

6.151 ACRES TRACT
RICHARDSON PERRY LEAGUE, A-44
BRAZOS COUNTY, TEXAS

FIELD notes of a 6.151 acres tract or parcel of land lying and being situated in the Richardson Perry League, A-44, Brazos County, Texas, and being all of Lots 14 & 15, Block Two, according to the recorded plat of Easterling Estates (4584/75), and being the same Lots conveyed to Charles M. Weltens, Jr. et al, in the deed recorded in Volume 5236, Page 213, of the Official Records of Brazos County, Texas, said 6.151 acres tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the north corner of the Lot 14, Block Two, said iron rod marking the east corner of the Lot 13, Block Two, said iron rod being located in the southwest line of the Lot 10, Block One, Steephollow Circle Drive Addition (292/391);

THENCE S 44° 59' 32" E along the northeast lines of the Lot 14 & Lot 15, Block Two, same being the southwest line of the Steephollow Circle Drive Addition, for a distance of 566.02 feet to a POINT in the centerline of Steephollow Circle Drive Addition (292/391);

THENCE along the southeast lines of the Lot 15, Block Two, same being the northwest lines of the Beard 18 acres tract, same being the centerline of Steephollow Branch, 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 56° 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' 12" W for a distance of 63.53 feet;
 S 71° 38' 08" W for a distance of 72.62 feet to a POINT for corner marking the south corner of the Lot 15, Block Two and the east corner of the Lot 16, Block Three;

THENCE N 69° 50' 34" W along the southeast line of the Lot 15, Block Two, same being the northeast line of the Lot 15, Block Three, for a distance of 372.73 feet to a 1/2-inch iron rod set for corner marking the southwest corner of the Lot 15, Block Two and the north corner of the Lot 16, Block Three, said iron rod being located in the easterly right-of-way line of Easterling Drive;

THENCE along the westerly lines of the Lots 15 & 14, Block Two, same being the easterly right-of-way lines of Easterling Drive, for the following calls:

Along a curve to the left having a radius of 50.00 feet for an arc distance of 97.65 feet to a 1/2-inch iron rod set for corner;

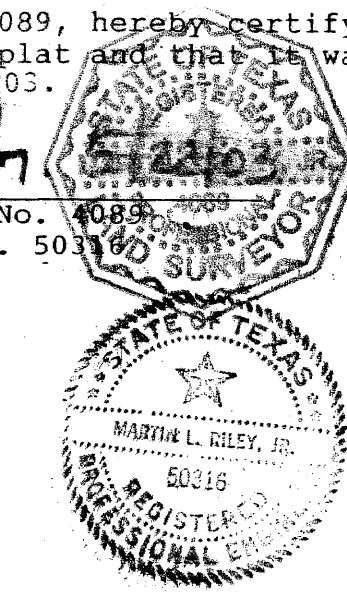
N 46° 10' 12" W for a distance of 71.04 feet to a 1/2-inch iron rod set for corner marking the west corner of the Lot 14, Block Two and the south corner of the Lot 13, Block Two;

THENCE N 44° 50' 26" E along the common line of the Lot 14, Block Two and the Lot 13, Block Two for a distance of 532.64 feet to the PLACE OF BEGINNING containing 6.151 acres of land, more or less.

CERTIFICATE OF THE 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 May, 2003.

Martin L. Riley, Jr.
 Martin L. Riley, Jr., R.P.E. No. 50316
 R.P.L.S. No. 4089



OWNERS ACKNOWLEDGEMENT AND DEDICATION

We, CHARLES M. WELTENS, JR. & JENNIFER J. WELTENS, Owners of the Lots 14 & 15, Block Two, Easterling Estates Subdivision, Richardson Perry League, A-44, Brazos County, Texas, hereby declare that these Lots be vacated and Replatted as a 6.151 ACRES LOT 14 A, BLOCK TWO, as shown on this plat. All easements will remain the same except for the 20-foot wide utility easement on each side of the common line of Lot 14 & Lot 15, which will be deleted as shown.

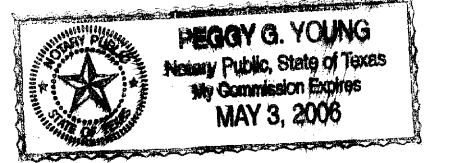
Charles M. Weltens, Jr.
 Charles M. Weltens, Jr.
Jennifer J. Weltens
 Jennifer J. Weltens

STATE OF TEXAS |
 COUNTY OF BRAZOS |

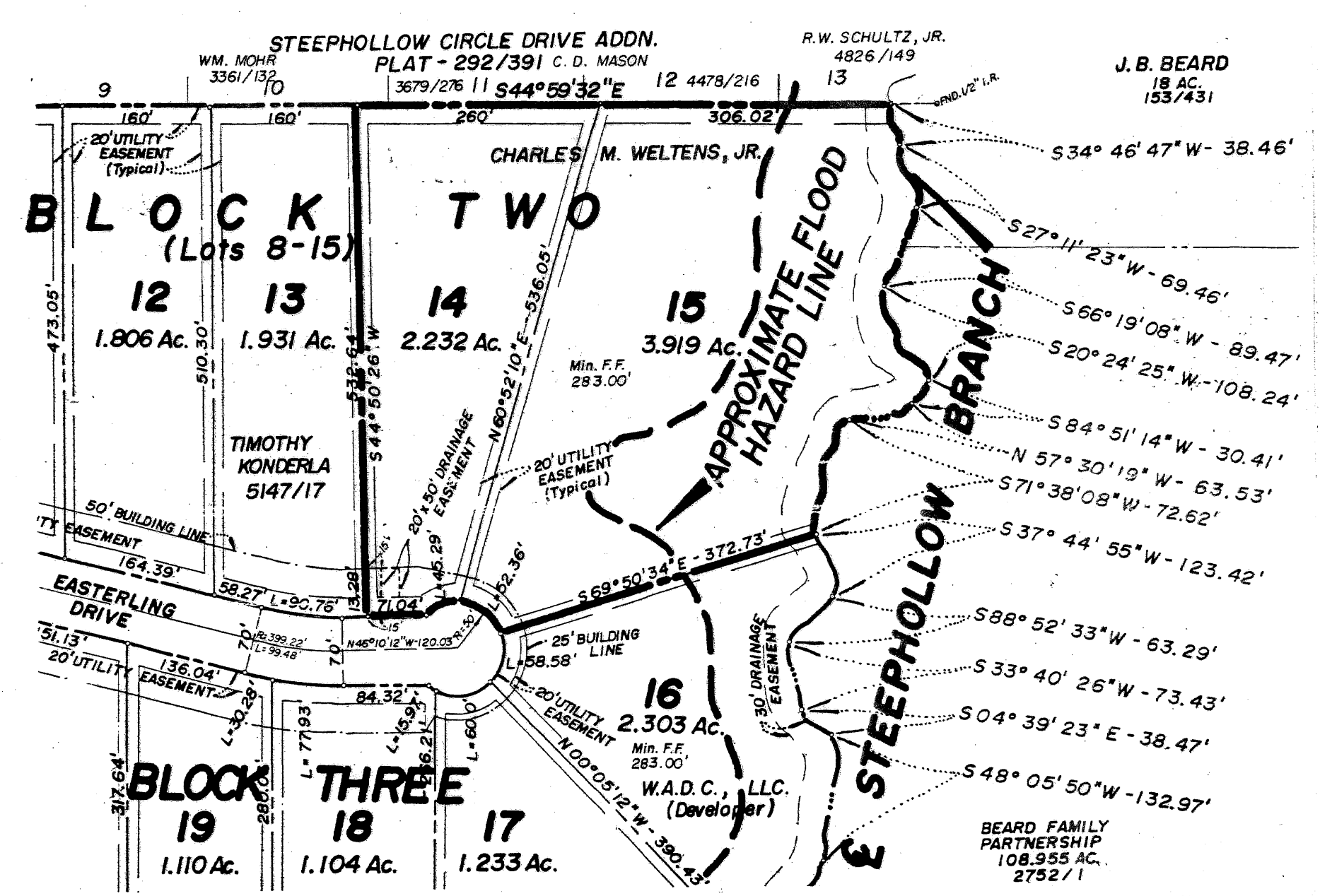
Before me, the undersigned authority on this day personally appeared Charles M. Weltens, Jr. and Jennifer J. Weltens, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity and for the purpose therein stated.

Given under my hand and Seal of office on this the 11th day of June, 2003

Peggy H. Young
 Notary Public, Brazos County, Texas



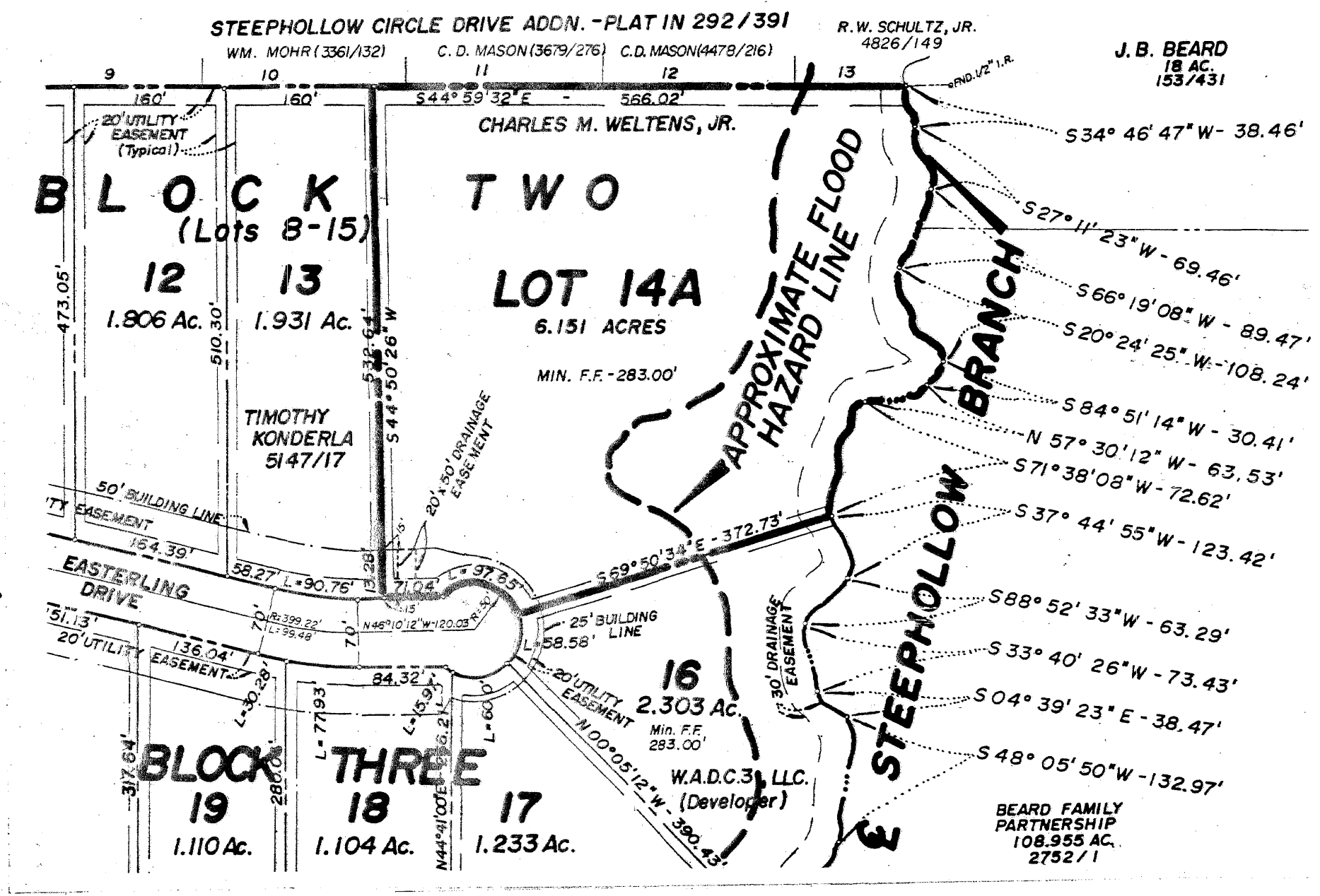
- All lots served by On-Site Sewage Facilities (OSSFs) must comply with County and State OSSF regulations. All OSSF construction must have an "Authorization to Construct" permit issued by the Brazos County Health Department. This permit ensures compliance with County Order adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas Water Code.
- All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before On-Site Sewage Facility may be constructed.
- 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.



ORIGINAL PLAT

THIS PROPERTY IS IN THE ETJ OF THE CITY OF BRYAN, TEXAS.

**FINAL PLAT - EASTERLING ESTATES
 4584/75**



REPLAT

Doc 00823874 Bk 5488 Vol 182 Pg 182

Filed for Record in:
 BRAZOS COUNTY
 On: Jul 31, 2003 at 01:46P
 As a
 PLAT
 Document Number: 00823874
 Amount: \$5.00
 Receipt Number: 223234
 By:
 Mary Garcia

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY as stamped herein by me.
 Jul 31, 2003

HONORABLE WENDY HODAR, COUNTY CLERK
 BRAZOS COUNTY

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.

Linda Huff
 City Engineer, Bryan, Texas

CERTIFICATE OF PLANNING & ZONING COMMISSION

I, Roy Flores, 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 17th day of July, 2003.

Roy Flores
 Chairman, Planning & Zoning Commission

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.

Joey Dunn
 PLANNING ADMINISTRATOR, City of Bryan

CERTIFICATE OF THE COUNTY JUDGE

I, Randy Sims, County Judge of Brazos County, Texas, hereby certify that this plat was duly approved by the Commissioners Court of Brazos County, on the 29 day of July, 2003.

Randy Sims
 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 Certificates of Authentication was filed for Record in my office on the 31 day of July, 2003, and duly recorded in Volume 5488, Page 182, of the Official Records of Brazos County, Texas.

Karen McQueen
 County Clerk, Brazos County, Texas

**REPLAT
 6.151 ACRES
 LOTS 14 & 15, BLOCK TWO
 EASTERLING ESTATES
 RICHARDSON PERRY LEAGUE, A-44
 BRAZOS COUNTY, TEXAS
 MAY, 2003**

OWNED & DEVELOPED BY:
 CHARLES M. WELTENS, JR.
 1107 East 30th Street
 Bryan, Texas 77808
 979-255-1239

PREPARED BY: RILEY ENGR. CO., 7 182 Riley Road, Bryan, Texas 77808
 979-589-2457