

METES AND BOUNDS DESCRIPTION
OF A
9.626 ACRE TRACT
MOSES BAINE LEAGUE, A-3
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE MOSES BAINE LEAGUE, ABSTRACT NO. 3, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 1.00 ACRE TRACT AS DESCRIBED BY A DEED TO MICAH GRABLE AND WIFE, TIFFANY GRABLE, RECORDED IN VOLUME 5694, PAGE 194 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 9.626 ACRE TRACT AS DESCRIBED BY A DEED TO RICHARD S. ALLEN AND WIFE, MICHELLE K. ALLEN, RECORDED IN VOLUME 2340, PAGE 5 OF THE OFFICIAL PUBLIC 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 FOUND ON THE SOUTHWEST CORNER OF SAID REMAINDER OF 9.626 ACRE TRACT AND THE NORTH CORNER OF A CALLED 100 ACRE TRACT AS DESCRIBED BY A DEED TO RANSOM FAMILY LIMITED RECORDED IN VOLUME 357, PAGE 320 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 44° 35' 36" E ALONG THE SOUTHWEST CORNER OF SAID REMAINDER OF 9.626 ACRE TRACT AND THE NORTH CORNER OF A CALLED 2.00 ACRE TRACT AS DESCRIBED BY A DEED TO LEON GARNER AND WIFE, RUTH GARNER, RECORDED IN VOLUME 953, PAGE 703 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

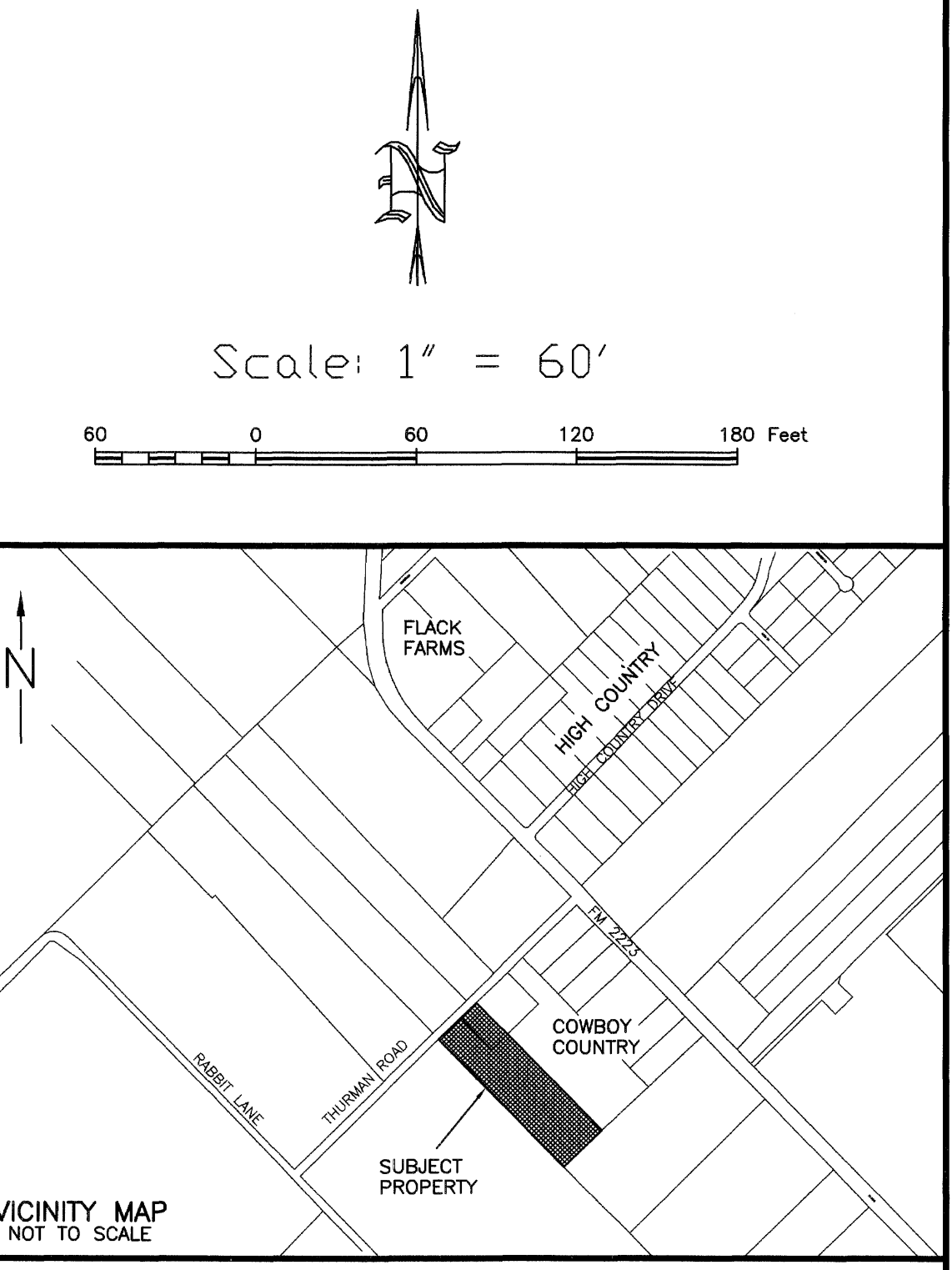
THENCE: S 45° 20' 02" E ALONG THE COMMON LINE OF SAID 1.00 ACRE TRACT AND SAID 2.00 ACRE TRACT FOR A DISTANCE OF 299.84 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 1.00 ACRE TRACT AND SAID 2.00 ACRE TRACT AND SAID REMAINDER OF 9.626 ACRE TRACT, SAID IRON ROD FOUND MARKING THE WEST CORNER OF LOT B, BLOCK 1, COWBOY COUNTRY, ACCORDING TO THE PLAT RECORDED IN VOLUME 2657, PAGE 35 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 45° 26' 13" E ALONG THE COMMON LINE OF SAID REMAINDER OF 9.626 ACRE TRACT AND COWBOY COUNTRY FOR A DISTANCE OF 897.29 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST CORNER OF A CALLED 18.11 ACRE TRACT AS DESCRIBED BY A DEED TO NORMAN PATTISON RECORDED IN VOLUME 5308, PAGE 46 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE EAST CORNER OF SAID REMAINDER OF 9.626 ACRE TRACT AND THE SOUTH CORNER OF COWBOY COUNTRY;

THENCE: S 50° 51' 58" W ALONG THE COMMON LINE OF SAID REMAINDER OF 9.626 ACRE TRACT AND SAID 18.11 ACRE TRACT FOR A DISTANCE OF 362.81 FEET TO A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID 100 ACRE TRACT MARKING THE SOUTH CORNER OF SAID REMAINDER OF 9.626 ACRE TRACT;

THENCE: N 45° 00' 00" W ALONG THE COMMON LINE OF SAID REMAINDER OF 9.626 ACRE TRACT AND SAID 100 ACRE TRACT FOR A DISTANCE OF 1157.54 FEET TO THE POINT OF BEGINNING CONTAINING 9.626 ACRES OF LAND AS SURVEYED ON THE GROUND MARCH, 2004. THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF SAID REMAINDER OF 9.626 ACRE TRACT, 2340/5.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



GENERAL NOTES

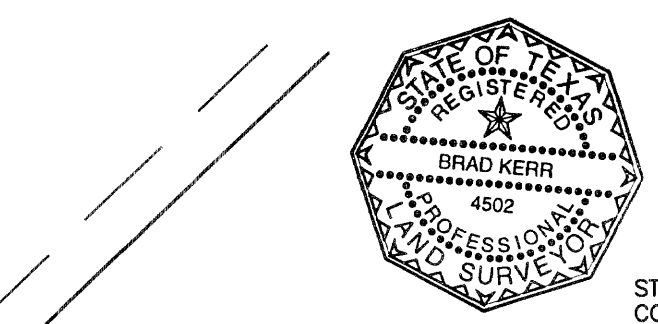
1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF'S) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURED COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS 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 ENCRUCH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
4. WICKSON S.U.D. WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
5. BEARING SYSTEM SHOWN HEREON IS BASED ON THE DEED CALL BEARINGS OF THE PARENT 9.626 ACRE TRACT, 2340/5.
6. BUILDING SETBACK LINES PER BRAZOS COUNTY SUBDIVISION REGULATIONS.
7. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0070 C, EFFECTIVE DATE JULY 2, 1992.
8. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
9. P.U.E. - PUBLIC UTILITY EASEMENT
E.E. - ELECTRICAL EASEMENT

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 APPROVAL
This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 13th day of July, 2004.
Signed this the 13th day of July, 2004.
[Signature]
County Judge, Brazos County, Texas

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 THE COUNTY CLERK
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 13th day of September, 2004, in the Official Public Records of Brazos County, Texas, in Volume 16216, Page 182.
[Signature]
Karen McQueen by Mary Garcia
County Clerk
Brazos County, Texas



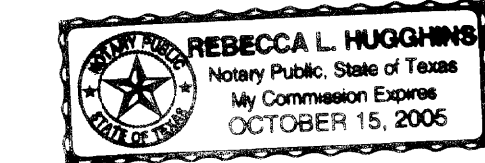
FILED FOR RECORD IN:
BRAZOS COUNTY
On: Sep 13, 2004 at 08:40A
As a
Plat
Document Number: 00859189
Amount: 58.00
Receipt Number: 251017
By:
Mary Garcia

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.
Sep 13, 2004

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY
PREPARED BY: KERR SURVEYING, LLC
505 CHURCH STREET, P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE (979) 268-3195
PREPARED FOR: RICHARD ALLEN
2992 THURMAN ROAD
BRYAN, TEXAS 77808
778-6008

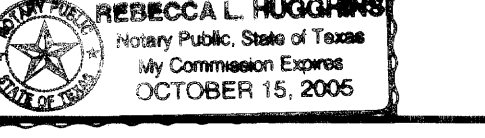
CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I (We) Richard and Michelle Allen owner(s) and developer(s) of the land shown on this plat, and designated herein as Lots 1 and 2, Allen's Back Achers, to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby 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.
[Signature]
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Richard and Michelle Allen 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 13th day of July, 2004.
[Signature]
Notary Public, Brazos County, Texas



CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I (We) Micah and Tiffany Grable owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 3, Allen's Back Achers, to the City of College Station, 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.
[Signature]
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared Micah and Tiffany Grable 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 13th day of July, 2004.
[Signature]
Notary Public, Brazos County, Texas



APPROVAL OF PLANNING AND ZONING COMMISSION
[Signature]
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 13th day of July, 2004.

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

BRYAN GPS MON. #19 BEARS:
S 27°28'00" E 11705.55'