

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We), Karen Rogers and Mark Konecny, owner(s) and developer(s) of the land shown on this plat, being part of the tract of land as conveyed to me (us) in the Official Records of Brazos County, in Volume 2973, Page 199 & 201, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, ponds, water courses, drains, easements and public places shown herein for the purposes identified.

Owner(s)

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/she/they executed the same for the purposes and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 2007.

Notary Public, Brazos County, Texas

CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, on the Final Plat of such subdivision on the _____ day of _____, 2007.
Signed this _____ day of _____, 2007.

County Judge, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 & Zoning Commission of the City of Bryan on the _____ day of _____, 2006, and same was duly approved on the _____ day of _____, 2007.

Chairman

CERTIFICATION OF 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 _____ day of _____, 2007.

City Planner, 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 and was approved on the _____ day of _____, 2007.

City Engineer, City of Bryan

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 _____, 2007, in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____.

County Clerk, Texas
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 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.

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

METES AND BOUNDS DESCRIPTION

2.12 ACRE TRACT

ZENO PHILLIPS LEAGUE, A-45

BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, INSTRUMENT NO. 45, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 36-1/3 ACRE TRACT DESCRIBED AS SECOND TRACT BY A DEED TO WALTER E. ROGERS AND MARK CLARENCE KONECNY, RECORDED IN VOLUME 2973, PAGE 199 AND 201 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD SET ON THE NORTH LINE OF LEONARD ROAD (80' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 36-1/3 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 8 ACRE TRACT AS DESCRIBED BY A DEED TO FRANK DEGLIA, JR. AND JANIE DEGLIA, RECORDED IN VOLUME 272, PAGE 484 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS; AND FROM THE IRON ROD SET MARKING THE SOUTHWEST CORNER OF SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE, ALONG THE NORTH LINE OF LEONARD ROAD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 47' 31" FOR AN ARC DISTANCE OF 143.70 FEET (CHORD BEARS S 15° 40' 00" W - 143.69 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 48° 24' 17" E THROUGH SAID REMAINDER OF 36-1/3 ACRE TRACT FOR A DISTANCE OF 351.47 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 41° 30' 47" E CONTINUING THROUGH SAID REMAINDER OF 36-1/3 ACRE TRACT FOR A DISTANCE OF 233.27 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 36 ACRE TRACT CURRENTLY OWNED BY ALICE MEYER PUTZ, ACCORDING TO THE BRAZOS COUNTY APPROVAL INSTRUMENT NO. 88 ACRE TRACT BEING FURTHER DESCRIBED IN VOLUME 88, PAGE 86 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS; FOR REFERENCE A FENCE CORNER POST FOUND MARKING THE CORNER CORNER OF SAID REMAINDER OF 36-1/3 ACRE TRACT AND SAID REMAINDER OF 36 ACRE TRACT BEARS N 48° 24' 17" W FOR A DISTANCE OF 101.80 FEET;

THENCE, S 48° 24' 17" E ALONG THE COMMON LINE OF SAID REMAINDER OF 36-1/3 ACRE TRACT AND SAID REMAINDER OF 36 ACRE TRACT AND SAID 8 ACRE TRACT FOR A DISTANCE OF 474.13 FEET TO THE POINT OF BEGINNING, CONTAINING 2.12 ACRES OF LAND, MORE OR LESS, FOR REFERENCE A FENCE CORNER POST FOUND MARKING THE CORNER CORNER OF SAID REMAINDER OF 36-1/3 ACRE TRACT AND SAID REMAINDER OF 36 ACRE TRACT BEARS N 48° 24' 17" W FOR A DISTANCE OF 101.80 FEET.

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

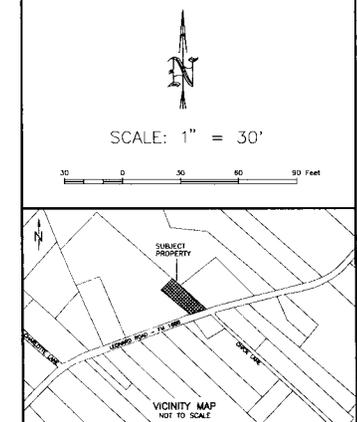
BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"

BEING 20' R.O.W. DEDICATION (0.12 AC.)
ASPHALT PAVEMENT - A.D. WIDTH: 23' 6"



- GENERAL NOTES
1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN AUTHORIZATION TO CONSTRUCT FROM ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 31.004 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 (OSSF) AREAS SHALL NOT EXCEED THE 100 FOOT OR THE 100 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
4. CITY OF BRYAN WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
5. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAN AREA ACCORDING TO THE F.I.M. MAPS, COMMUNITY PANEL NO. 48041C01A1 C, DATED JULY 1, 1992.
6. P.U.C. - PUBLIC UTILITY EASEMENT

N/F KAREN K. ROGERS AND MARK CLARENCE KONECNY REM. 36-1/3 ACRE TRACT SECOND TRACT, 2973/199 & 2973/201

N/F FRANK DEGLIA, JR AND JANIE DEGLIA 8 ACRE TRACT 272/494

N/F ALICE MEYER PUTZ REM. 36 ACRE TRACT (88/66)

LOT 1 BLOCK 1 2.00 ACRES

FINAL PLAT OF J. McNichols' Addition 2.12 ACRES ZENO PHILLIPS LEAGUE, A-45 BRAZOS COUNTY, TEXAS. SCALE: 1 INCH = 30 FEET. SURVEY DATE: 07-28-06. PLAT DATE: 11-14-06. REVISED: 01-30-07. JOB NUMBER: 06-928. CAD NAME: 06-828F. CRS FILE: 06-487. RECEIVED JAN 31 2007. DEVELOPMENT & ENGINEERING SERVICES. PREPARED BY: KERR SURVEYING, LLC. 505 GURCH STREET, P.O. BOX 268 COLLEGE STATION, TEXAS 77841 PHONE (879) 266-3195. PREPARED FOR: JEREMIAH MCNICHOLS 4508 LEONARD ROAD BRYAN, TEXAS 77807 PHONE (979) 220-0395.

- LEGEND:
- UTILITY POLE
 - 40 FT WIRE AND/OR AERIAL ELECTRICAL LINES
 - WELDED WIRE FENCE
 - BARBED WIRE FENCE
 - WOOD FENCING
 - CONCRETE

METES AND BOUNDS DESCRIPTION
 OF A
 2.12 ACRE TRACT
 OF LAND
 2000 PHILLIPS LEAGUE, A-45
 BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATE IN THE SEAS PHILLIPS LEAGUE, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 36-1/3 ACRE TRACT DESCRIBED AS SECOND TRACT BY A DEED TO WAREH K. ROGERS AND MARK CLARENCE HONECNY, RECORDED IN VOLUME 2973, PAGES 199 AND 201 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 5/8 INCH IRON ROD SET ON THE NORTH LINE OF LEONARD ROAD (80' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 36-1/3 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 8 ACRE TRACT AS DESCRIBED BY A DEED TO FRANK DEGELIA, JR. AND JANE DEGELIA RECORDED IN VOLUME 272, PAGE 484 OF THE PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; 500 IRON ROD SET BEING IN A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 250.00 FEET FOR REFERENCE, A FENCE CORNER POST FOUND BEARS: S 48° 39' 15" E 114.16 FEET TO A POINT OF BEGINNING;

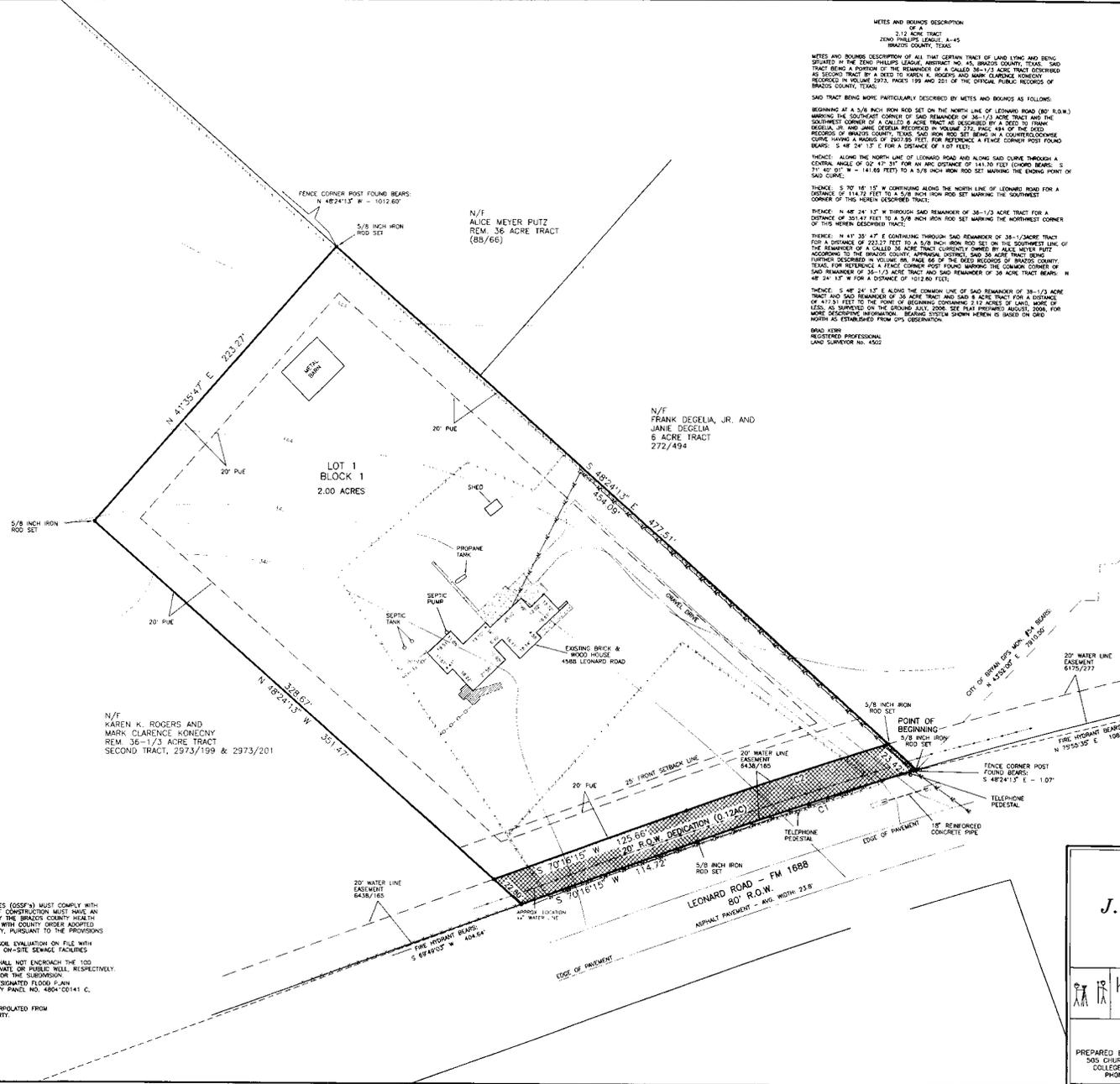
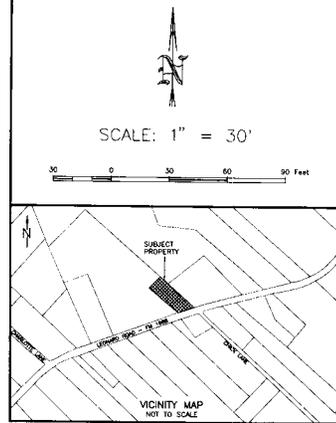
THENCE: ALONG THE NORTH LINE OF LEONARD ROAD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 47' 31" FOR AN ARC DISTANCE OF 141.90 FEET (CHORD BEARS: S 71° 40' 07" W = 141.68 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 70° 16' 15" W CONTINUING ALONG THE NORTH LINE OF LEONARD ROAD FOR A DISTANCE OF 114.72 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 41° 35' 47" E CONTINUING THROUGH SAID REMAINDER OF 36-1/3 ACRE TRACT FOR A DISTANCE OF 233.27 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 36 ACRE TRACT CURRENTLY OWNED BY ALICE MEYER PUTZ ACCORDING TO THE BRAZOS COUNTY APPRAISAL DISTRICT, SAID 36 ACRE TRACT BEING FURTHER DESCRIBED BY VOLUME 48, PAGE 56 OF THE PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS FOR REFERENCE, A FENCE CORNER POST FOUND MARKING THE COMMON CORNER OF SAID REMAINDER OF 36-1/3 ACRE TRACT AND SAID REMAINDER OF 36 ACRE TRACT BEARS: N 48° 24' 15" E 117.18 FEET TO A POINT OF BEGINNING;

THENCE: S 48° 24' 15" E ALONG THE COMMON LINE OF SAID REMAINDER OF 36-1/3 ACRE TRACT AND SAID REMAINDER OF 36 ACRE TRACT FOR A DISTANCE OF 412.31 FEET TO THE POINT OF BEGINNING CONTAINING 2.12 ACRES OF LAND; LEGS SURVEYED ON THE GROUND JULY, 2006. SEE PLAN PREPARED AUGUST, 2006, FOR MORE DETAILED INFORMATION. BEARING SYSTEM GIVEN HEREIN IS BASED ON SAID POINT OF BEGINNING ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4622



C1
 R=2907.95'
 D=02°47'31"
 L=141.70'
 T=70.87'
 LC=141.69'
 CB=S 71°40'01" W

C2
 R=2027.95'
 D=02°33'10"
 L=130.46'
 T=55.24'
 LC=130.44'
 CB=S 71°32'50" W

GENERAL NOTES

1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSFs) 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 ENCLOSED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.068 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 ENCRUST THE 100 FOOT OF THE 100 FOOT ZONARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
4. CITY OF BRYAN WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
5. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.F.R.M. MAPS, COMMUNITY PANEL NO. 4804-C0141-C, DATED JULY 2, 1992.
6. P.U.E. - PUBLIC UTILITY FACILITY.
7. COMPARE SHOWN HEREON OVERLAIN AND INTERPOLATED FROM THE CORRESPONDING QUAD MAP FOR THIS PROPERTY.

PRELIMINARY PLAN
 OF
J. McNICHOLS ADDITION
 2.12 ACRES
 ZENO PHILLIPS LEAGUE, A-45
 BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
 SURVEY DATE: 07-28-06
 PLAT DATE: 11-14-06
 REVISED: 01-30-07
 JOB NUMBER: 06-828
 CAD NAME: 06-828P
 CRS FILE: 06-487

Received
 JUL 28 2007
 Development Engineer
 Services

PREPARED BY: KERR SURVEYING, LLC
 500 CHURCH STREET, P.O. BOX 269
 COLLEGE STATION, TEXAS 77841
 PHONE: (979) 268-3169

PREPARED FOR: JEREMIAH McNICHOLS
 4888 LEONARD ROAD
 BRYAN, TEXAS 77801
 PHONE: (979) 260-0395