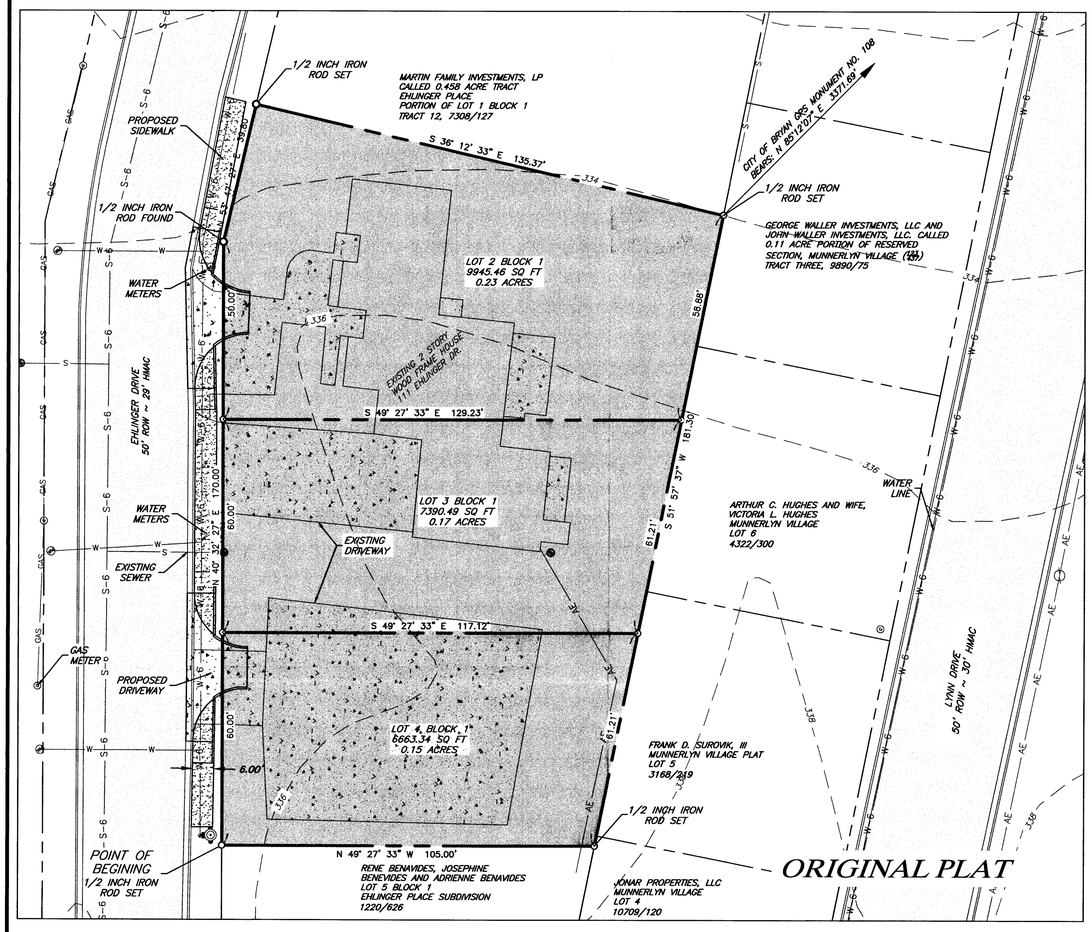
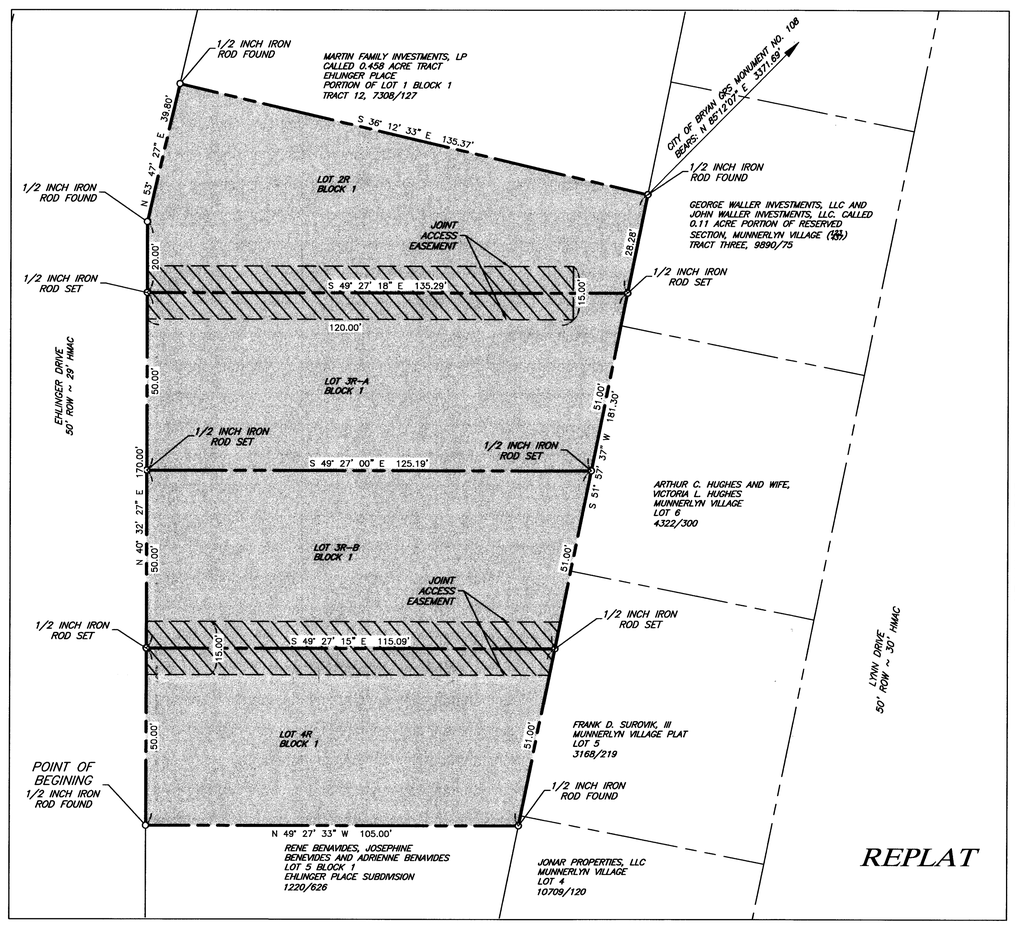




METES AND BOUNDS DESCRIPTION
OF A
0.551 ACRE TRACT
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 2–4, BLOCK 1, EHLINGER PLACE ACCORDING TO THE PLAT RECORDED IN VOLUME 154, PAGE 125 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF EHLINGER DRIVE (50' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 4 AND THE NORTH CORNER OF LOT 5 OF SAID BLOCK 1. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 6 OF SAID BLOCK 1 BEARS: S 40° 32' 27" W FOR A DISTANCE OF 130.12 FEET (PLAT CALL DISTANCE: 130.00 FEET, 154/125);

THENCE: N 40° 32' 27" E ALONG THE SOUTHEAST LINE OF EHLINGER DRIVE FOR A DISTANCE OF 170.00 FEET (PLAT CALL AND MEASURED DISTANCE, 154/125) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID LOT 2;

THENCE: N 53° 47' 27" E CONTINUING ALONG THE SOUTHEAST LINE OF EHLINGER DRIVE FOR A DISTANCE OF 39.80 FEET (PLAT CALL AND MEASURED DISTANCE, 154/125) TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID LOT 2 AND THE WEST CORNER LOT 1 OF SAID BLOCK 1. SAID IRON ROD SET MARKING THE WEST CORNER OF A CALLED 0.458 ACRE TRACT OF LAND AS DESCRIBED AS TRACT 12 BY A DEED TO MARTIN FAMILY INVESTMENTS, LP RECORDED IN VOLUME 7308, PAGE 127 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 36° 12' 33" E ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 FOR A DISTANCE OF 135.37 FEET (PLAT CALL DISTANCE: 135.20 FEET, 154/125) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF A CALLED 0.11 ACRE PORTION OF THE RESERVED SECTION OF SAID MUNNERLYN VILLAGE AS DESCRIBED AS TRACT THREE BY A DEED TO GEORGE WALLER INVESTMENTS, LLC AND JOHN WALLER INVESTMENTS, LLC RECORDED IN VOLUME 9890, PAGE 75 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE EAST CORNER OF SAID LOT 2 AND THE SOUTH CORNER OF SAID LOT 1. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 0.11 ACRE TRACT BEARS: N 51° 57' 37" E FOR A DISTANCE OF 32.36 FEET;

THENCE: S 51° 57' 37" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 0.11 ACRE TRACT, AT 37.64 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.11 ACRE TRACT AND THE NORTH CORNER OF LOT 6 MUNNERLYN VILLAGE, ACCORDING TO THE PLAT RECORDED IN VOLUME 123, PAGE 437 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON ALONG THE COMMON LINE OF SAID LOTS 2, 3 AND 4, BLOCK 1 (154/125) AND MUNNERLYN VILLAGE FOR A TOTAL DISTANCE OF 181.30 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID LOT 4, BLOCK 1 AND THE EAST CORNER OF SAID LOT 5, BLOCK 1. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 4, MUNNERLYN VILLAGE BEARS: S 51° 57' 37" W FOR A DISTANCE OF 74.93 FEET (PLAT CALL: S 53° 42' 00" W – 74.30 FEET, 154/125);

THENCE: N 49° 27' 33" W ALONG THE COMMON LINE OF SAID LOTS 4 AND 5, BLOCK 1 FOR A DISTANCE OF 105.000 FEET (PLAT CALL DISTANCE: 105.50 FEET, 154/125) TO THE POINT OF BEGINNING CONTAINING 0.551 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND AUGUST, 2015. SEE PLAT PREPARED AUGUST, 2015, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Arthur C. & Victoria L. Hughes, owner and developer of the land shown on this plat, and designated herein as Lots 1R through 4R, Block 1, Ehlinger Place to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

_____
Victoria L. Hughes

_____
Arthur C. Hughes

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Arthur C. & Victoria L. Hughes, 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 and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20___.

_____
Notary Public, Brazos County , Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

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 the property markers and monuments were placed under my supervision on the ground.

_____
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATE OF CITY ENGINEER

I, _____, 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, _____, City Planner of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

_____
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

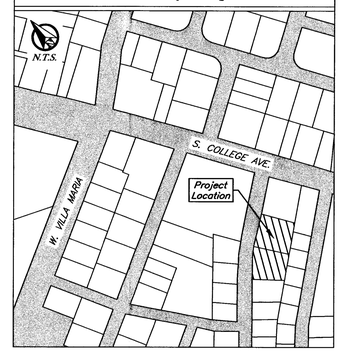
I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____ Page _____.

_____
County Clerk, Brazos County, Texas

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.
3. EXISTING CONTOURS SHOWN HERE ARE FROM GIS DATA.
4. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
5. NO PORTION OF THIS TRACT OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0215F, REVISED April 2, 2014.
6. ALL EXISTING STRUCTURES WILL BE REMOVED FROM THE PROPERTY PRIOR TO RECORDATION OF THE PLAT DOCUMENT.

Vicinity Map



FINAL PLAT

Ehlinger Place
Block 1, Lots 2R-4R
0.551 Acres

Being a Replat of
a Lots 2, 3, & 4, Block 1
Ehlinger Place
Volume 154, Page 125
Bryan, Brazos County, Texas

September 2015

Owner:
Victoria L. & Arthur C. Hughes
111 Ehlinger Dr.
Bryan, TX 77801-3310

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

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

SEP 30 2015

J4 Engineering 9/30/2015 Ehlinger –Replat.dwg J4E Project # 15-032