

SCALE: 1" = 60'

60 120 180 Feet

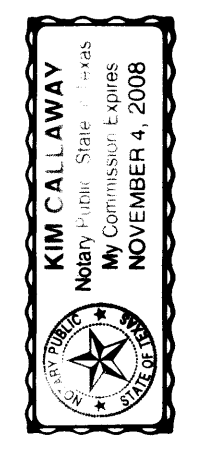


CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, the undersigned, as the owner(s) of the land and developer(s) of the tract shown on this plat, and designated herein as Lots 1, 2, and 3, Cornerstone Acres, do hereby certify that the plat is true and correct and was prepared from an actual survey of the ground, and that the same is for the purpose and consideration therein expressed.

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, the undersigned, as the undersigned, do hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan, Texas, and that this plat is true and correct and was prepared from an actual survey of the ground, and that the same is for the purpose and consideration therein expressed.

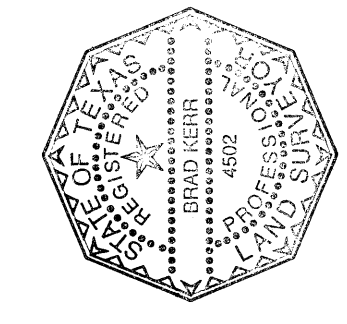
Given under my hand and seal on this _____ day of _____, 2004.



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
 11/29/04

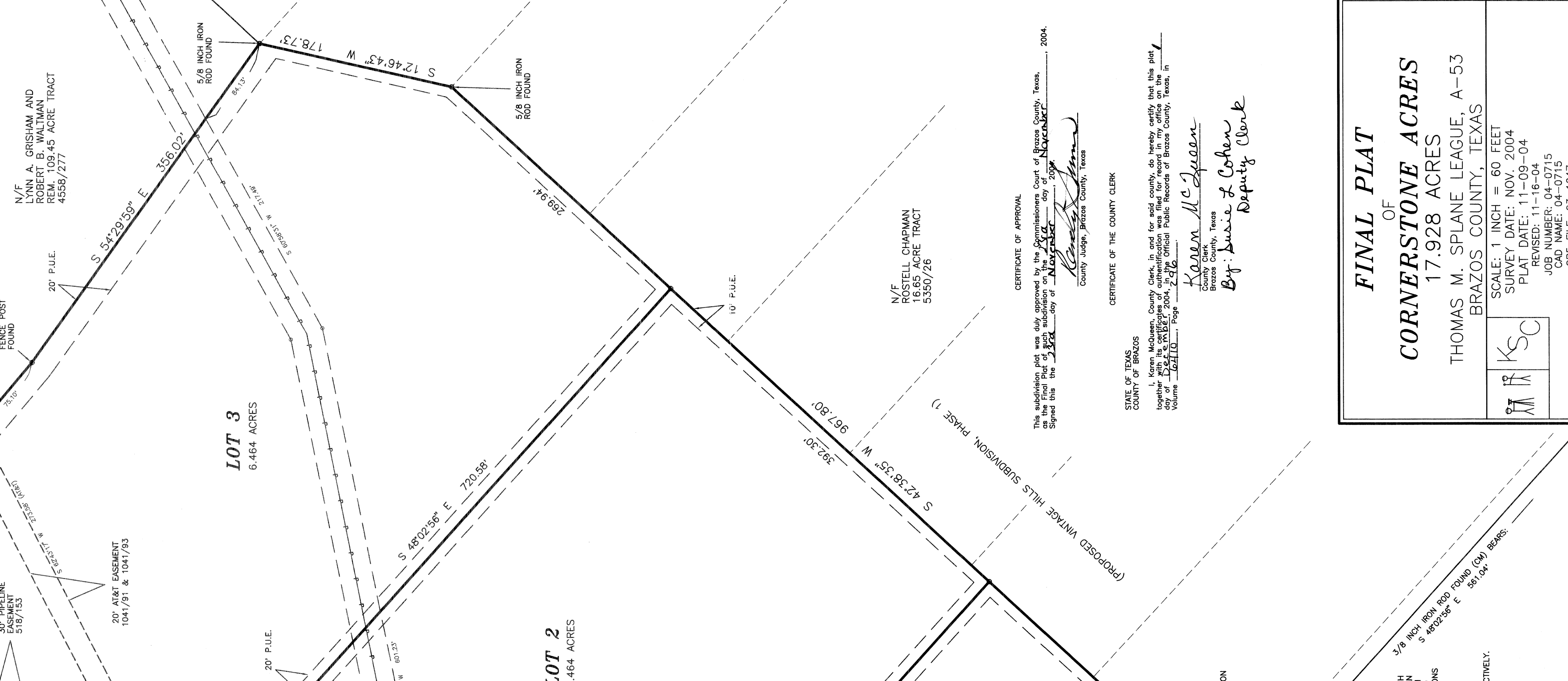
APPROVAL OF THE CITY ENGINEER
 I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.
 [Signature]
 City Engineer, City of Bryan

CERTIFICATE OF 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 ground, and that the same is for the purpose and consideration therein expressed.
 Brad Kerr, R.P.S.L.S. No. 4502



Doc 00876214 Bk OR Vol 6410 Pg 296
 Filed for Record in:
 BRAZOS COUNTY
 On: Dec 01, 2004 at 04:08P
 As a
 Plats
 Document Numbers: 00876214
 Amount: \$8.00
 Receipt Number - 256037
 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 record as:
 BRAZOS COUNTY
 as stamped hereon by me.
 Dec 01, 2004
 HONORABLE WARREN MOORE, COUNTY CLERK
 BRAZOS COUNTY



STEPHEN F. JUSTIN LEAGUE A-53
 THOMAS M. SPLANE LEAGUE A-53
 CLEAR ZONE EASEMENT
 (DOES NOT CROSS
 SUBJECT PROPERTY)

CERTIFICATE OF APPROVAL
 This subdivision plat was fully approved by the Commissioners Court of Brazos County, Texas, on the Final Plat of this subdivision on the _____ day of _____, 2004.
 Signed this the _____ day of _____, 2004.
 [Signature]
 County Judge, Brazos County, Texas

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 is a true and correct copy of the Official Public Records of Brazos County, Texas, in Volume _____ Page _____.

By: *Karen McQueen*
 County Clerk
 Brazos County, Texas
 By: *Susie Cohen*
 Deputy Clerk

FINAL PLAT
CORNERSTONE ACRES
 17.928 ACRES
 THOMAS M. SPLANE LEAGUE, A-53
 BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET
 SURVEY DATE: NOV. 2004
 PLAT DATE: 11-09-04
 REVISED: 04-07-15
 JOB NUMBER: 04-07-15
 CAD NAME: 04-07-15
 CRS FILE: 03-10-04

PREPARED BY: KERR SURVEYING, LLC
 500 COLLEGE ST., SUITE 200
 COLLEGE STATION, TEXAS 77841
 PHONE (979) 268-3195

PREPARED FOR: CHRIS & DALENE BARNES
 1001 W. WYATT ST., SUITE 200
 BRYAN, TEXAS 77802
 PHONE (979) 846-3273

- GENERAL NOTES**
- ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSFs) MUST COMPLY WITH THE PROVISIONS OF SECTION 211.004 OF THE TEXAS WATER CODE, PURSUANT TO THE PROVISIONS OF SECTION 211.004 OF THE TEXAS WATER CODE.
 - ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
 - ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCLOSE THE 100 FOOT WATERSHED OF A WELL OR OTHER WATER SOURCE.
 - BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS SHOWN ON THE BOUNDARY SURVEY OF SAID 17,928 ACRE TRACT AND SAID 17,928 ACRE TRACT.
 - SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAN AREA ACCORDING TO THE F.I.M. MAPS, COMMUNITY PANEL NO. _____.
 - 5/8 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - P.U.E. - PUBLIC UTILITY EASEMENT

METES AND BOUNDS DESCRIPTION
 THOMAS M. SPLANE LEAGUE, A-53
 BRAZOS COUNTY, TEXAS
 METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCELS OF LAND, LING AND BEING A PORTION OF THE REMAINDER OF A 109.45 ACRE TRACT AS DESCRIBED BY A DEED TO THE PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CALLED 17,928 CORNERSTONE ACRES AS DESCRIBED BY A DEED TO CHRISTOPHER NEWTON BARNES AND WIFE, DALENE KATE BARNES, RECORDED IN VOLUME 5085, PAGE 86 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 FOUND ON THE NORTHEAST CORNER OF OLD RELIANCE ROAD (A 710.88 FEET TO A FENCE CORNER POST FOUND ON THE SOUTH EAST LINE OF WALLS ROAD (A COUNTY MAINTAINED PUBLIC ROAD) MARKING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT.
 THENCE: N 41° 49' 50" E ALONG THE SOUTHWEST LINE OF WALLS ROAD FOR A DISTANCE OF 1074.85 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 17,928 ACRE TRACT;
 THENCE: S 48° 53' 44" E ALONG THE COMMON LINE OF SAID 17,928 ACRE TRACT AND SAID REMAINDER OF 109.45 ACRE TRACT AND ALONG AN EXISTING FENCE LINE AT 0.44 FEET PAST A 1/2 INCH MARKING AN ANGLE POINT IN SAID FENCE LINE, DISTANCE OF 283.59 FEET TO A FENCE POST FOUND IN THE COMMON LINE OF SAID 17,928 ACRE TRACT AND SAID REMAINDER OF 109.45 ACRE TRACT AND SAID FENCE LINE FOR A DISTANCE OF 366.02 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE NORTHWEST LINE OF SAID 17,928 ACRE TRACT;
 THENCE: S 17° 46' 43" W ALONG THE COMMON LINE OF SAID 16.65 ACRE TRACT AND SAID 17,928 ACRE TRACT AND COMMON LINE OF 176.75 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE.
 THENCE: S 42° 38' 35" W CONTINUING ALONG THE COMMON LINE OF SAID 16.65 ACRE TRACT AND SAID 17,928 ACRE TRACT, AT 952.80 FEET, PASS A 5/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL SURVEYED ON THE GRAND DECEMBER, 2003, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.