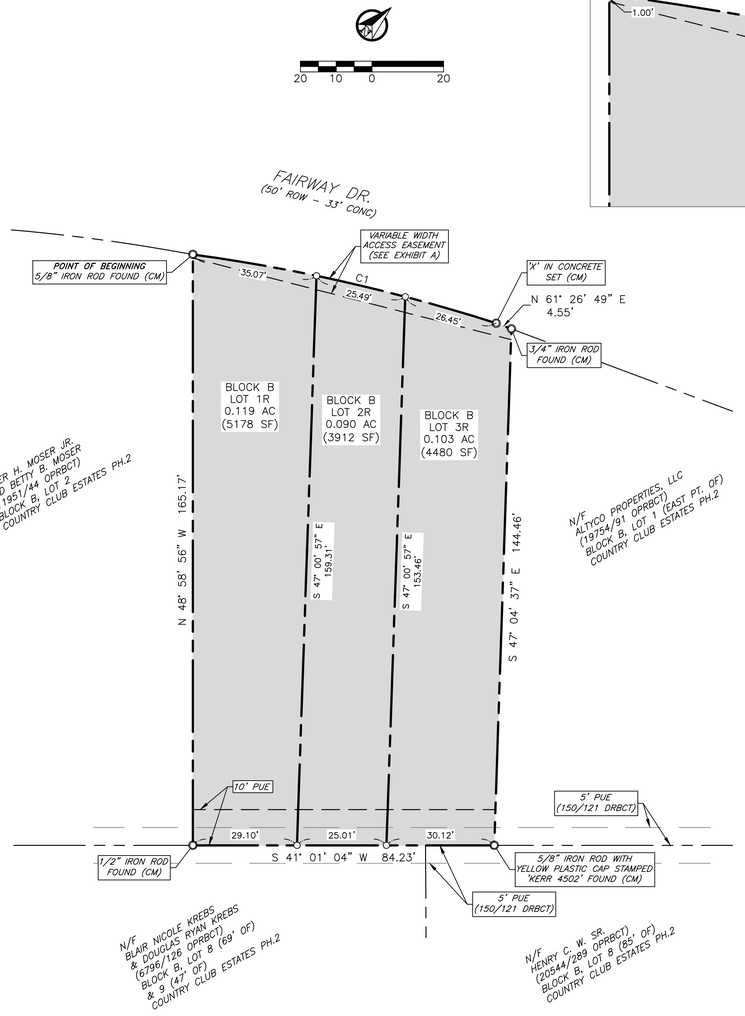
ORIGINAL PLAT
(150/121 OPRBCT)



REPLAT



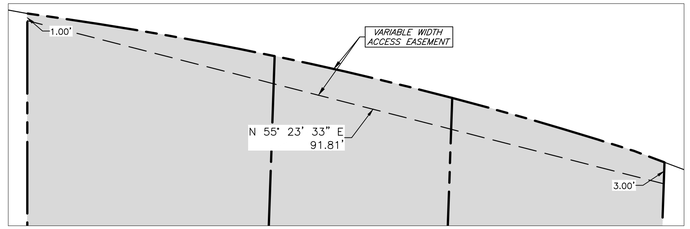


Exhibit A
Scale: 1"=10'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	87.03'	498.00'	10° 00' 47"	N 53° 47' 01" E	86.92'	43.63'

FIELD NOTES DESCRIPTION OF A 0.312 ACRE TRACT ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.312 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK B IN COUNTRY CLUB ESTATE NO. 2 FILED IN VOLUME 150, PAGE 121 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.312 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE WEST CORNER OF SAID LOT 1, SAME BEING THE NORTH CORNER OF LOT 2, BLOCK B IN SAID COUNTRY CLUB ESTATE NO. 2 AND IN THE SOUTH RIGHT-OF-WAY LINE OF FAIRWAY DRIVE (50 FOOT RIGHT-OF-WAY, 150/121 DRBCT);

THENCE, WITH THE NORTHWEST LINE OF SAID LOT 1 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF FAIRWAY DRIVE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 498.00 FEET, AN ARC LENGTH OF 87.03 FEET, A DELTA ANGLE OF 10° 00' 47", AND A CHORD WHICH BEARS N 53° 47' 01" E, A DISTANCE OF 86.92 FEET TO AN 'X' IN CONCRETE SET; AND
2. N 61° 26' 49" E, FOR A DISTANCE OF 4.55 FEET TO A 3/4 INCH IRON ROD FOUND IN THE NORTHWEST LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF FAIRWAY DRIVE;

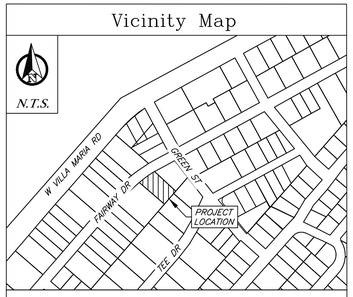
THENCE, THROUGH SAID LOT 1, S 47° 04' 37" E, FOR A DISTANCE OF 144.46 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND IN THE SOUTHEAST LINE OF SAID LOT 1, SAME BEING IN THE NORTHWEST LINE OF LOT 8, BLOCK B IN SAID COUNTRY CLUB ESTATE NO. 2;

THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID LOT 8, S 41° 01' 04" W, FOR A DISTANCE OF 84.23 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID LOT 1, THE EAST CORNER OF SAID LOT 2 AND IN THE NORTHWEST LINE OF SAID LOT 8 FROM WHICH A 3/8 INCH IRON ROD FOUND BEARS S 41° 01' 04" W, A DISTANCE OF 149.98 FEET;

THENCE, WITH THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, N 48° 58' 56" W, FOR A DISTANCE OF 165.17 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 0.312 ACRES, MORE OR LESS.

SURVEYED ON THE GROUND OCTOBER 2026 UNDER MY SUPERVISION. SEE PLAT PREPARED OCTOBER 2026 FOR OTHER INFORMATION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2). DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000109973431796 (CALCULATED USING GEOID12B). REFERENCE DRAWING: 26-1377-S TOPO.

Vicinity Map



General Notes:

1. The purpose of this plat is to split the existing property into three separate properties.
2. Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
3. Distances shown hereon are surface distances unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.000109973431796 (calculated using GEOID12B).
4. This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0215F, revised April, 2, 2014.
5. 1/2" Iron rods with plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
6. The topography shown is based on survey data.
7. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
8. This property is zoned Residential District 5000 (RD-5).
9. Where electric facilities are installed, the BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Robert Crowley, Managing Member of Aggie Hawk, LLC, owner and developer of the land shown on this plat, being the tract of land conveyed to me in the Deeds Records of Brazos County in Volume 150, Page 121, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all street, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____
Robert Crowley
Managing Member of Aggie Hawk, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein stated. Given under my hand and seal on this _____ day of _____, 20__

_____
Notary Public, Brazos County , Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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.

_____
Michael Konetski, R.P.L.S. No. 6531

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 _____ day of _____, 20___.

_____
City Engineer, Bryan, Texas

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 _____ day of _____, 20___.

_____
City Planner
Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, 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 and Zoning Commission of the City of Bryan on the _____ day of _____, 20_____ and same was duly approved on the _____ day of _____ 20_____ by said Commission.

_____
Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS

COUNTY OF BRAZOS

I, _____, 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 _____ day of _____, 20_____, in the Official Records of Brazos County in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

Annotations:

ROW-	Right-of-Way
HMAC-	Hot mix Asphaltic concrete
DRBCT-	Deed Records Of Brazos County, Texas
ORBCT-	Official Records Of Brazos County, Texas
OPRBCT-	Official Public Records Of Brazos County, Texas
()-	Record information
(CM)-	Controlling Monument used to establish property boundaries
PUE-	Public Utility Easement
CAE-	Cross Access Easement
PAE-	Public Access Easement
DE-	Drainage Easement
PrDE-	Private Drainage Easement
TYP-	Typical
N/F-	Now or Formerly

Final Plat

County Club Estates Phase 2 Block B, Lots 1R, 2R, and 3R 0.312 Acres

Being a Replat of a portion of Block B, Lot 1
Country Club Estates Phase 2
Volume 150, Page 121, OPRBCT
Bryan, Brazos County, Texas
November 2026
Scale: 1"=20'

Owner:
Aggie Hawk, LLC
543 William D. Fitch Pkwy
College Station, TX 77845

Surveyor:
Kerr Surveying, LLC
1718 Briarcrest Drive
Bryan, TX 77802
979-268-3185
TBPELS #10018500
Proj # 26-1377

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951