

**ORIGINAL PLAT**

Scale: 1"=400'

**FIELD NOTES**  
**CHEYENNE COUNTRY ESTATES**  
**A REPLAT OF HARRIS LANE ESTATES**  
**LOTS 1 THROUGH 16**  
**49.55 ACRES**

Being all of that certain tract or parcel of land, lying and being situated in the FRANCIS HENDERSON LEAGUE, A-20, and being all of Lots 1 through 16 of Harris Lane Estates, a plat recorded in Volume 4584, Page 23 of Official Records of Brazos County, Texas; said tract or parcel being more particularly described as follows;

**BEGINNING** at a 5/8" iron rod with cap set at the most westerly corner of said Harris Lane Estates, same point being at the intersection of the northeast right-of-way line of FM 2776 and the southeast right-of-way line of Harris Lane;

**THENCE** N 47°37'24" E - 3057.92 feet along said Harris Lane right-of-way line to a 5/8" iron rod with cap set at the most northerly common corner of said Harris Lane Estates and the Barbara Kindt Jones 156.30 acre tract (723/448);

**THENCE** S 42°26'25" E - 728.89 feet along the common line between Harris Lane Estates and said Jones tract to a 5/8" iron rod with cap set for corner;

**THENCE** S 48°16'04" W - 800.46 feet, S 48°11'31" W - 424.14 feet, S 48°06'15" W - 720.30 feet and S 50°00'09" W - 1104.99 feet, across said Harris Lane Estates along the common line between lots 1 through 16 and lot 18 to a 5/8" iron rod with cap set for corner, same iron rod being on the northeast right-of-way line of FM 2776;

**THENCE** N 43°06'32" W - 606.76 feet continuing along said FM 2776 right-of-way line to a concrete highway monument found at the beginning of a curve to the right;

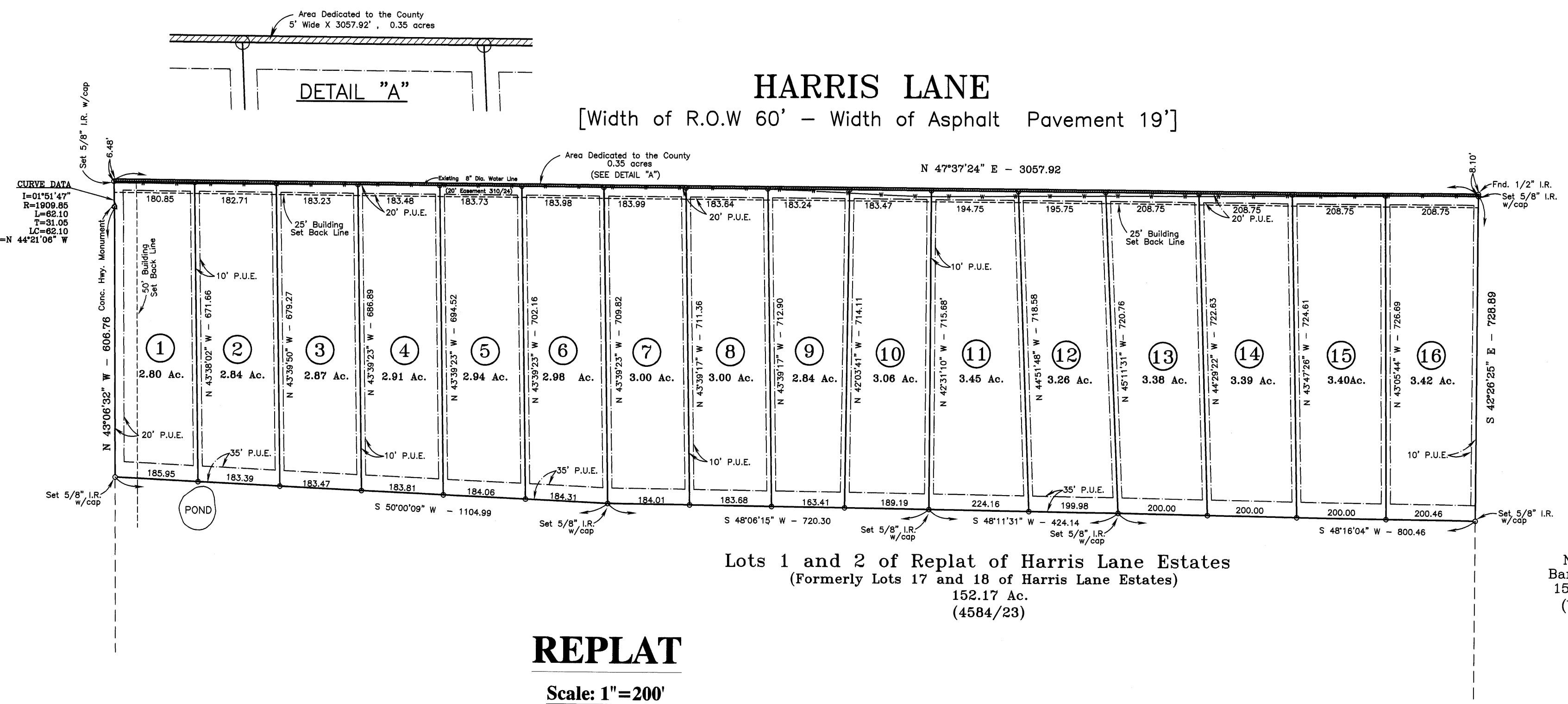
**THENCE** 62.10 feet continuing along said FM 2776 right-of-way line around a curve to the right with a central angle of 0°51'47", a radius of 1909.85 feet and whose chord bears N 44°21'06" W - 62.10 feet to the POINT OF BEGINNING, and containing 49.55 acres of land more or less.

\* Plat bearing used as the basis of bearing.

- GENERAL NOTES**
- 50' wide building set-back line will be provided along FM 2776 side. 25' wide building set-back line will be provided along Harris Lane side.
  - 5/8" Dia. Iron Rods with cap to be set at each lot corner.
  - 20' wide public utility easement to be provided in the front side of each lot along the right-of-way line. On either sides of each lot, a 10' wide public utility easement to be provided. For lots 1 to 16, on the rear side of each lot, a 35' wide public utility easement to be provided.
  - Water service shall be supplied by Wickson Water Supply.
  - Sewer and wastewater collection and treatment shall be provided by private system installed in each lot with the prior issuance of a license by the Brazos County Health District under the provisions of the Private Sewage Facility Regulations adopted by the Commissioner's Court of Brazos County, pursuant to the Texas Health and Safety Code.
  - This property does not lie in the 100-year flood plain elevation according to FIRM Panel No.48041C0070C, Federal Emergency Management Agency, Effective Date : July 2, 1992.

- EASEMENTS**
- Right-of-Way Agreement dated March 4, 1970 from Will Prenal to Diamond Shamrock Corporation, recorded in Volume 284, Page 604, Deed Records of Brazos County, Texas.
  - Right-of-Way Easement dated June 15, 1937 from J. K. Prenal to the City of Bryan, recorded in Volume 98, Page 235, Deed Records of Brazos County, Texas.
  - Right-of-Way Easement dated August 7, 1971 from Will Prenal et al. to Wixon Valley Supply, recorded in Volume 310, Page 24, Deed Records of Brazos County, Texas.

**FARM-TO MARKET ROAD NO.2776**  
 [Width of R.O.W 100' - Width of Asphalt Pavement 23']



**REPLAT**

Scale: 1"=200'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

The, "Prenal Family Partnership" owners of the land shown on this plat and designated as Cheyenne Country Estates, a subdivision in Brazos County, Texas, hereby dedicated to the use of the public forever all rights-of-way, easements, and other public places shown herein.

*Sonny L. Prenal, D.V.M.*  
 Henry L. (Sonny) Prenal  
 Managing Partner

STATE OF TEXAS  
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Henry L. (Sonny) Prenal, known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Given under my hand and seal on this 22 day of November, 2002.

*Donald Garrett*  
 Notary Public, State of Texas  
 My Commission Expires 9-19-04

**CERTIFICATE OF SURVEYOR**

I, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

*Donald D. Garrett*  
 Donald D. Garrett, R.P.L.S. No. 2972

**CERTIFICATE OF THE ENGINEER**

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to the improvements described herein.

*Donald D. Garrett*  
 Donald D. Garrett, P.E. No. 22790

**APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT**

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 10th day of December, 2002.

*Alan D. Jones*  
 County Judge  
 Brazos County, Texas

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, Karen M. Queen County Clerk of Brazos County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 7th day of January, 2003 and duly recorded in Volume 5046, Page 19, Official Records of Brazos County, Texas.

*Karen M. Queen*  
 County Clerk,  
 Brazos County, Texas  
 by: *Julia Kenney*

Filed for Record in:  
**BRAZOS COUNTY**  
 On: Jan 07, 2003 at 04:24P

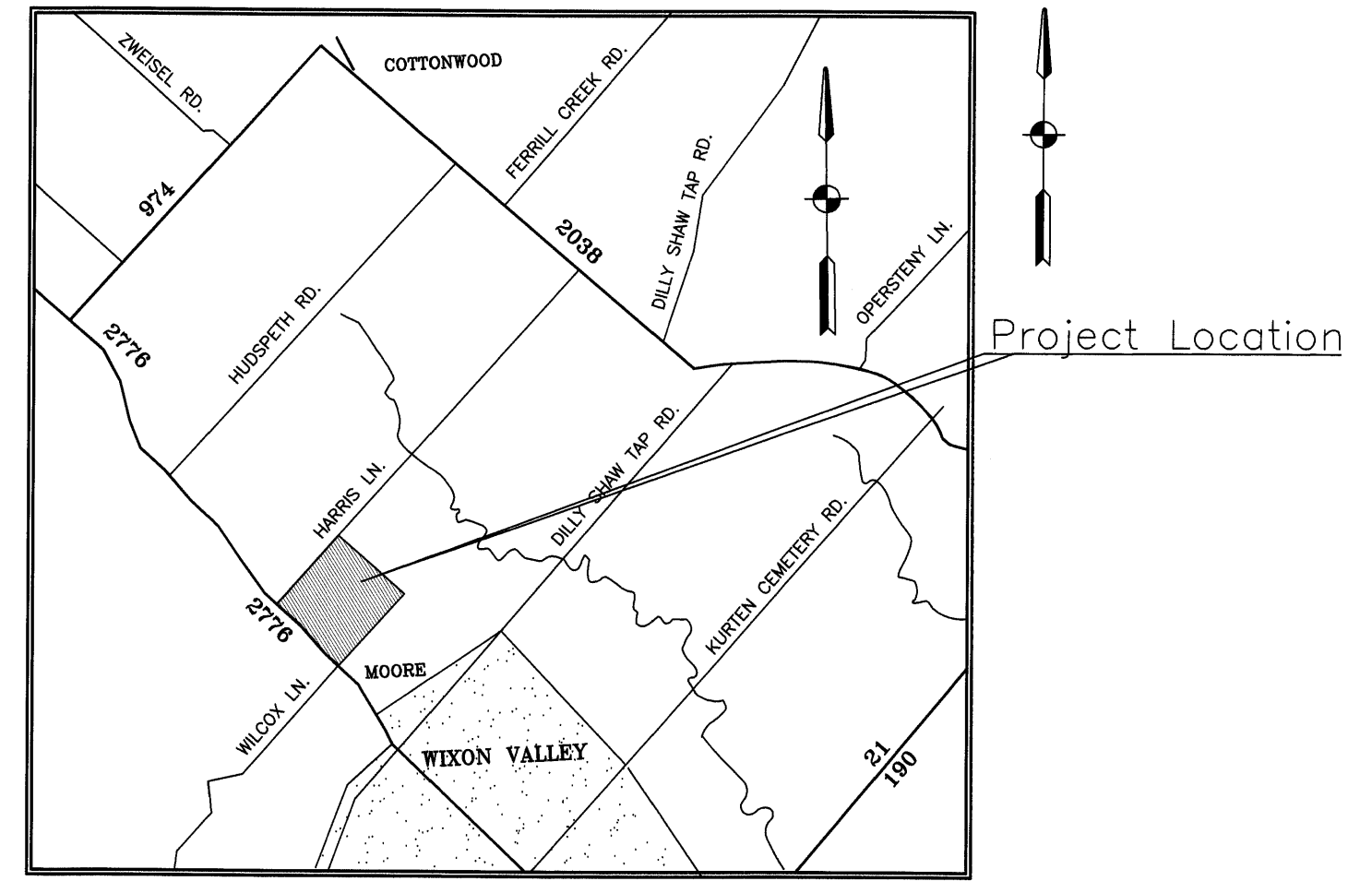
As a  
 Plat

Document Number: **00799894**  
 Amount: 55.00

Receipt Number - 209265  
 By,  
 Susie Cohen

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 named records of:  
**BRAZOS COUNTY**  
 as stamped hereon by me.  
 Jan 07, 2003

HONORABLE KAREN MOORE, COUNTY CLERK  
 BRAZOS COUNTY



**VICINITY MAP**

**CHEYENNE COUNTRY ESTATES**

**A REPLAT OF HARRIS LANE ESTATES**

**Lots 1 through 16**  
**49.55 Acres**

Volume 4584 Page 23

**Brazos County, Texas**  
**FRANCIS HENDERSON LEAGUE, A-20**

Scale: 1" = 200'

November, 2002

Prepared For:  
 "Prenal Family Partnership"  
 Henry L. (Sonny) Prenal, D.V.M., Managing Partner  
 3103 Camellot Drive  
 Bryan, Texas 77802  
 Phone: (979) 846-3088  
 Fax: (979) 846-3094  
 Telephone: (979) 846-1189

**GARRETT ENGINEERING**  
 Consulting Engineering & Land Surveying  
 4444 Carter-Creek Parkway Suite 100  
 Bryan, Texas 77802  
 Phone: (979) 846-3088  
 Fax: (979) 846-3094

ETI PLAT