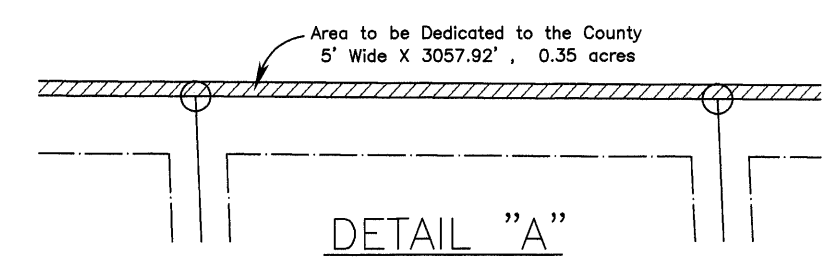
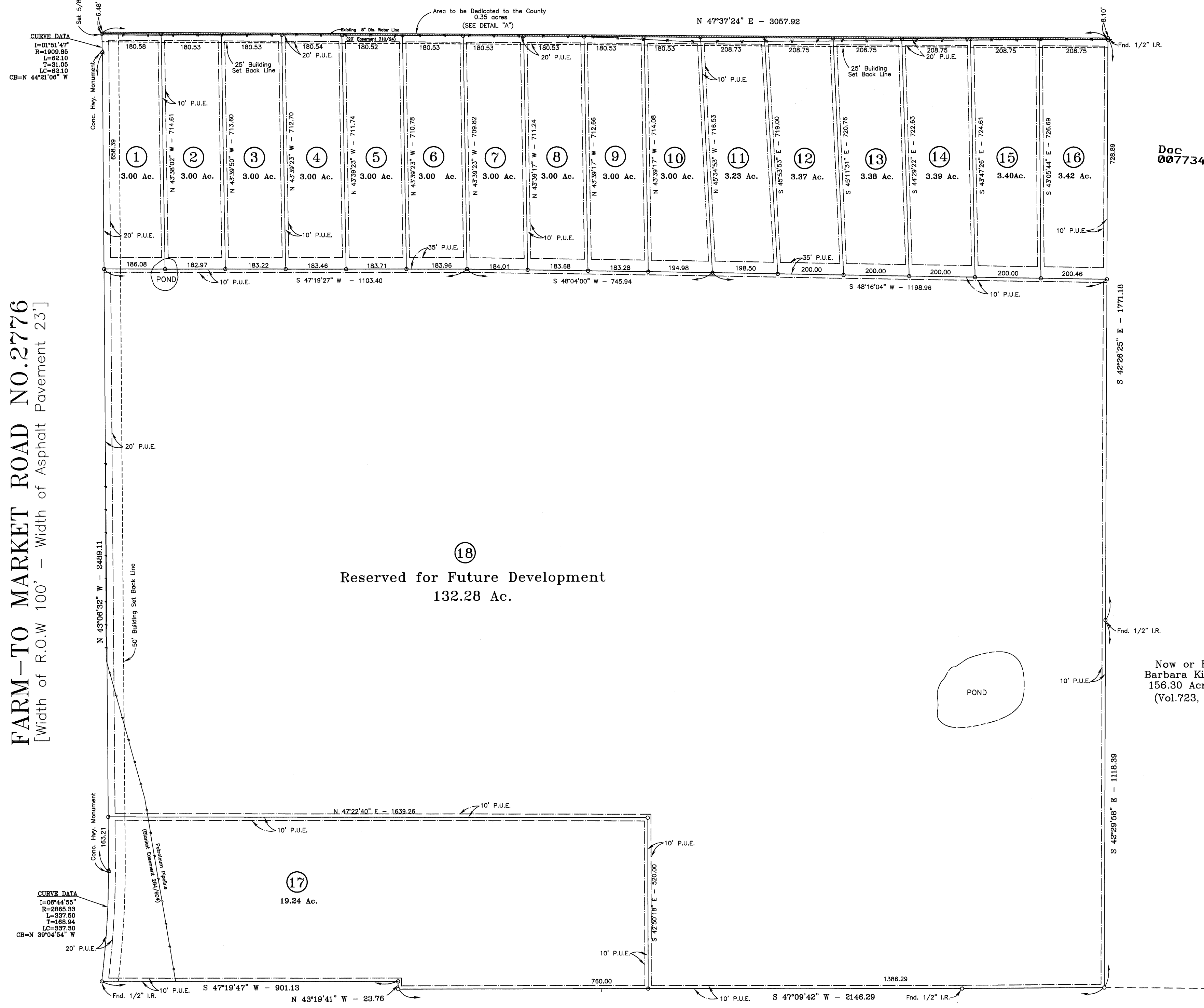


SCALE : 1" = 200'



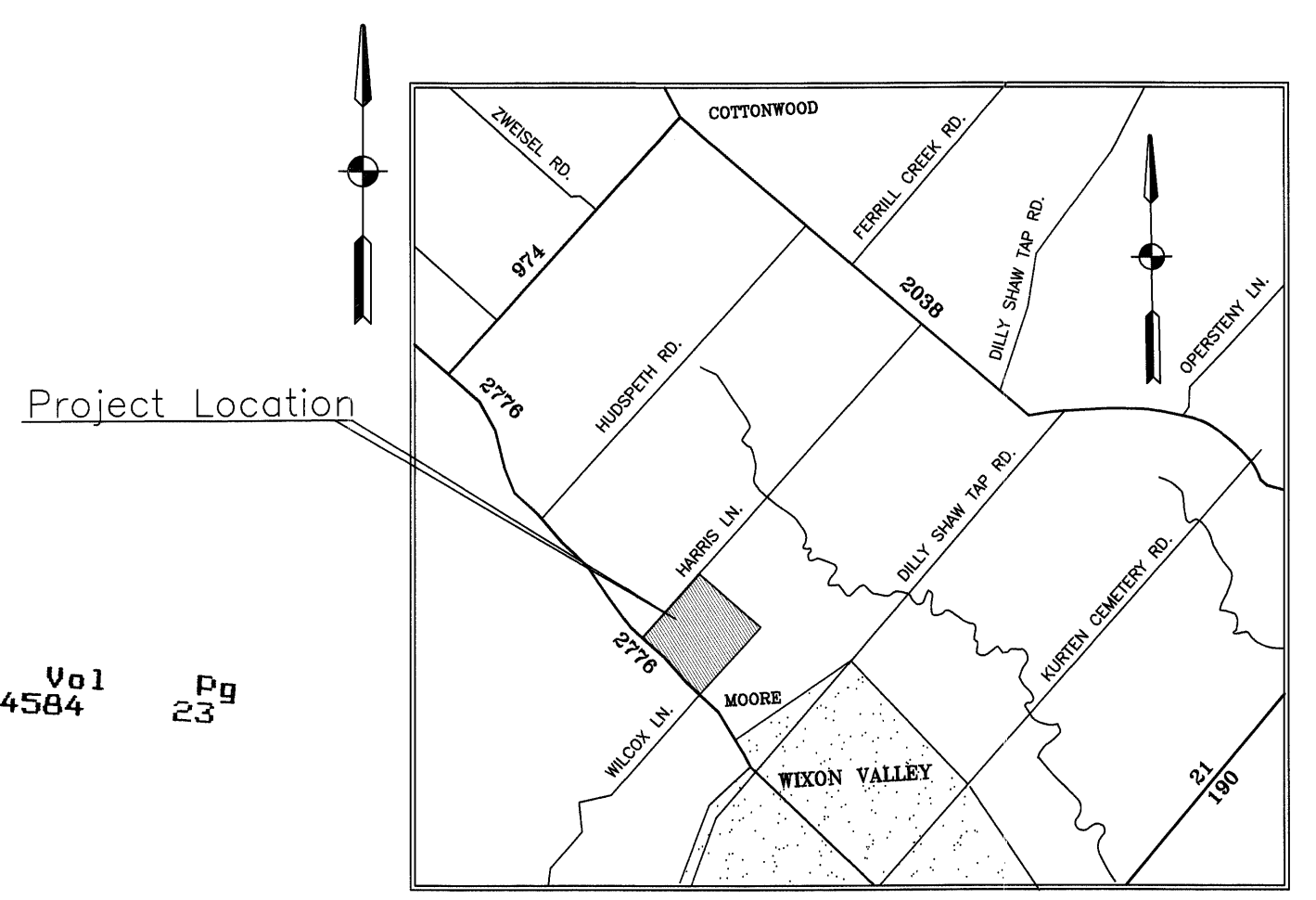
# HARRIS LANE

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



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

Doc 00773485 Bk Vol Pg  
OR 4584 23



VICINITY MAP  
- N.T.S. -

### 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 (1146/311) 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 (326/70); 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 60.50 acre tract (1863/104);

THENCE: S 47°09'42" W - 2146.29 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°21'08" W - 62.10 feet to the POINT OF BEGINNING, and containing 202.05 acres of land more or less.

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  
60.50 Acre Tract  
(Vol.1863, Pg.104)

## ORIGINAL PLAT

### 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 Wixson Water Supply.
- Sewer and wastewater collection and treatment shall be provided by private system installed in each lot with the prior issuance of a license 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.48041C0370C, 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, recorded 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, recorded in Volume 98, Page 235, Deed Records of Brazos County, Texas.
- Right-of-Way Easement dated August 7, 1971 from Will Presnal et ux. to Wixson Water Supply, recorded in Volume 310, Page 24, Deed Records of Brazos County, Texas.

# AMENDING PLAT

Sheet 1 of 2

## HARRIS LANE ESTATES

202.05 Acres

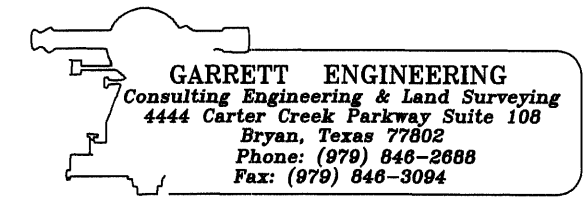
Vol.1146-Pg.311, Vol.324-Pg.700, Vol.325-Pg.70

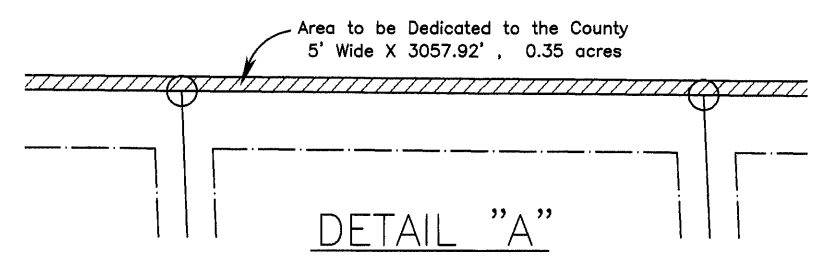
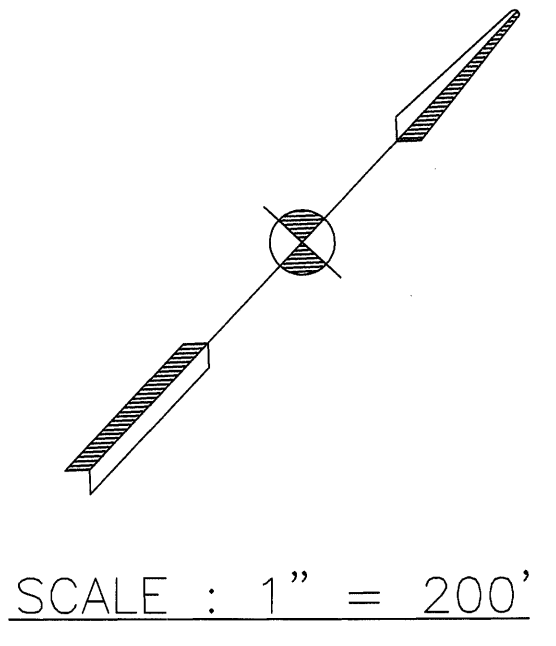
Brazos County, Texas  
FRANCIS HENDERSON LEAGUE, A-20

Scale: 1" = 200'

March, 2002

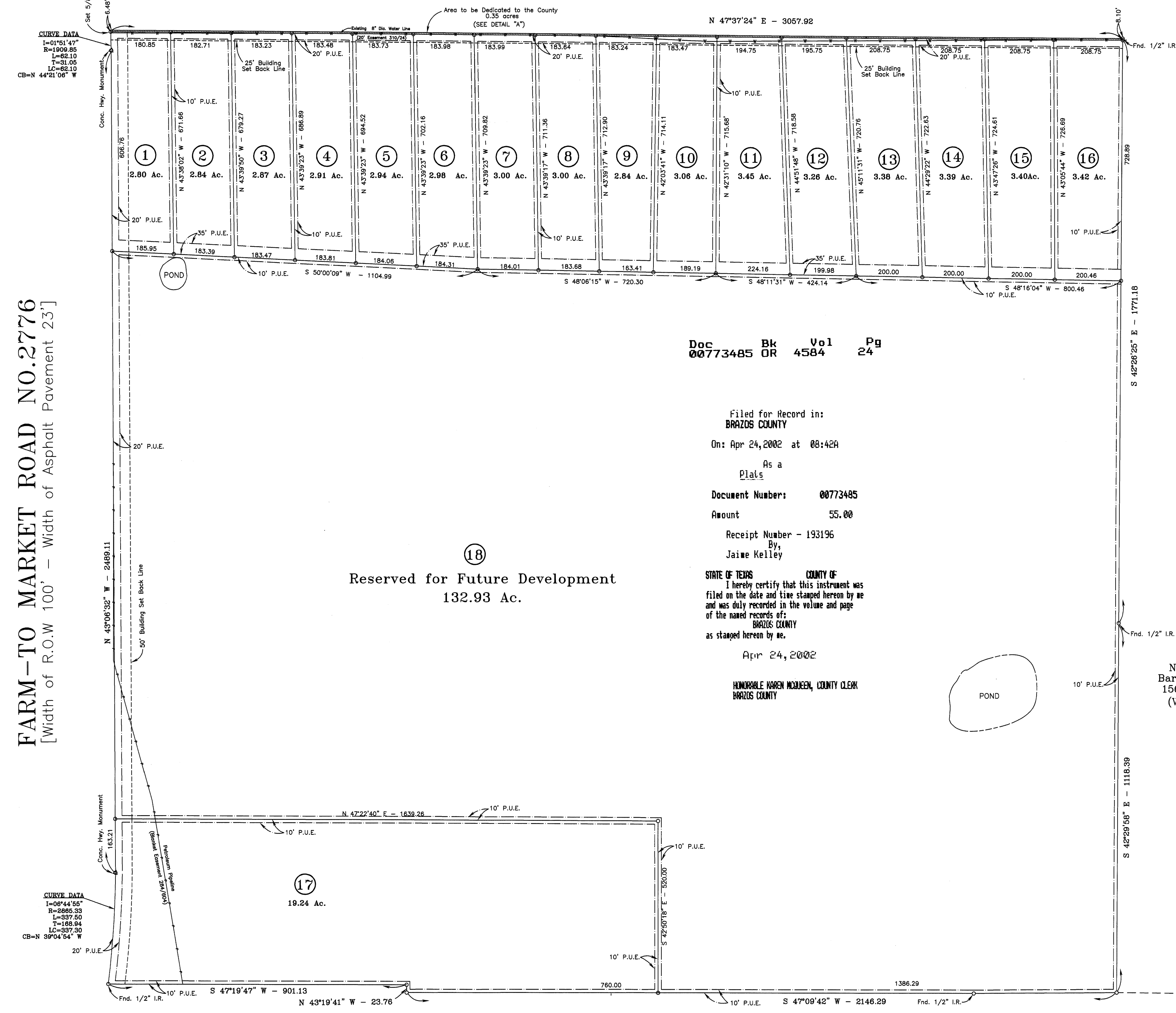
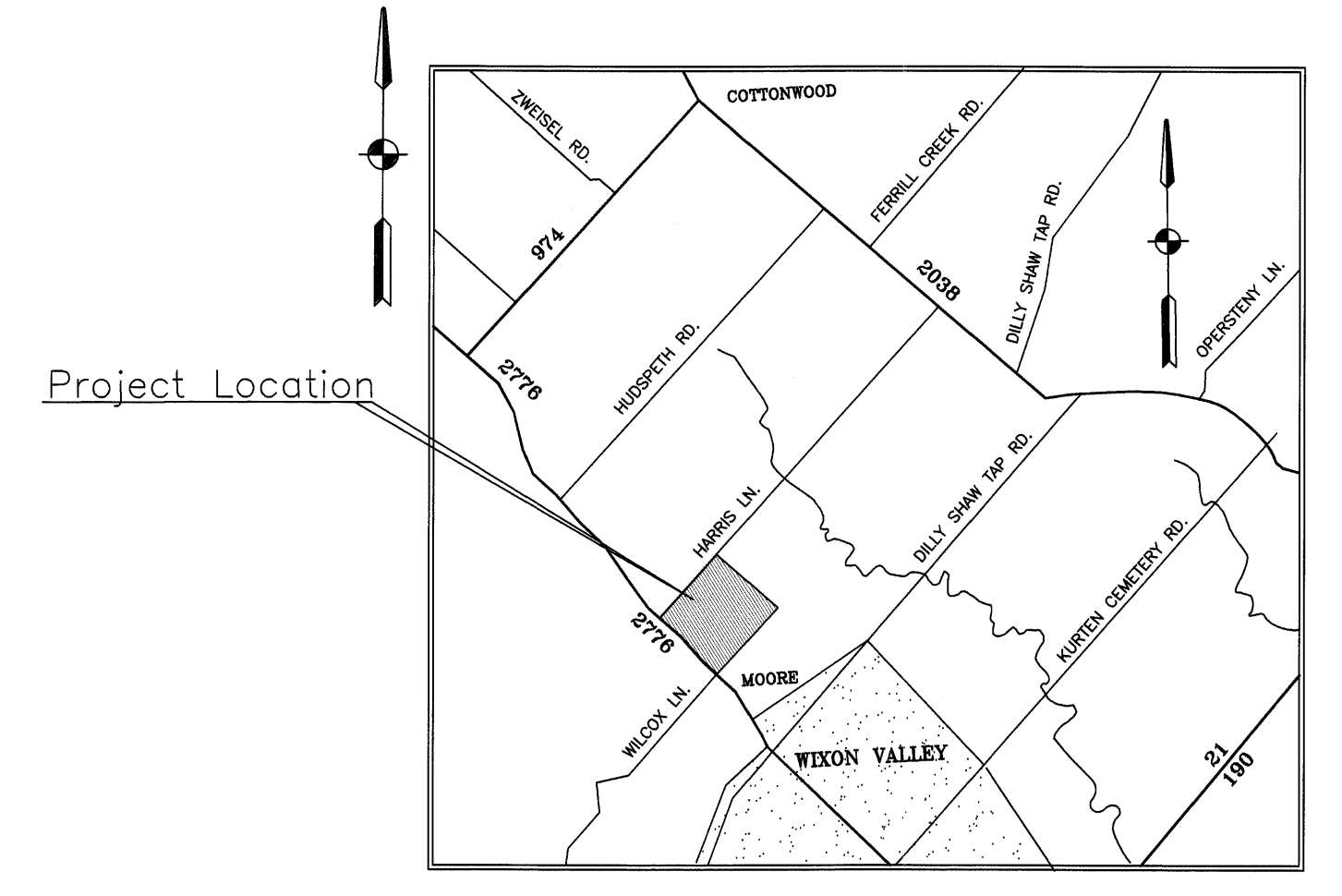
Prepared For:  
"Will and Marjorie Presnal Family Trust"  
Henry L. (Sonny) Presnal, D.V.M.  
3103 Camelot Drive  
Bryan, Texas 77802  
Telephone: (979) 845-1188





# HARRIS LANE

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



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 The, "Presnal Family Partnership" owners of the land shown on this plat designated as Harris Lane Subdivision, 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  
 Managing Partner

STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared *Henry L. 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 8th day of April, 2002.

**DONALD GARRETT**  
 Notary Public, State of Texas  
 My Commission Expires 9-14-2004

**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 16th day of April, 2002.

*Alan D. Quinn*  
 County Judge  
 Brazos County, Texas

**CERTIFICATE OF THE COUNTY CLERK**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, *Karen McQueen*, 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 04 day of April, 2002 and duly recorded in Volume 4584, Page 23, Official Records of Brazos County, Texas.

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

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

Doc 00773485 Bk OR Vol 4584 Pg 24

Filed for Record in:  
 BRAZOS COUNTY

On: Apr 24, 2002 at 08:42A

As a  
 Plat

Document Number: 00773485

Amount 55.00

Receipt Number - 193196

By,  
 Jaime Kelley

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 named records of:  
 BRAZOS COUNTY  
 as staged herein by me.

Apr 24, 2002

HONORABLE KAREN McQUEEN, COUNTY CLERK  
 BRAZOS COUNTY

Reserved for Future Development  
 132.93 Ac.

**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 "Presnal Family Partnership" by "Will and Marjorie Presnal Family Trust" as recorded in Vol.4556, Pg.50 of Official Records of Brazos County, Texas and all of Tract One and Tract Two, each containing 25.00 acres of land conveyed to "Presnal Family Partnership" by Henry L. Presnal and wife Lou B. Presnal, as recorded in Vol.4556, Pg.5 of Official Records of Brazos County, Texas; 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 60.50 acre tract (1863/104);

THENCE: S 47°09'42" W - 2146.29 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.

## AMENDING PLAT

Sheet 2 of 2

**HARRIS LANE ESTATES**

202.05 Acres

Vol.4556-Pg.50, Vol.4556-Pg.56

Brazos County, Texas

FRANCIS HENDERSON LEAGUE, A-20

Scale: 1" = 200'

April, 2002

Prepared For:  
 "Presnal Family Partnership"  
 Henry L. (Sonny) Presnal, D.V.M., Managing Partner  
 3103 Canolot Drive  
 Bryan, Texas 77802  
 Telephone: (979) 845-1188

**GARRETT ENGINEERING**  
 Consulting Engineering & Land Surveying  
 4444 Carter Creek Parkway Suite 108  
 Bryan, Texas 77802  
 Phone: (979) 845-8888  
 Fax: (979) 845-3094

## AMENDING PLAT

**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 each lot along the right-of-way line. On either sides of each lot, a 10' wide public utility easement to be provided. For lots 1 to 16, on the rear side of each lot, a 35' wide public utility easement to be provided. For lots 17 and 18, a 10' wide public utility easement to be provided on the rear side of each lot.
- 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 license 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**

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- Right-of-Way Easement dated August 7, 1971 from Will Presnal et ux. to Wixon Water Supply, recorded in Volume 310, Page 24, Deed Records of Brazos County, Texas.