

Pedro Guillen and wife, Mary R. Guillen
10.00 Acre Tract
S. F. Austin Survey, A-63
Brazos County, Texas

Field notes of a 10.00 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Brazos County, Texas, and being all of the 10,000 acre tract described in the deed from Lenwood Steglich to Pedro Guillen and wife, Mary R. Guillen, as recorded in Volume 1218, Page 272, of the Official Records of Brazos County, Texas, and said 10.00 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod found marking the north corner of the beforementioned 10,000 acre tract, from which a 1" iron rod found at a 6" creosote post fence corner bears S 39° 21' 50" E - 1.61 feet, same being an interior ell corner of the 3.99 acre tract described in the deed to Scott A. Kelly and Susan L. Kelly, recorded in Volume 1551, Page 18, of the Official Records of Brazos County, Texas;

THENCE S 45° 59' 22" E along the common line between the beforementioned 10,000 acre tract and the following five tracts:

- 3.99 Acres - Scott Kelly, Vol. 1551, Pg. 18,
- 2.006 Acres - Raymond Greensage, Vol. 1666, Pg. 184,
- 6.469 Acres - Virgil Eric Barton, Vol. 3050, Pg. 83,
- 1.938 Acres - Ellen Rosalie Moehlman, Vol. 1597, Pg. 276,
- 2.096 Acres - Thomas L. Moehlman, Vol. 511, Pg. 615,

adjacent to fence, at a distance of 348.7 feet pass a 1/2" iron rod found at 8" creosote post fence corner, continue on for a total distance of 2018.58 feet to a 1/2" iron rod found at 4" creosote post fence corner marking the common corner between the beforementioned 10,000 acre tract and the Moehlman - 2.096 acre tract, said 1/2" iron rod found also being in the northwest right-of-way line of Old Reliance Road;

THENCE along the common line between the beforementioned 10.00 acre tract and Old Reliance Road as follows:

S 33° 45' 35" W 19.96 feet,
S 44° 32' 01" W 70.09 feet to a 1/2" iron rod set at the common corner between the said 10,000 acre tract and the 10,548 acre tract described in the deed to Thomas L. Moehlman and wife, Josephine Moehlman, recorded in Volume 2044, Page 338, of the Official Records of Brazos County, Texas;

THENCE along the common line between the beforementioned 10,000 acre tract and the Moehlman - 10,548 acre tract, adjacent to a fence, as follows:

N 00° 59' 22" W 42.04 feet to a 1/2" iron rod found at 4" creosote post fence corner,
N 45° 59' 22" W 726.13 feet to a 4" creosote post fence corner,
S 44° 41' 24" W 255.93 feet and corner at the west corner of the 10,000 acre tract and in the southeast line of a 21.60 acre tract described in the deed to Charles V. Cash, Jr., recorded in Volume 1006, Page 55, of the Official Records of Brazos County, Texas;

THENCE N 43° 48' 32" E along the common line between the beforementioned 10,000 acre tract and the following two tracts:

- 21.60 Acres - Charles V. Cash, Vol. 1006, Pg. 55,
- 3.99 Acres - Scott A. Kelly, Vol. 1551, Pg. 18,

adjacent to a fence, for a distance of 300.95 feet to the PLACE OF BEGINNING, containing 10.00 acres of land, more or less.

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED NORTHEAST LINE OF THE CALLED 10,000 ACRE TRACT DESCRIBED IN VOL. 1218, PG. 272 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: S 45°59'22"E.
2. CURRENT TITLE APPEARS VESTED IN PEDRO GUILLEN, and wife, MARY R. GUILLEN BY VIRTUE OF DEED RECORDED IN VOL. 1218, PG. 272 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082; PANEL NO. 0132C, MAP NO. 4804100132C. EFFECTIVE DATE: JULY 2, 1992.
4. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. A LIMITED SEARCH WAS CONDUCTED TO DETERMINE APPLICABLE EASEMENTS, THE RESULTS OF THIS LIMITED SEARCH ARE AS FOLLOWS:

- a.) RESTRICTIVE COVENANTS RECORDED IN VOL. 474, PG. 103. CONTAINS NO PLOTTABLE DATA.
- b.) LONE STAR GAS COMPANY EASEMENT, VOL. 102, PG. 11, HAVING NO DEFINED LOCATION OR WIDTH. NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF THIS EASEMENT, THIS EASEMENT IS NOT SHOWN HEREON.
- c.) 20' CITY OF BRYAN ELECTRIC EASEMENT, VOL. 144, PG. 85, HAVING NO DEFINED LOCATION. IT IS RECOMMENDED THAT THE ELECTRICAL DEPARTMENT OF THE CITY OF BRYAN BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT.
- d.) 20' CITY OF BRYAN ELECTRIC EASEMENT, VOL. 340, PG. 469, HAVING NO DEFINED LOCATION. IT IS RECOMMENDED THAT THE ELECTRICAL DEPARTMENT OF THE CITY OF BRYAN BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT.
- e.) 20' CITY OF BRYAN ELECTRIC EASEMENT, VOL. 350, PG. 133, HAVING NO DEFINED LOCATION. IT IS RECOMMENDED THAT THE ELECTRICAL DEPARTMENT OF THE CITY OF BRYAN BE CONTACTED TO DETERMINE THE EXACT LOCATION OF THIS EASEMENT.
- f.) UNDEFINED INGRESS & EGRESS AGREEMENT, VOL. 351, PG. 677, HAVING NO DEFINED WIDTH OR LOCATION. IT IS ASSUMED THAT THIS EASEMENT IS APPLICABLE TO THE ROAD THAT IS CURRENTLY CALLED BARNHILL LANE. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
- g.) UNDEFINED INGRESS & EGRESS AGREEMENT, VOL. 358, PG. 699, HAVING NO DEFINED WIDTH OR LOCATION. IT IS ASSUMED THAT THIS EASEMENT IS APPLICABLE TO THE ROAD THAT IS CURRENTLY CALLED BARNHILL LANE. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

5. NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
- a.) NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR.
- b.) ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN "AUTHORIZATION TO CONSTRUCT" ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. NO OSSF DRAIN FIELD IS TO ENCRoACH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.
6. THE BEARING & DISTANCE FROM THE SOUTH CORNER OF THE SUBJECT TRACT TO CITY OF BRYAN GPS-16 MONUMENT IS: S 43°57'37"W~3845.03. THE BEARING & DISTANCE FROM GPS-16 MONUMENT TO GPS-14 MONUMENT IS: N 6°30'43"E~6496.36'. ALL DISTANCES ARE SURFACE. SEE NOTE 1 ABOVE FOR THE BEARING SYSTEM.

OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF TEXAS
COUNTY OF BRAZOS

We, PEDRO GUILLEN, and wife, MARY R. GUILLEN, Owners and Developers of 10.00 Acres shown on this plat, as conveyed in Volume 1218, Page 272, of the Official Records of Brazos County, Texas, and designated herein as GUILLEN SUBDIVISION, in Brazos County, Texas, and whose name is subscribed hereto hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Pedro Guillen
PEDRO GUILLEN

Mary R. Guillen
MARY R. GUILLEN

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared PEDRO GUILLEN, 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 purposes and considerations therein stated.

Given under my hand and seal this 18th day of April, 2000.

MARILYN S. DORSETT
Notary Public, State of Texas
My Commission Expires
OCTOBER 8, 2003

Marilyn S. Dorsett
Notary Public in and for the State of Texas

Printed Name: Marilyn S. Dorsett
My Commission Expires: 10-8-2003

Filed for Record in:
BRAZOS COUNTY,
On: May 08, 2000 at 08:20AM

As a
Plats

Document Number: **0715054**

Amount: 55.00

Receipt Number - 151151

By,
Karen McQueen

STATE OF TEXAS COUNTY OF
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.

May 08, 2000

HONORABLE MARY ANN WARD, COUNTY CLERK
BRAZOS COUNTY,

0715054
030801
00281

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared MARY R. GUILLEN, 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 purposes and considerations therein stated.

Given under my hand and seal this 18th day of April, 2000.

MARILYN S. DORSETT
Notary Public, State of Texas
My Commission Expires
OCTOBER 8, 2003

Charlene A. Johnson
Notary Public in and for the State of Texas

Printed Name: Marilyn S. Dorsett
My Commission Expires: 10-8-2003

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

I, ALVIN W. JONES, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 11th day of APRIL, 2000.

Alvin W. Jones
County Judge, Brazos County, Texas

CERTIFICATE OF THE PLANNING ADMINISTRATOR

I, JOEL DUNN, Planning Administrator and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 21st day of APRIL, 2000.

Joel Dunn
Planning Administrator, City of Bryan, Texas.

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Mary Ward, County Clerk, in and for said county, do hereby certify that this plat authentication was filed for record in my office the 8 day of April, 2000, in the Official Records of Brazos County, Texas, in Volume 4390, Page 281.

Mary Ann Ward by Darbana Johnson
Mary Ward, County Clerk, Brazos County, Texas
Deputy Clerk

APPROVAL OF THE DEVELOPMENT ENGINEER

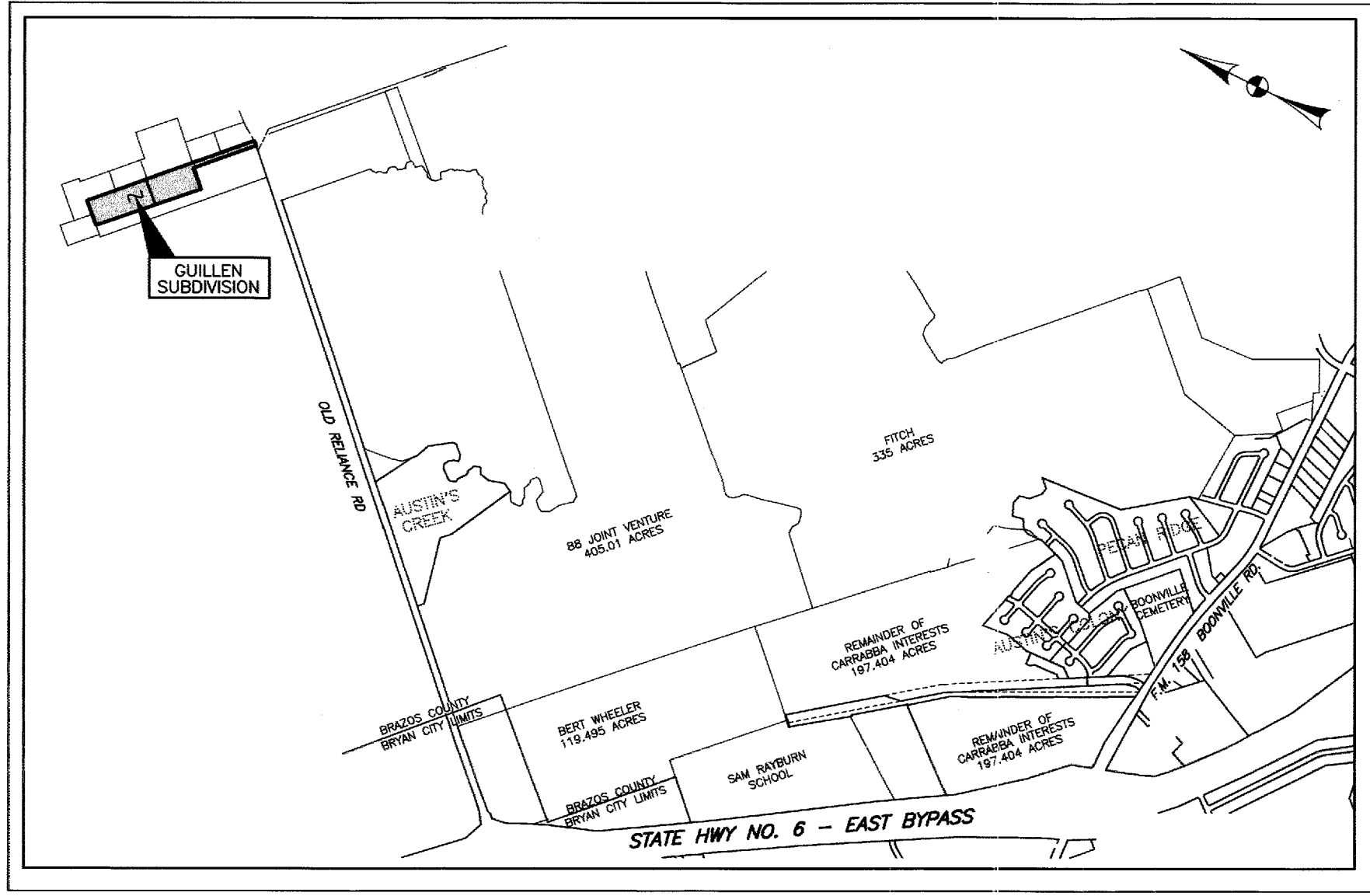
I, W. Paul Kaspar, Development Engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 21 day of APRIL, 2000.

W. Paul Kaspar
Development Engineer, City of Bryan, Texas

CERTIFICATE OF SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and accurately represents the lines and dimensions of the property, was prepared from an actual survey of the property made under my supervision on the ground, and that it indicates all easements as they are visible on the ground, and there are no encroachments, conflicts or protrusions, except as shown hereon.

S.M. Kling
S. M. Kling, R.P.L.S. No. 2003



FINAL PLAT OF GUILLEN SUBDIVISION

10.00 ACRE TRACT

JOHN AUSTIN SURVEY, A-2
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
PEDRO GUILLEN, AND WIFE, MARY R. GUILLEN
4095 OLD RELIANCE ROAD
BRYAN, TEXAS 77808
(409) 778-4452



SCALE: 1"=100' MARCH, 2000
PREPARED BY:
KLING ENGINEERING & SURVEYING
4103 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 409/846-6212