

METES AND BOUNDS DESCRIPTION OF A 1.66 ACRE TRACT JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 24.355 ACRE TRACT AS DESCRIBED BY A DEED TO M. G. PERKINS AND B. T. YAGER RECORDED IN VOLUME 264, PAGE 435 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 24.275 ACRE TRACT AS DESCRIBED BY A DEED TO M. G. PERKINS AND B. T. YAGER RECORDED IN VOLUME 264, PAGE 437 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID REMAINDER OF 24.355 ACRE TRACT AND REMAINDER OF 24.275 ACRE TRACT BEING A PORTION OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO JEFFREY N. CHAPMAN AND WIFE, ANN YAGER CHAPMAN, RECORDED IN VOLUME 1866, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF A CALLED 16.249 ACRE TRACT AS DESCRIBED BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 323, PAGE 6 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF BLOCK 1, BRIARCREST PARK, 2ND INSTALLMENT, ACCORDING TO THE PLAT RECORDED IN VOLUME 372, PAGE 855 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING A SOUTHWEST CORNER OF A CALLED 20.186 ACRE TRACT DESCRIBED AS TRACT ONE, BY A DEED TO BURTON CREEK DEVELOPMENT, LTD. RECORDED IN VOLUME 7015, PAGE 33 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 41° 53' 57" E ALONG THE COMMON LINE OF SAID 20.186 ACRE TRACT AND BRIARCREST PARK, 2ND INSTALLMENT, FOR A DISTANCE OF 120.08 FEET TO A POINT, FOR REFERENCE A 3/8 INCH IRON ROD FOUND BEARS: N 41° 53' 57" E FOR A DISTANCE OF 184.08 FEET

THENCE: THROUGH SAID 20.186 ACRE TRACT AND ALONG THE SOUTH LINE OF A 50.00 FOOT WIDE ACCESS EASEMENT DESCRIBED AS EXHIBIT "C" BY SAID BURTON CREEK DEVELOPMENT DEED (7015/33) FOR THE FOLLOWING CALLS:

S 48° 06' 19" E FOR A DISTANCE OF 224.05 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 225.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 32' 51" FOR AN ARC DISTANCE OF 135.67 FEET (CHORD BEARS: S 65° 22' 44" E - 133.62 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 82° 39' 10" E FOR A DISTANCE OF 98.30 FEET TO A POINT IN AN EXISTING CHAIN LINK FENCE MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 24.355 ACRE TRACT AND SAID REMAINDER OF 24.275 ACRE TRACT AND ALONG SAID FENCE FOR THE FOLLOWING CALLS:

N 24° 04' 00" E FOR A DISTANCE OF 148.92 FEET TO A FENCE CORNER;

S 59° 44' 30" E FOR A DISTANCE OF 296.54 FEET TO A FENCE CORNER;

S 27° 20' 08" W FOR A DISTANCE OF 253.37 FEET TO A FENCE CORNER;

N 59° 19' 29" W FOR A DISTANCE OF 239.81 FEET TO A FENCE CORNER;

N 29° 29' 38" W FOR A DISTANCE OF 52.40 FEET TO A FENCE CORNER;

N 24° 04' 00" E FOR A DISTANCE OF 77.31 FEET TO THE POINT OF BEGINNING CONTAINING 1.66 ACRES OF LAND AS SURVEYED ON THE GROUND AUGUST, 2005. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

20' PIPELINE EASEMENT 544/235

20' GAS LINE EASEMENT

50' ACCESS EASEMENT EXHIBIT "C" 7015/33

N/F BURTON CREEK DEVELOPMENT, LTD. 20.186 ACRE TRACT ONE, 7015/33

CITY OF BRYAN GPS MONUMENT #34 BEARS: N 42°26'46" W 3291.49'

LOT 1 1.66 ACRES

N 29°29'38" W 52.40'

N 24°04'00" E 148.92'

POINT OF BEGINNING

S 59°44'30" E 296.54'

S 27°20'08" W 253.37'

N 59°19'29" W 239.81'

30' PIPELINE EASEMENT 557/295

- GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  2. PROPERTY IS CURRENTLY ZONED "SF-5".
  3. ALL PROPERTY CORNERS FALL WITHIN THE EXISTING CHAIN-LINK FENCE SURROUNDING PROPERTY.
  4. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0134 C, DATED JULY 2, 1992.
  5. THIS PROPERTY IS RESERVED FOR THE EXISTING WELL SITE ONLY. NO FURTHER DEVELOPMENT WILL BE ALLOWED UNTIL SUCH TIME THE WELL SITE IS ABANDONED AND CLEARED.

Doc	Bk	Vol	Pg
00981464	UR	8322	126

Filed for Record in: BRAZOS COUNTY

On: Nov 13, 2007 at 11:48A

As a Plat

Document Number: 00981464

Amount: 58.00

Receipt Number - 329255

By: Cathy Barcelona

N/F BURTON CREEK DEVELOPMENT, LTD. 20.186 ACRE TRACT ONE, 7015/33

STATE OF TEXAS COUNTY OF BRAZOS I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

2 BRAZOS COUNTY

as stamped hereon by me. Nov 13, 2007

HONORABLE KAREN McQUEEN, COUNTY CLERK BRAZOS COUNTY

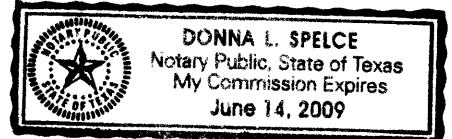
CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF TEXAS COUNTY OF BRAZOS  
I (We) JEFFREY N. CHAPMAN, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1, Chapman Well Site to the City of Bryan, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.  
Jeffrey N. Chapman  
Owner(s)

APPROVAL OF PLANNING AND ZONING COMMISSION  
I, Art Hugler, 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 6<sup>th</sup> day of July, 2006.  
Art Hugler  
Chairman

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.  
Keri Russell  
Planning Administrator, 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.  
Donna L. Spelce  
City Engineer, City of Bryan

STATE OF TEXAS COUNTY OF BRAZOS  
I, Jeffrey N. Chapman, undersigned authority, on this day personally appeared Jeffrey N. Chapman, 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 25<sup>th</sup> day of July, 2006.  
Donna L. Spelce  
Notary Public, 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.  
Brad Kerr  
Brad Kerr, R.P.L.S. No. 4502



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 13 day of November, 2006, in the Official Public Records of Brazos County, Texas, in Volume 8322, Page 126.  
Karen McQueen  
County Clerk  
Brazos County, Texas  
By: Shirley Peltier

**FINAL PLAT**  
OF  
LOT 1  
**CHAPMAN WELL SITE**  
1.66 ACRES, JOHN AUSTIN LEAGUE, A-2  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET  
SURVEY DATE: AUG. 2005  
PLAT DATE: 07-11-06

JOB NUMBER: 06-467  
CAD NAME: 06-467  
CR5 FILE: MARIA (cont); 05-449 (job)

PREPARED BY: KERR SURVEYING, LLC  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

PREPARED FOR: JEFFREY N. CHAPMAN  
P.O. BOX 419  
CALDWELL, TEXAS 77836