

N/F
BENNIE MATTHEWS AND
WIFE, CHRISTINE MATTHEWS
14.41 ACRE TRACT
2534/58

N/F
GENEVA LOVE COLEMAN, THEODORE P. LOVE,
JOHNNIE LOVE AND DOUGLAS M. LOVE
32.5 ACRE TRACT
568/659

METES AND BOUNDS DESCRIPTION
OF
2.01 ACRE TRACT
T. S. HAYNES SURVEY, A-19
BRAZOS COUNTY, TEXAS

Doc 00877419 Bk OR Vol 6434 Pg 83

N/F
LAMAR COLE AND
NICHOLAS COLE
REMAINDER 14.41 ACRE TRACT
2788/349

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE T. S. HAYNES SURVEY, ABSTRACT NO. 19, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF A CALLED 14.41 ACRE TRACT AS DESCRIBED BY A DEED TO LAMAR COLE AND NICHOLAS COLE RECORDED IN VOLUME 2788, PAGE 349 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF DEEP WELL ROAD MARKING THE SOUTH CORNER OF SAID 14.41 ACRE TRACT AND THE WEST CORNER OF A CALLED 10 ACRE TRACT AS DESCRIBED BY A DEED TO EVELYN R. HULSEY RECORDED IN VOLUME 1877, PAGE 61 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 45° 39' 51" W ALONG THE NORTHEAST LINE OF DEEP WELL ROAD FOR A DISTANCE OF 70.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 14.41 ACRE TRACT BEARS: N 45° 39' 51" W FOR A DISTANCE OF 559.84 FEET;

THENCE: THROUGH SAID 14.41 ACRE TRACT FOR THE FOLLOWING CALLS:

N 45° 00' 00" E FOR A DISTANCE OF 651.17 FEET TO A 5/8 INCH IRON ROD SET;

N 45° 00' 00" W FOR A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD SET;

N 45° 00' 00" E FOR A DISTANCE OF 348.48 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF A CALLED 32.5 ACRE TRACT AS DESCRIBED BY A DEED TO GENEVA LOVE COLEMAN, THEODORE P. LOVE, JOHNNIE LOVE AND DOUGLAS M. LOVE RECORDED IN VOLUME 568, PAGE 659 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 46° 21' 43" E ALONG THE COMMON LINE OF SAID 14.41 ACRE TRACT AND SAID 32.5 ACRE TRACT FOR A DISTANCE OF 120.03 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 14.41 ACRE TRACT AND THE NORTH CORNER OF SAID 10 ACRE TRACT;

THENCE: S 45° 00' 00" W ALONG THE COMMON LINE OF SAID 14.41 ACRE TRACT AND SAID 10 ACRE TRACT FOR A DISTANCE OF 1001.67 FEET TO THE POINT OF BEGINNING CONTAINING 2.01 ACRES OF LAND AS SURVEYED ON THE GROUND AUGUST, 2004. THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF SAID 14.41 ACRE TRACT, 2788/349.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

Filed for Record in:
BRAZOS COUNTY

On: Dec 16, 2004 at 01:19P

As a
Plat

Document Number: 00877419

Amount: 58.00

Receipt Number - 256909

By:
Lana Maurer

ole

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.

Dec 16, 2004

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

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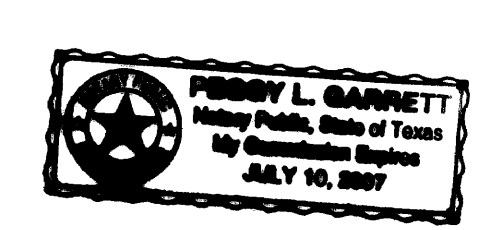
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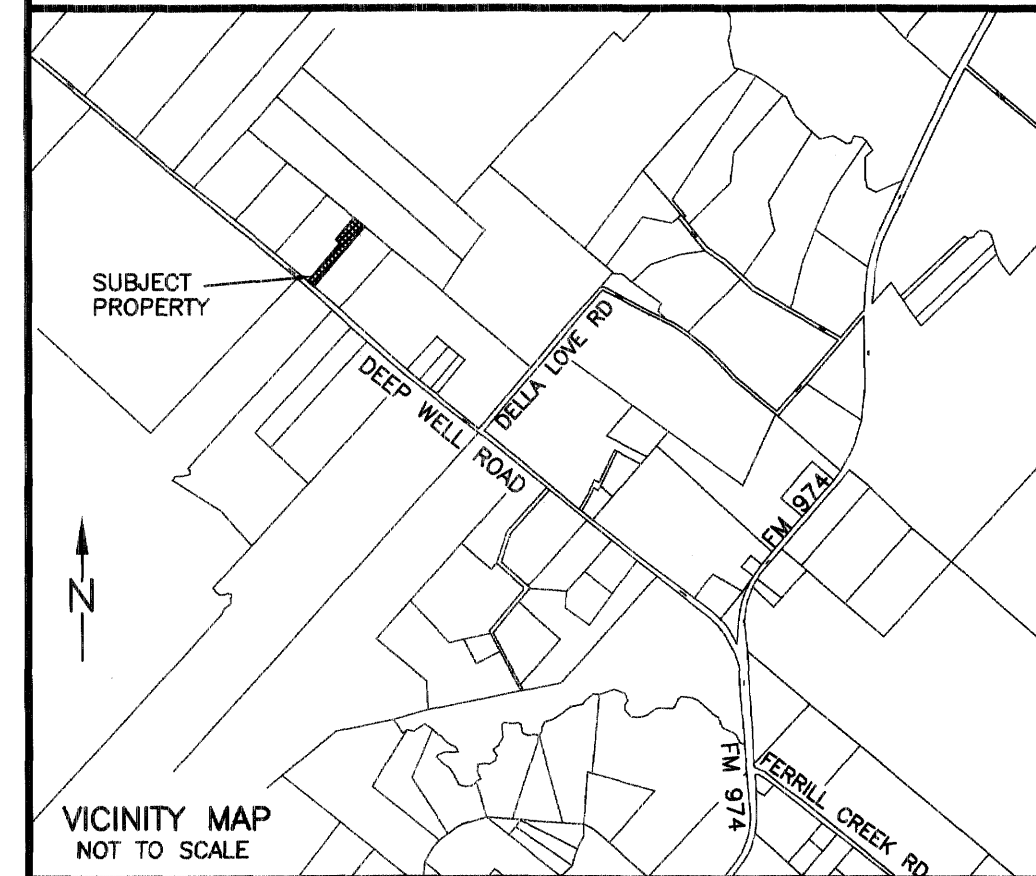
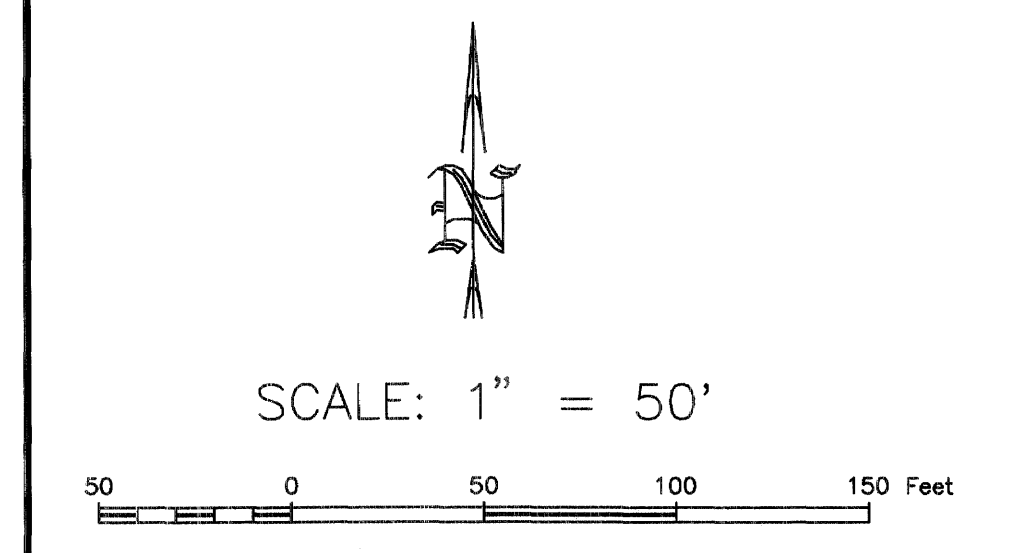
By:
Lana Maurer

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I (We) LAMAR COLE AND NICHOLAS COLE, owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1, D.W.R. ADDITION to Brazos County, 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.
Lamar Cole
Nicholas Cole
Owner(s)

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared LAMAR AND NICHOLAS COLE, 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 9TH day of SEPTEMBER, 2004.
Page D. Gault
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, R.P.L.S. 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 ENSURES 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 ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
 4. WATER SERVICE SHALL BE PROVIDED BY PRIVATE WELL.
 5. 5/8 INCH IRON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 6. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100070, DATED JULY 2, 1992.
 7. P.U.E. - PUBLIC UTILITY EASEMENT

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 14TH day of September, 2004.
Signed this the 9TH day of November, 2004.
Randy Ann
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, together with its certificates of authentication was filed for record in my office on the 16TH day of DECEMBER, 2004, in the Official Public Records of Brazos County, Texas, in Volume 6434, Page 83.
Karen McQueen
County Clerk
Brazos County, Texas
By: Lana Maurer
Deputy Clerk

FINAL PLAT
OF
D.W.R. ADDITION
2.00 ACRES
T. S. HAYNES SURVEY, A-19
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: AUGUST, 2004
PLAT DATE: 08-16-04

JOB NUMBER: 04-0498
CAD NAME: 04-0498P
CRS FILE: 04-0498 (job)

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

PREPARED FOR: NICHOLAS COLE
11648 RUSSELL LANE
BRYAN, TEXAS 77807
PHONE (979) 778-8648