

**METES AND BOUNDS DESCRIPTION**  
 OF A  
 0.551 ACRE TRACT  
 ZENO PHILLIPS LEAGUE, A-45  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 2-4, BLOCK 1, EHINGER PLACE ACCORDING TO THE PLAT RECORDED IN VOLUME 154, PAGE 125 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF EHINGER DRIVE (50' R.O.W.) MARKING THE WEST CORNER OF SAID LOT 4 AND THE NORTH CORNER OF LOT 5 OF SAID BLOCK 1. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 6 OF SAID BLOCK 1 BEARS: S 40° 32' 27" W FOR A DISTANCE OF 130.12 FEET (PLAT CALL DISTANCE: 130.00 FEET, 154/125);

THENCE: N 40° 32' 27" E ALONG THE SOUTHEAST LINE OF EHINGER DRIVE FOR A DISTANCE OF 170.00 FEET (PLAT CALL AND MEASURED DISTANCE, 154/125) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID LOT 2;

THENCE: N 53° 47' 27" E CONTINUING ALONG THE SOUTHEAST LINE OF EHINGER DRIVE FOR A DISTANCE OF 39.80 FEET (PLAT CALL AND MEASURED DISTANCE, 154/125) TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID LOT 2 AND THE WEST CORNER OF LOT 1 OF SAID BLOCK 1. SAID IRON ROD SET MARKING THE WEST CORNER OF A CALLED 0.458 ACRE TRACT OF LAND AS DESCRIBED AS TRACT THREE BY A DEED TO MARTIN FAMILY INVESTMENTS, LP RECORDED IN VOLUME 7308, PAGE 127 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 36° 12' 33" E ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 FOR A DISTANCE OF 135.37 FEET (PLAT CALL DISTANCE: 135.20 FEET, 154/125) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF A CALLED 0.11 ACRE PORTION OF THE RESERVED SECTION OF SAID MUNNERLYN VILLAGE AS DESCRIBED AS TRACT THREE BY A DEED TO GEORGE WALLER INVESTMENTS, LLC AND JOHN WALLER INVESTMENTS, LLC RECORDED IN VOLUME 9890, PAGE 75 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE EAST CORNER OF SAID LOT 2 AND THE SOUTH CORNER OF SAID LOT 1. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 0.11 ACRE TRACT BEARS: N 51° 57' 37" E FOR A DISTANCE OF 32.36 FEET;

THENCE: S 51° 57' 37" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID 0.11 ACRE TRACT. AT 37.64 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.11 ACRE TRACT AND THE NORTH CORNER OF LOT 6 MUNNERLYN VILLAGE, ACCORDING TO THE PLAT RECORDED IN VOLUME 123, PAGE 437 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. CONTINUE ON ALONG THE COMMON LINE OF SAID LOTS 2, 3 AND 4, BLOCK 1 (154/125) AND MUNNERLYN VILLAGE FOR A TOTAL DISTANCE OF 181.30 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID LOT 4, BLOCK 1 AND THE EAST CORNER OF SAID LOT 5, BLOCK 1. FOR REFERENCE, A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 4, MUNNERLYN VILLAGE BEARS: S 51° 57' 37" W FOR A DISTANCE OF 74.93 FEET (PLAT CALL: S 53° 42' 00" W - 74.30 FEET, 154/125);

THENCE: N 49° 27' 33" W ALONG THE COMMON LINE OF SAID LOTS 4 AND 5, BLOCK 1 FOR A DISTANCE OF 105.00 FEET (PLAT CALL DISTANCE: 105.50 FEET, 154/125) TO THE POINT OF BEGINNING CONTAINING 0.551 OF AN ACRE OF LAND AS SURVEYED ON THE GROUND AUGUST, 2015. SEE PLAT PREPARED AUGUST, 2015, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

**ORIGINAL PLAT**

**REPLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
 COUNTY OF BRAZOS

I, John Caleb Venable, Member of Sapphire Group, LLC, owner and developer of the land shown on this plat, and designated herein as Lots 1R through 4R, Block 1, Ehinger Place to the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

John Caleb Venable, Member  
 Sapphire Group, LLC

**STATE OF TEXAS  
 COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared, Arthur C. & Victoria L. Hughes, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 29th day of October, 2015.

Notary Public, Brazos County, Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
 COUNTY OF BRAZOS

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 the property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

**APPROVAL OF THE CITY PLANNER**

I, Maria Zissman, City Planner of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

City Planner  
 Bryan, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**

I, A.S. Hickles, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 15th day of October, 2015, and same was duly approved on the 15th day of October, 2015, by said Commission.

Chair, Planning & Zoning Commission Bryan, 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 instrument was filed on the 14th day of December, 2015, in the Official Records of Brazos County in Volume 13082, Page 45.

County Clerk, Brazos County, Texas

Doc: 01250856  
 BK: OR  
 Vol: 13082  
 P: 45

Filed for Record in  
 BRAZOS COUNTY  
 On: Dec 14 2015 at 02:22P

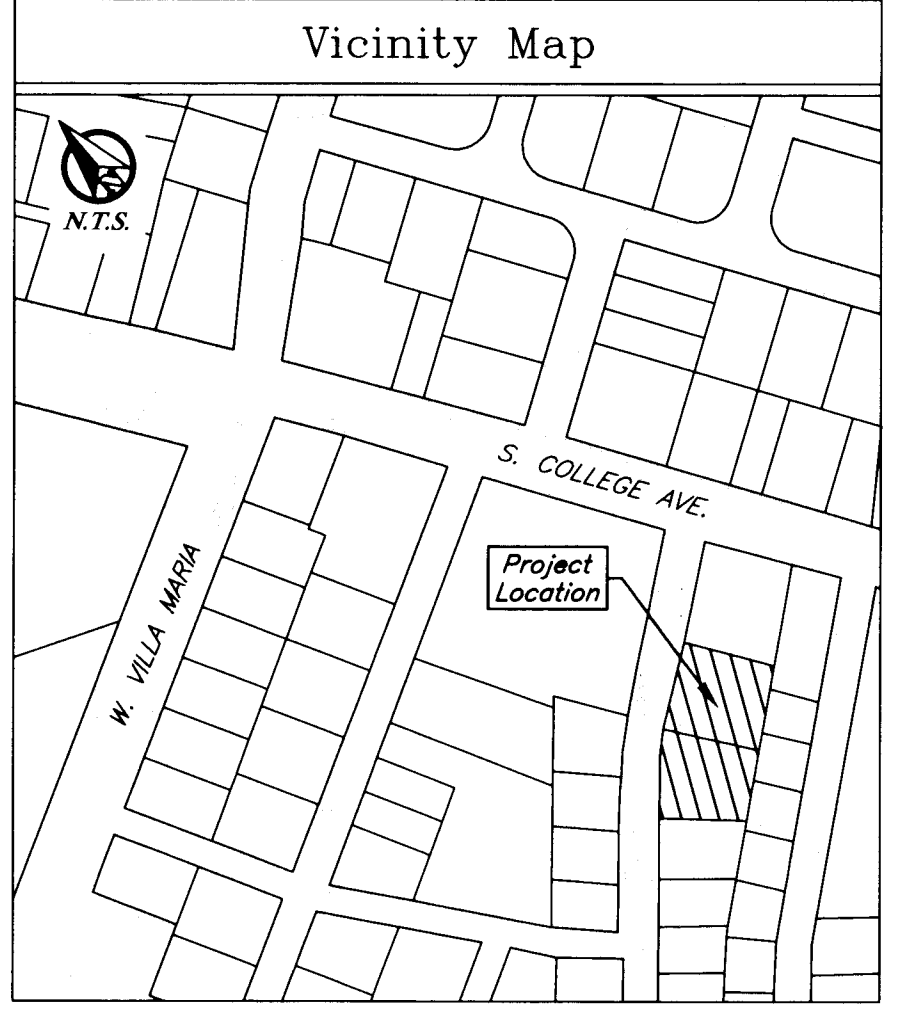
As a  
 Plat  
 Document Number: 01250856  
 Amount: 73.00  
 Receipt Number: 562795  
 By: Lauren Reistino

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 Official Public Records of:

BRAZOS COUNTY  
 as stamped hereon by me.  
 Dec 14 2015  
 Karen McQueen, Brazos County Clerk  
 BRAZOS COUNTY

- NOTES:**
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  2. APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.
  3. EXISTING CONTOURS SHOWN HERE ARE FROM GIS DATA.
  4. IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
  5. NO PORTION OF THIS TRACT OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0219F, REVISED April 2, 2014.
  6. ALL EXISTING STRUCTURES WILL BE REMOVED FROM THE PROPERTY PRIOR TO RECORDATION OF THE PLAT DOCUMENT.



**FINAL PLAT**

**Ehinger Place  
 Block 1, Lots 2R-4R  
 0.551 Acres**

Being a Replat of  
 a Lots 2, 3, & 4, Block 1  
 Ehinger Place  
 Volume 154, Page 125  
 Bryan, Brazos County, Texas

October 2015

Owner:  
 Victoria L. & Arthur C. Hughes  
 111 Ehinger Dr.  
 Bryan, TX 77801-3310

Engineer:  
 JA Engineering  
 PO Box 5192  
 Bryan, TX 77805  
 979-739-0567  
 TBPE F-5951

Surveyor:  
 Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 979-268-3195

