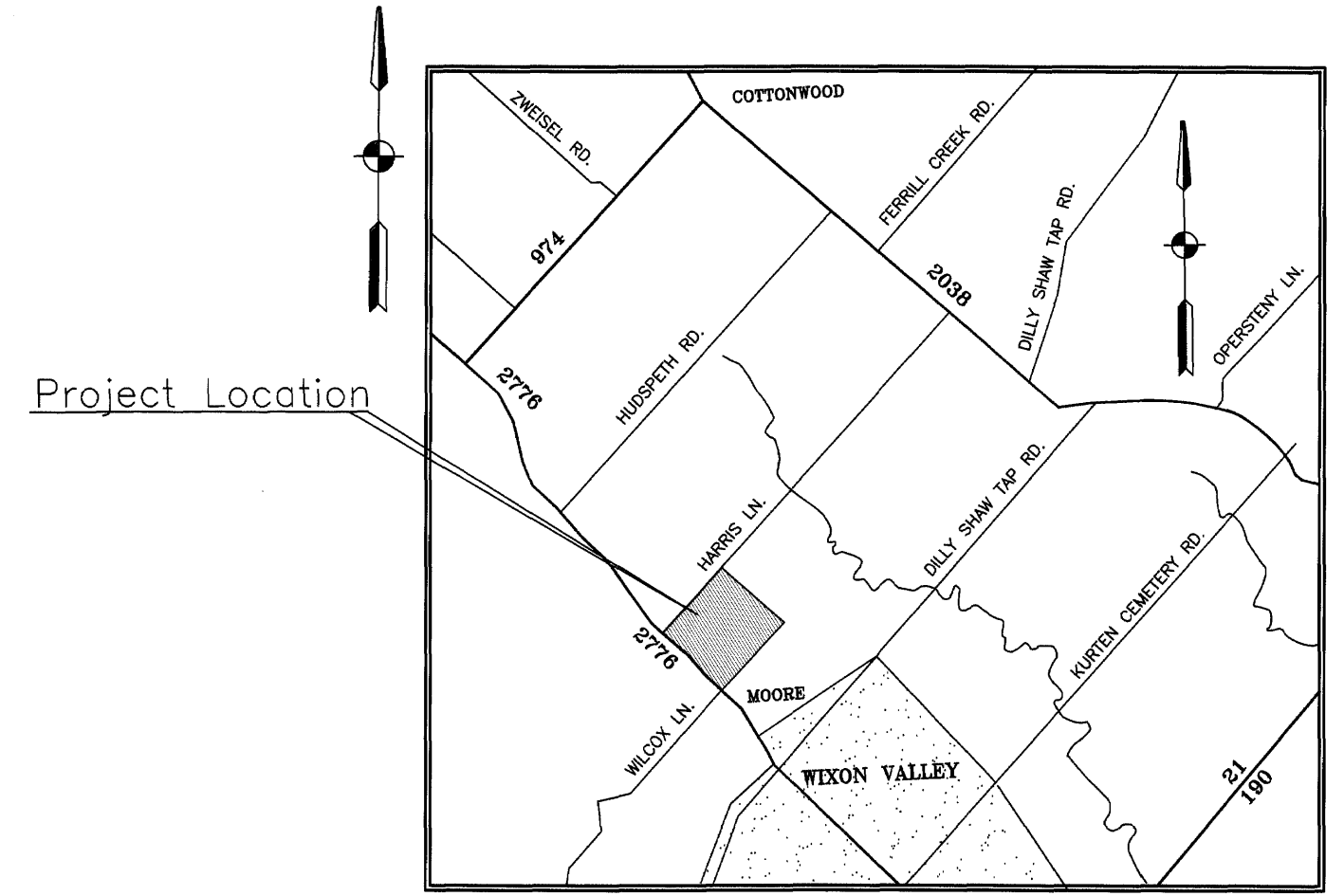
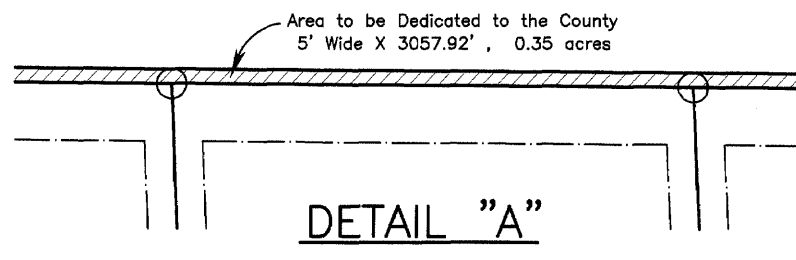


HARRIS LANE

[Width of R.O.W 60' - Width of Asphalt Pavement 19']



SCALE : 1" = 200'

FARM-TO MARKET ROAD NO. 2776
[Width of R.O.W 100' - Width of Asphalt Pavement 23']

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

The "Will and Marjorie Presnal Family Trust," owners of the land shown on this plat and designated as Harris Lane Estates, a subdivision in Brazos County, Texas, hereby dedicated to the use of the public forever all rights-of-way, easements, and other public places shown herein.

Henry L. Presnal
Henry L. (Sonny) Presnal, Trustee

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Henry L. (Sonny) Presnal, known to me to be the person whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Given under my hand and seal on this 4th day of February, 2002.

DONALD GARRETT
Notary Public, State of Texas
My Commission Expires 9-19-2008

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett
Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to the improvements described herein.

Donald D. Garrett
Donald D. Garrett, P.E. No. 22790

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 12 day of February, 2002.

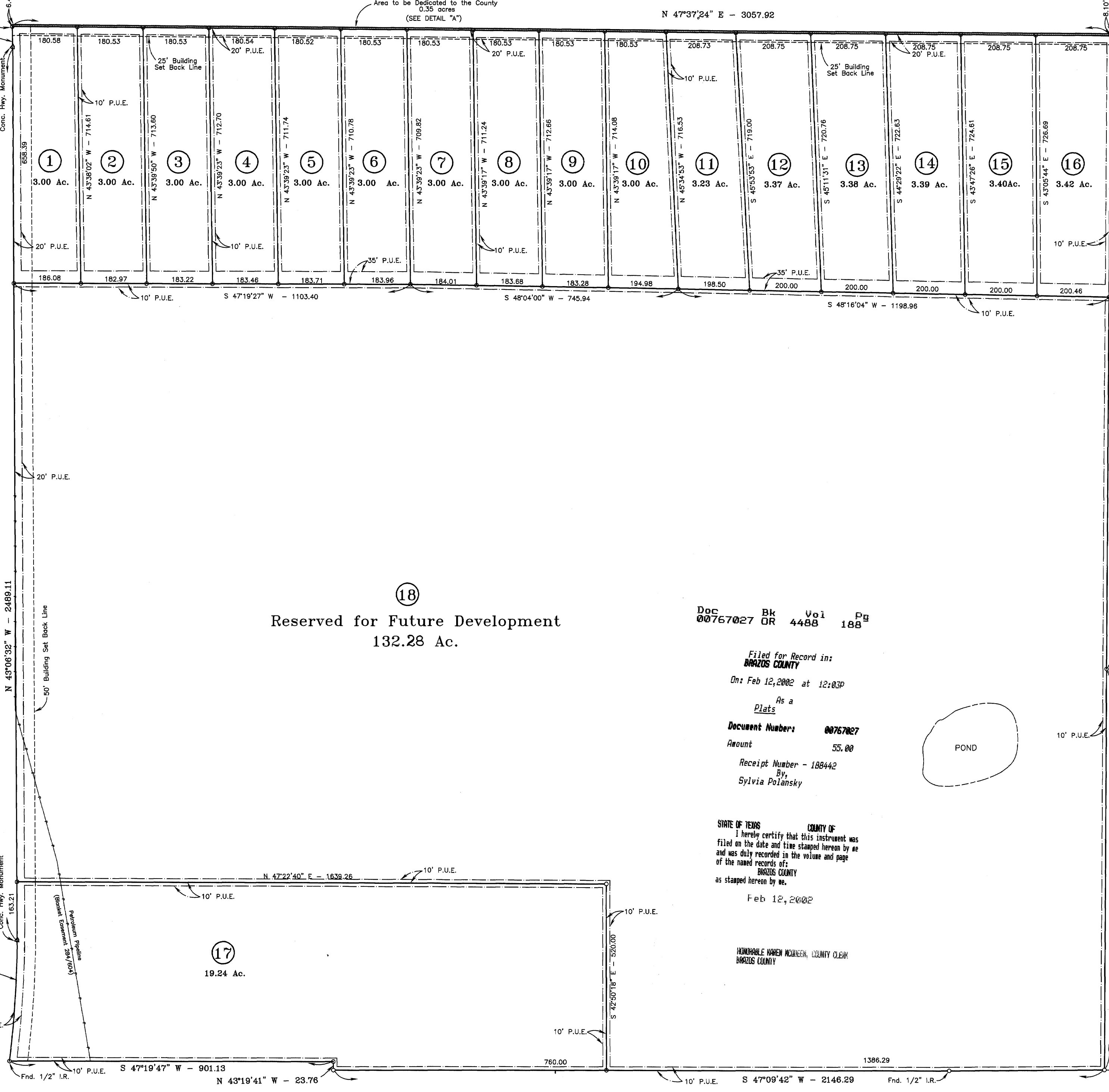
County Judge
Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Rigoberto Salas, County Clerk of Brazos County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 12 day of February, 2002 and duly recorded in Volume 4488, Page 282, Official Records of Brazos County, Texas.

County Clerk,
Brazos County, Texas



(18)
Reserved for Future Development
132.28 Ac.

Doc 00767027 Bk OR 4488 Vol 188 Pg 188

Filed for Record in:
BRAZOS COUNTY
On: Feb 12, 2002 at 12:03P

As a
Plat

Document Number: 00767027
Amount: \$5.00

Receipt Number - 159442
By:
Sylvia Polansky

STATE OF TEXAS
COUNTY OF
BRAZOS COUNTY

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 same records as stated herein by me.

Feb 12, 2002

HONORABLE HAREN HENDERSON, COUNTY CLERK
BRAZOS COUNTY

Now or Formerly
Barbara Kindt Jones
156.30 Acre Tract
(Vol.723, Pg.448)

Now or Formerly
James K. & Jean R. Presnal
66.77 Acre Tract
(Vol.1489, Pg.007)

Now or Formerly
Janet Francis Marden
98.56 Acre Tract
(Vol.1826, Pg.321)

Now or Formerly
Carlo N. & Paulet Ruffino
80.50 Acre Tract
(Vol.1863, Pg.104)

- GENERAL NOTES**
- 50' wide building set-back line will be provided along FM 2776 side. 25' wide building set-back line will be provided along Harris Lane side.
 - 5/8" Dia. Iron Rods with cap to be set at each lot corner.
 - 20' wide public utility easement to be provided in the front side of lot, along the right-of-way line. On all other sides, a 10' wide public utility easement to be provided.
 - Water service shall be supplied by Wickson Water Supply.
 - Sewer and wastewater collection and treatment shall be provided by private system installed in each lot with the prior issuance of a licence by the Brazos County Health District under the provisions of the Private Sewage Facility Regulations adopted by the Commissioner's Court of Brazos County, pursuant to the Texas Health and Safety Code.
 - This property does not lie in the 100-year flood plain elevation according to FIRM Panel No.48041C0070C, Federal Emergency Management Agency; Effective Date : July 2, 1992.

- EASEMENTS**
- Right-of-Way Agreement dated March 4, 1970 from Will Presnal to Diamond Shamrock Corporation, recoded in Volume 284, Page 604, Deed Records of Brazos County, Texas.
 - Right-of-Way Easement dated June 15, 1937 from J. K. Presnal to the City of Bryan, recoded in Volume 98, Page 235, Deed Records of Brazos County, Texas.
 - Right-of-Way Easement dated August 7, 1971 from Will Presnal to ux. to Wixon Water Supply, recoded in Volume 310, Page 24, Deed Records of Brazos County, Texas.

FIELD NOTES
HARRIS LANE ESTATES
202.05 ACRES

Being all of that certain tract or parcel of land, lying and being situated in the FRANCIS HENDERSON LEAGUE, A-20, and being all of that 152.00 acre tract of land conveyed to the "Will and Marjorie Presnal Family Trust" by Marjorie Lee Presnal (1148/311) and all of that 25.00 acre tract of land conveyed to Henry L. Presnal by the Veterans Land Board of Texas (324/700) and all of that 25.00 acre tract of land conveyed to Henry L. Presnal and wife Lou B. Presnal by Will Presnal and wife Marjorie Presnal (325/70); said tract or parcel being more particularly described as follows:

BEGINNING at a 5/8" iron rod set at the south corner of said 152.00 acre tract, same being at the intersection of the northeast right-of-way line of FM 2776 and the northeast right-of-way line of Harris Lane

THENCE: N 47°37'24" E - 3057.92 feet along said Harris Lane right-of-way line to a 1/2" iron rod found at the most northerly common corner of this tract and the Barbara Kindt Jones 156.30 acre tract (723/448);

THENCE: S 42°26'25" E - 1771.18 feet and S 42°29'58" E - 1118.39 feet along the common line between this tract and said Jones tract to a 10" fence post found at the most southerly common corner of said tracts, same being in the northwest line of the Carlo N. and Paula Ruffino 80.50 acre tract (1863/104);

THENCE: S 47°09'42" W - 2148.29 feet along the common line between this tract and said Ruffino tract and the Janet Francis Marden 98.56 acre tract (1826/321) to a 6" fence post found for the most westerly common corner of this tract and said Marden tract, same being in the northeast line of the James K. and Jean R. Presnal 66.77 acre tract (1489/007);

THENCE: N 43°19'41" W - 23.76 feet along the common line between this tract and said James K. Presnal tract to a 4" corner post found at the north corner of said James K. Presnal tract;

THENCE: S 47°19'47" W - 901.13 feet continuing along said common line to a 1/2" iron rod found at the most westerly common corner of said tracts; same being in said FM 2776 right-of-way line;

THENCE: 337.50 feet along said FM 2776 right-of-way line around a curve to the left with a central angle of 06°44'55" left, a radius of 2865.33 feet and whose chord bears N 39°04'54" W - 337.30 feet to a concrete highway monument at the end of said curve;

THENCE: N 43°06'32" W - 2489.11 feet continuing along said FM 2776 right-of-way line to a concrete highway monument found at the beginning of a curve to the right;

THENCE: 62.10 feet continuing along said FM 2776 line around a curve to the right with a central angle of 01°51'47" right, a radius of 1909.85 feet and whose chord bears N 44°21'06" W - 62.10 feet to the POINT OF BEGINNING, and containing 202.05 acres of land more or less.

FINAL PLAT

HARRIS LANE ESTATES

202.05 Acres

Vol.1146-Pg.311, Vol.324-Pg.700, Vol.325-Pg.70

Brazos County, Texas

FRANCIS HENDERSON LEAGUE, A-20

Scale: 1" = 200' November, 2001

Prepared For:
"Will and Marjorie Presnal Family Trust"
Henry L. (Sonny) Presnal, D.F.M.
3103 Camelot Drive
Bryan, Texas 77802
Telephone: (979) 845-1188

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Bryan, Texas 77802
Phone: (979) 848-2888
Fax: (979) 848-3094