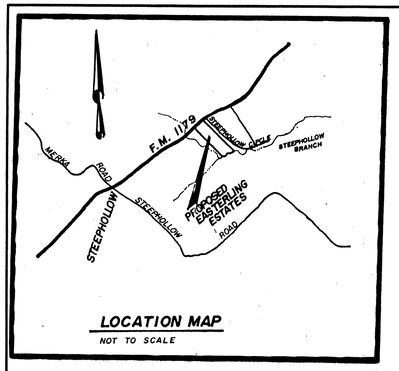


LOCATION MAP
NOT TO SCALE

CURVE DATA

CURVE 1
Δ = 13°16'00"
R = 859.89'
T = 100'
L = 199.11
Chd: N 38°31'34"W - 198.66'

CURVE 2
Δ = 14°16'39"
R = 399.22'
T = 50.0'
L = 99.48'
Chd: N 39°01'53"W - 99.22'

Scale: 1" = 100'

NORTH

FIELD Notes of a 52.253 acres tract or parcel of land lying and being situated in the Richardson Perry League, A-44, Brazos County, Texas, and being part of the tract called 54.5 acres and described in the Deed recorded in Volume 3056, Page 174, of the Official Records of Brazos County, Texas, said 52.253 acres tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the northwest corner of the Steephollow Circle Drive Addition, plat of said Addition being recorded in Volume 292, Page 391, of the Deed Records of Brazos County, Texas, said iron rod being located in the northeast line of the called 54.5 acres tract, said iron rod being located in the southeast right-of-way line of F. M. 1179;

THENCE S 44° 59' 32" E along the northeast line of the called 54.5 acres tract, same being the southeast line of the Steephollow Circle Drive Addition, for a distance of 2,586.13 feet to a POINT for corner in the centerline of Steephollow Branch, said point marking the southeast corner of the called 54.5 acres tract, said point being located in the northwest line of the J. B. Beard 18 acres tract (153/431), said 18 acres now being part of the Greenbranch Partners, Ltd. 23.617 acres tract (2513/30), a 1/2-inch iron rod found marking an angle point in the southeast line of the 1.41 acres Tract 13, Steephollow Circle Drive Addition, bears S 44° 59' 32" E a distance of 46.00 feet and a 1/2-inch iron rod marking the southeast corner of the Tract 13 and the southeast corner of the 1.08 acres Tract 12 bears N 44° 59' 32" W a distance of 115.55 feet;

THENCE along the centerline of Steephollow Branch, same being the southeast lines of the called 54.5 acres tract and the northwest lines of the Green Branch Partners, Ltd. 23.617 acres tract and the Beard Family Partnership 108.955 acres tract (2752/1), for the following calls:

S 34° 46' 47" W for a distance of 38.46 feet;
S 27° 11' 23" W for a distance of 69.46 feet;
S 66° 19' 08" W for a distance of 89.47 feet;
S 20° 24' 25" W for a distance of 108.24 feet;
S 84° 51' 14" W for a distance of 30.41 feet;
N 57° 30' 19" W for a distance of 63.53 feet;
S 71° 38' 08" W for a distance of 72.62 feet;
S 37° 44' 55" W for a distance of 123.42 feet;
S 88° 52' 33" W for a distance of 63.29 feet;
S 33° 40' 26" W for a distance of 73.43 feet;
S 04° 39' 23" E for a distance of 38.47 feet;
S 48° 05' 50" W for a distance of 132.97 feet;
S 86° 19' 16" W for a distance of 118.73 feet to a 1/2-inch iron rod set for corner in the centerline of Steephollow Branch, said iron rod marking the southwest corner of the called 54.5 acres tract and the southeast corner of the Kenneth Neatherlin 250.158 acres tract (3507/113);

THENCE N 45° 19' 00" W along the southwest line of the called 54.5 acres tract, same being the northeast line of the Neatherlin 250.158 acres tract, for a distance of 2,506.61 feet to a 1/2-inch iron rod set for corner marking the point of intersection of the southwest line of the called 54.5 acres tract and the southeast right-of-way line of F. M. 1179, said iron rod marking the northeast corner of the Neatherlin 250.158 acres tract;

THENCE along the southeast right-of-way line of F. M. 1179 for the following calls:

N 47° 52' 00" E for a distance of 421.76 feet to a concrete right-of-marker found for angle point;

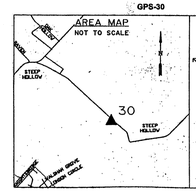
Along a curve to the right having a central angle of 04° 45' 42" and a radius of 5,652.19 feet for an arc distance of 469.74 feet, the chord bears N 50° 14' 51" E a distance of 469.60 feet, to the PLACE OF BEGINNING containing 52.253 acres of land, more or less.

GENERAL NOTES

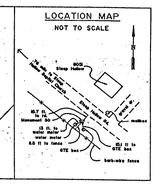
(1) All lots served by an On-Site Sewage Facility (OSSF) must comply with County and State OSSF regulations. All OSSF construction must have an "Authorization to Construct" permit issued by the Brazos County Health Department. This permit ensures compliance with County Order adopted by the Commissioners 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 Water Well, respectively.
(4) There is dedicated on this plat a 10-feet wide utility easement along all side lot lines. There is dedicated a 20-feet wide utility easement along all rear lot lines that coincide with the subdivision boundary. A 30-feet wide Drainage Easement is dedicated along Steephollow Branch.
(5) A 5-feet x 30-feet guy easement is dedicated on the entire subdivision where needed to support overhead electrical lines.
(6) This tract is in a FLOOD HAZARD AREA as shown on the FIRM for Brazos County, Texas, Community Panel No. 48041C0155C dated 7/2/92.
(7) The Deed Call Bearing along the southwest line of the 54.5 acres Parent Tract was held for bearing control.

GPS-30

AREA MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



CERTIFICATE OF ENGINEER/SURVEYOR

I, Martin L. Riley, Jr., R.P.E. No. 50316 & R.P.L.S. No. 4089, hereby certify that proper engineering consideration has been given this plat and that it was prepared from a survey made under my supervision in February, 2002.

Martin L. Riley Jr. 3/1/02
Martin L. Riley, Jr., R.P.L.S. No. 4089
R.P.E. No. 50316

STATE OF TEXAS
MARTIN L. RILEY, JR.
50316
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
MARTIN L. RILEY JR.
4089
LAND SURVEYOR

CERTIFICATE OF OWNERSHIP & DEDICATION

We, MARY WATSON, TOM ALLEN & BILLY CHENAULT, Partners in W A D C 3, LLC., Owner of the land shown on this plat and designated hereon as EASTERLING ESTATES, a subdivision to Brazos County, Texas, hereby dedicate all rights-of-way, easements and public places shown thereon to the use of the public forever for the purpose herein expressed.

Mary Watson
Mary Watson

Tom Allen
Tom Allen

Billy Chenault
Billy Chenault

STATE OF TEXAS
COUNTY OF BRAZOS

Before me the undersigned authority on this day personally appeared Mary Watson, Tom Allen & Billy Chenault, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity and for the purpose therein stated.

Given under my hand and seal of office on this the 19 day of April, 2002.

Rhonda J. Evans
Notary Public, Brazos County, Texas

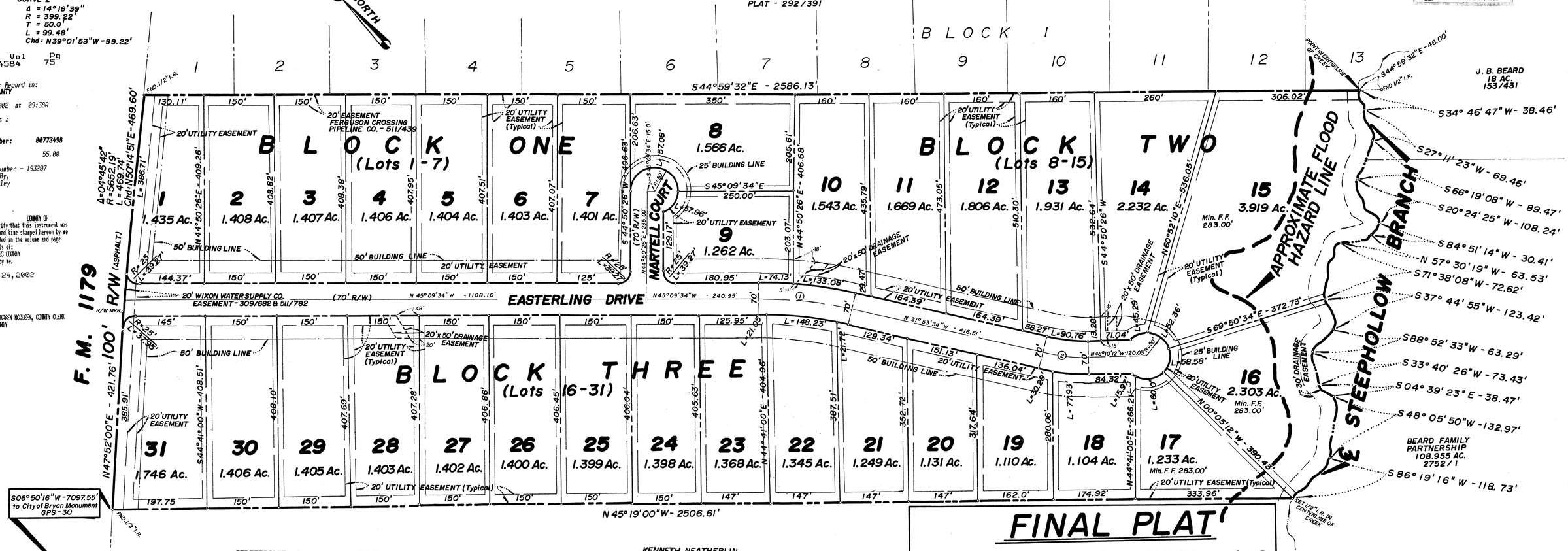
RHONDA J. EVANS
MY COMMISSION EXPIRES
DECEMBER 17, 2002

Bk Vol Pg
73498 OR 4584 75

Filed for Record in:
BRAZOS COUNTY
On: Apr 24,2002 at 09:38A
As a
Plats
Document Number: 00773498
Amount 55.00
Receipt Number - 193207
By,
Jaime Kelley

STATE OF TEXAS COUNTY OF
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.
Apr 24, 2002
HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

on hand 9 April



CERTIFICATE OF THE COUNTY JUDGE

I, ALVIN W. JONES, County Judge of Brazos County, Texas, hereby certify that this plat was duly approved by the Commissioners Court of Brazos County, on the 19th day of MARCH, 2002.

County Judge, Brazos County, Texas

CERTIFICATION OF THE COUNTY CLERK

I, Karen McQueen, County Clerk of Brazos County, Texas, do hereby certify that this plat with its Certificate of Authentification was filed for Record in my office on the 24 day of April, 2002, and duly recorded in Volume 4584, Page 75, of the Official Records of Brazos County, Texas.

Karen McQueen - Jaime Kelley
County Clerk, Brazos County, Texas

KENNETH NEATHERLIN
250.158 AC.
3507/113

CERTIFICATE OF THE PLANNING ADMINISTRATOR

I, JOEY DUNN, Planning Administrator of the City of Bryan, Texas, hereby certify that this plat conforms to the City Master Plan, the Major Street Plan, the Land Use Plan and the Standards and Specifications set forth in the Subdivision Specifications of the City of Bryan.

PLANNING ADMINISTRATOR, City of Bryan

CERTIFICATE OF THE CITY ENGINEER

I, Linda Huff, City Engineer of the City of Bryan, Texas, hereby certify that this plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

City Engineer, Bryan, Texas

FINAL PLAT

EASTERLING ESTATES

52.253 ACRES

RICHARDSON PERRY LEAGUE, A-44

BRAZOS COUNTY, TEXAS

THREE BLOCKS 31 LOTS

OWNED & DEVELOPED BY:	PREPARED BY:
W A C D 3, LLC.	RILEY ENGINEERING CO.
P.O. BOX 9894	7182 RILEY ROAD
COLLEGE STATION, TEXAS	BRYAN, TEXAS
77842-9894	77808
ATTN: MARY WATSON	979-589-2457
979-696-8406	

FEBRUARY, 2002

CERTIFICATE OF PLANNING & ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that this Plat was duly approved by Planning and Zoning Commission on the _____ day of _____, 2002.

Chairman, Planning & Zoning Commission

NATIONAL PRINTFAST NO. 105BL-24X36