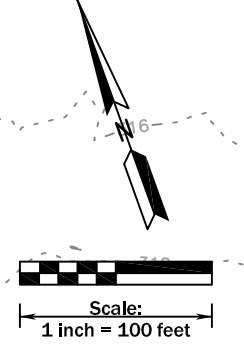


VICINITY MAP
(NTS)

**LOT 1, BLOCK 1
COUNTRY CLUB LAKE
ADDITION
44.13 ACRE**

**LOT 2, BLOCK 1
COUNTRY CLUB LAKE
ADDITION
(PLAT, 3015/65 ORBCT)
CITY OF BRYAN**



**SHEET 1 = ORIGINAL PLAT
SHEET 2 = FINAL PLAT (REPLAT)**



**FIELD NOTES DESCRIPTION
OF A
44.13 ACRE TRACT
BEING ALL OF LOT 1, BLOCK 1 OF THE COUNTRY CLUB LAKE ADDITION
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 44.13 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1 OF THE COUNTRY CLUB LAKE ADDITION FILED IN VOLUME 3015, PAGE 65 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT); SAID 44.13 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found at the intersection of the southwest right-of-way line of South College (a called 90' wide right-of-way, 30119 of the Deed Records of Brazos County, Texas (DRBCT) and 3015/65 ORBCT) and the southeast right-of-way line of Rountree Drive (a 60' wide right-of-way, 3015/65 ORBCT), for a northeast corner of said Lot 1, from which the City of Bryan monument GPS-52 bears N 01° 57' 30" E, a distance of 1,366.40 feet;

THENCE, with the northeast line of said Lot 1, along the southwest line of South College, the following two (2) courses and distances:

- 1) S 36° 06' 22" E, a distance of 1,014.24 feet to a 1/2 inch iron rod found at an angle point in said line;
- 2) S 32° 39' 10" E, a distance of 370.84 feet to a 1/2 inch iron rod set (all 1/2 inch iron rods set with a blue plastic cap stamped "KERR SURVEYING") in the northwest right-of-way line of W. Villa Maria Road - FM 1179 (a 100' wide right-of-way, 304/121 DRBCT) for the southeast corner of said Lot 1 and the most easterly corner hereof;

THENCE, with the northwest right-of-way line of W. Villa Maria Road, same being the southeast line of said Lot 1, S 61° 20' 30" W, for a distance of 248.96 feet to a 1/2 inch iron rod set for the south common corner of said Lot 1 and Lot 2 of said Block 1 and the most southerly corner hereof;

THENCE, with the common line of said Lots 1 and 2, the following four (4) courses and distances:

- 1) N 69° 18' 24" W, a distance of 1,472.67 feet to a 1/2 inch iron rod set for an angle point in said line;
- 2) N 46° 16' 12" W, a distance of 822.06 feet to a point in an existing building for an angle point in said line;
- 3) S 61° 11' 30" W, a distance of 375.07 feet to an "X" set in concrete for an angle point in said line;

4) N 45° 38' 35" W, a distance of 277.70 feet to a 1/2 inch iron rod set on the southeast right-of-way line of Williamson Drive (a 50' wide right-of-way, 123/251 DRBCT) for the north common corner of said Lots and the most westerly corner hereof;

THENCE, with the southeast right-of-way line of Williamson Drive, same being the northwest line of said Lot 1, the following two (2) courses and distances:

- 1) N 41° 08' 45" E, a distance of 177.90 feet to a 1/2 inch iron rod set for an angle point in said line;
- 2) N 46° 08' 01" E, a distance of 945.67 feet to a 1/2 inch iron rod found in the southwest right-of-way line of Rountree Drive at the north corner of said Lot 1 and the most northerly corner hereof;

THENCE, with the southwest and southeast lines of Rountree Drive, same being the northeast line of said Lot 1, the following three (3) courses and distances:

- 1) S 44° 57' 22" E, a distance of 330.74 feet to a 1/2 inch iron rod found at an angle point in said line;
- 2) S 39° 37' 23" E, a distance of 784.01 feet to a 1/2 inch iron rod found at the south corner of Rountree Drive;
- 3) N 62° 57' 04" E, a distance of 434.61 feet to the POINT OF BEGINNING hereof and containing 44.13 acres, more or less.

Surveyed on the ground August 2022 under my supervision. See plat prepared September 2022 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAB03 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are grid distances. To obtain surface distances (not surface areas) multiply by a combined scale factor of 1.00010962099474 (calculated using GED0128). Reference drawing: 22-765-Boundary.

Nathan Paul Kerr
Registered Professional Land Surveyor No. 6834
9/1/22



Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803
Office: (979) 268-3195 | Web: www.kerrandsurveying.com
Surveys@kerrandsurveying.net | TPPLS Firm No. 10018550

LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
ORBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
N/F = NOW OR FORMERLY
() = RECORD INFORMATION
(P) = PER PLAT, 3015/65 ORBCT

PLAT NOTES:

THIS PROPERTY IS LOCATED WITHIN THE 100 -YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM 48041C0215 F, DATED APRIL 2, 2014. APPROXIMATE FLOOD PLAIN LINES ARE SHOWN AND SHOULD NOT BE RELIED ON FOR ANY DESIGN WORK.

THE CURRENT ZONING OF THE SUBJECT PROPERTY IS PLANNED DEVELOPMENT DISTRICT (PD). ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

ALL BOUNDARY SURVEY SHOWN HEREON WAS BASED UPON THE GROUND SURVEY. ALL EXISTING ELEMENTS AS SHOWN ARE NOT FROM ON THE GROUND SURVEY BUT RATHER FROM AERIAL IMAGERY AND SHOULD NOT BE USED FOR ANY DESIGN WORK.

ORIGINAL PLAT

SHEET 1 OF 2 FINAL PLAT

OF
**COUNTRY CLUB LAKE ADDITION
LOTS 1R AND 3, BLOCK 1
(44.13 ACRES)**

BEING A REPLAT OF COUNTRY CLUB LAKE
ADDITION LOT 1, BLOCK 1

SCALE 1"=100'

BRYAN
BRAZOS COUNTY, TEXAS

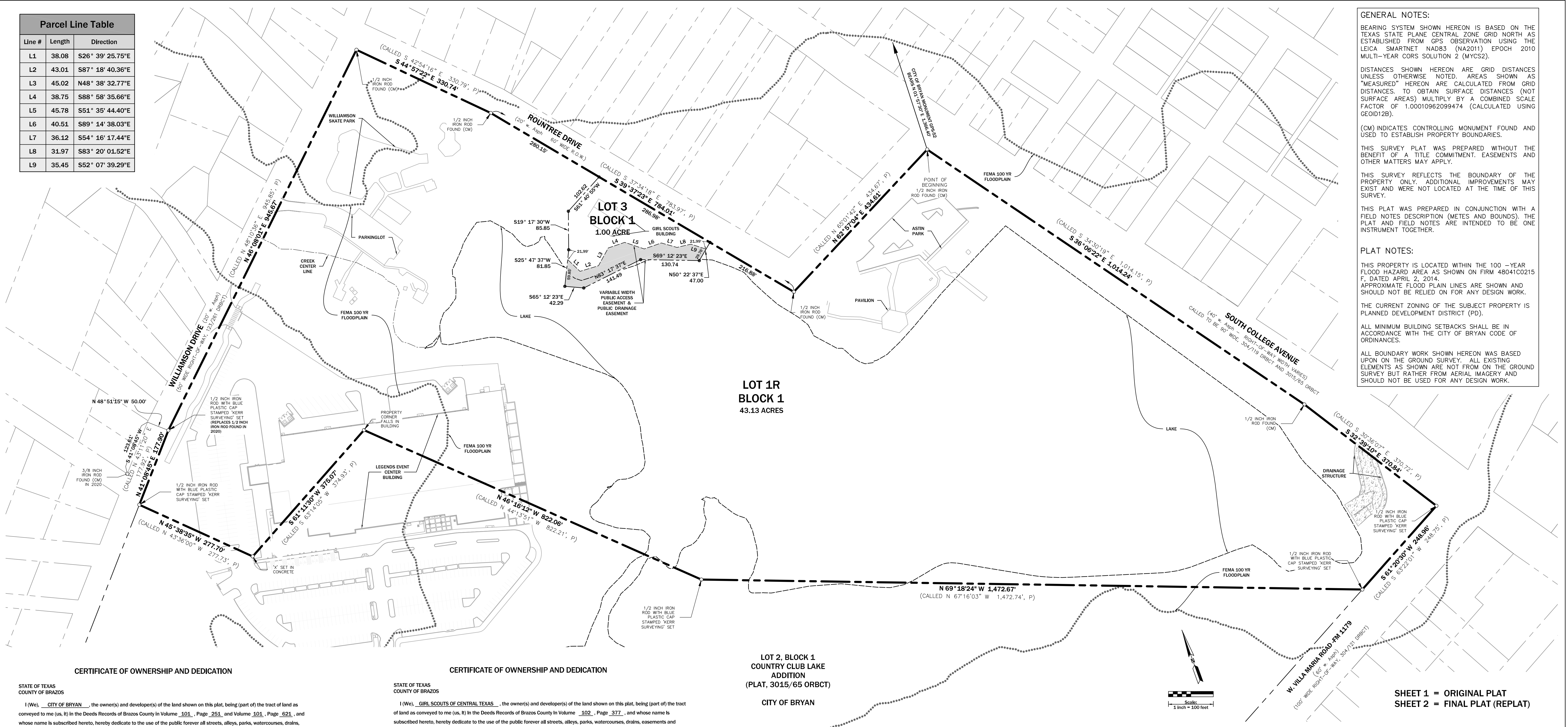
OWNER:
CITY OF BRYAN
300 SOUTH TEXAS AVE
BRYAN, TEXAS 77803
(979) 209-5035

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. SOUTH
COLLEGE STATION,
TX 77845
(979) 260-6963

SURVEYOR:
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
(979) 268-3195

PREPARED AND
SUBMITTED
OCTOBER 2022

Line #	Length	Direction
L1	38.08	S26° 39' 25.75"E
L2	43.01	S87° 18' 40.36"E
L3	45.02	N48° 38' 32.77"E
L4	38.75	S88° 58' 35.66"E
L5	45.78	S51° 35' 44.40"E
L6	40.51	S89° 14' 38.03"E
L7	36.12	S54° 16' 17.44"E
L8	31.97	S83° 20' 01.52"E
L9	35.45	S52° 07' 39.29"E



GENERAL NOTES:

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAZ0211) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010962099474 (CALCULATED USING GEOD12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

THIS SURVEY REFLECTS THE BOUNDARY OF THE PROPERTY ONLY. ADDITIONAL IMPROVEMENTS MAY EXIST AND WERE NOT LOCATED AT THE TIME OF THIS SURVEY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

PLAT NOTES:

THIS PROPERTY IS LOCATED WITHIN THE 100 -YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM 48041C0215 F, DATED APRIL 2, 2014. APPROXIMATE FLOOD PLAIN LINES ARE SHOWN AND SHOULD NOT BE RELIED ON FOR ANY DESIGN WORK.

THE CURRENT ZONING OF THE SUBJECT PROPERTY IS PLANNED DEVELOPMENT DISTRICT (PD).

ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

ALL BOUNDARY WORK SHOWN HEREON WAS BASED UPON THE GROUND SURVEY. ALL EXISTING ELEMENTS AS SHOWN ARE NOT FROM THE GROUND SURVEY BUT RATHER FROM AERIAL IMAGERY AND SHOULD NOT BE USED FOR ANY DESIGN WORK.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), CITY OF BRYAN, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 102, Page 251, and Volume 101, Page 621, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner _____

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) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Brazos County, 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), GIRL SCOUTS OF CENTRAL TEXAS, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 102, Page 377, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner _____

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) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, Brazos County, 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 _____ day of _____, 20____.

City Engineer, Bryan, Texas

**LOT 2, BLOCK 1
COUNTRY CLUB LAKE
ADDITION
(PLAT, 3015/65 ORBCT)
CITY OF BRYAN**

REPLAT

CERTIFICATE BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

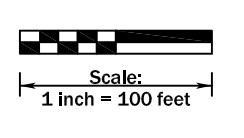
I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____, Page _____.

County Clerk, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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.

Nathan Paul Kerr, R.P.L.S. No. 6834



SHEET 2 OF 2 **FINAL PLAT**

OF

**COUNTRY CLUB LAKE ADDITION
LOTS 1R AND 3, BLOCK 1**
(44.13 ACRES)

BEING A REPLAT OF COUNTRY CLUB LAKE
ADDITION LOT 1, BLOCK 1

SCALE 1"=100'

PREPARED AND SUBMITTED
OCTOBER 2022

BRYAN
BRAZOS COUNTY, TEXAS

OWNER:
CITY OF BRYAN
300 SOUTH TEXAS AVE
BRYAN, TEXAS 77803
(979) 209-5035

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. SOUTH
COLLEGE STATION,
TX 77845
(979) 260-6963

SURVEYOR:
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
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