

Project Location

VICINITY MAP

- N.T.S. -

Doc 0001071 Bk OR Vol 5065 Pg 62

Filed for Record in: BRAZOS COUNTY

On: Jan 21, 2003 at 02:31P

As a Plats

Document Number: 0001071

Amount 55.00

Receipt Number - 210055 By: Teresa Ramirez

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 stamped hereon by me.

Jan 21, 2003

HONORABLE KAREN MCKEEN, COUNTY CLERK BRAZOS COUNTY

FIELD NOTES
REPLAT OF HARRIS LANE ESTATES
LOTS 17 & 18
152.17 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 Lot 17 and 18 of Harris Lane Estates, a plat recorded in Volume 4584, Page 23 of Official Records of Brazos County, Texas; said tract or parcel being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the south corner of said Harris Lane Estates, same being the most westerly common corner of said Harris Lane Estates and James K. and Jean R. Presnal 66.77 acre tract (1489/7); same iron rod being in the northwest right-of-way line of FM 2776;

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", 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 - 1892.95 feet continuing along said FM 2776 right-of-way line to a 5/8" iron rod with cap set for corner;

THENCE: N 50°00'09" E - 1104.99 feet, N 48°06'15" E - 720.30 feet, N 48°11'31" E - 424.14 feet and N 48°16'04" E - 800.46 feet, across said Harris Lane Estates along the common line between lots 1 through 16 and lot 18 to a 5/8" iron rod with cap set for corner, same iron rod being on the common line of said Harris Lane Estates and the Barbara Kindt Jones 156.30 acre tract (723/448);

THENCE: S 42°26'25" E - 1037.28 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 said Harris Lane Estates and said Ruffino tract and the Janet Francis Marden 98.56 acre tract (1826/321) to a 6" fence post found for the common corner of this tract, said Marden tract and the James K. and Jean R. Presnal 66.77 acre tract (1489/7);

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 the POINT OF BEGINNING, and containing 152.17 acres of land more or less.

ORIGINAL PLAT

Scale: 1"=400'

* Plat bearing used as the basis of bearing.

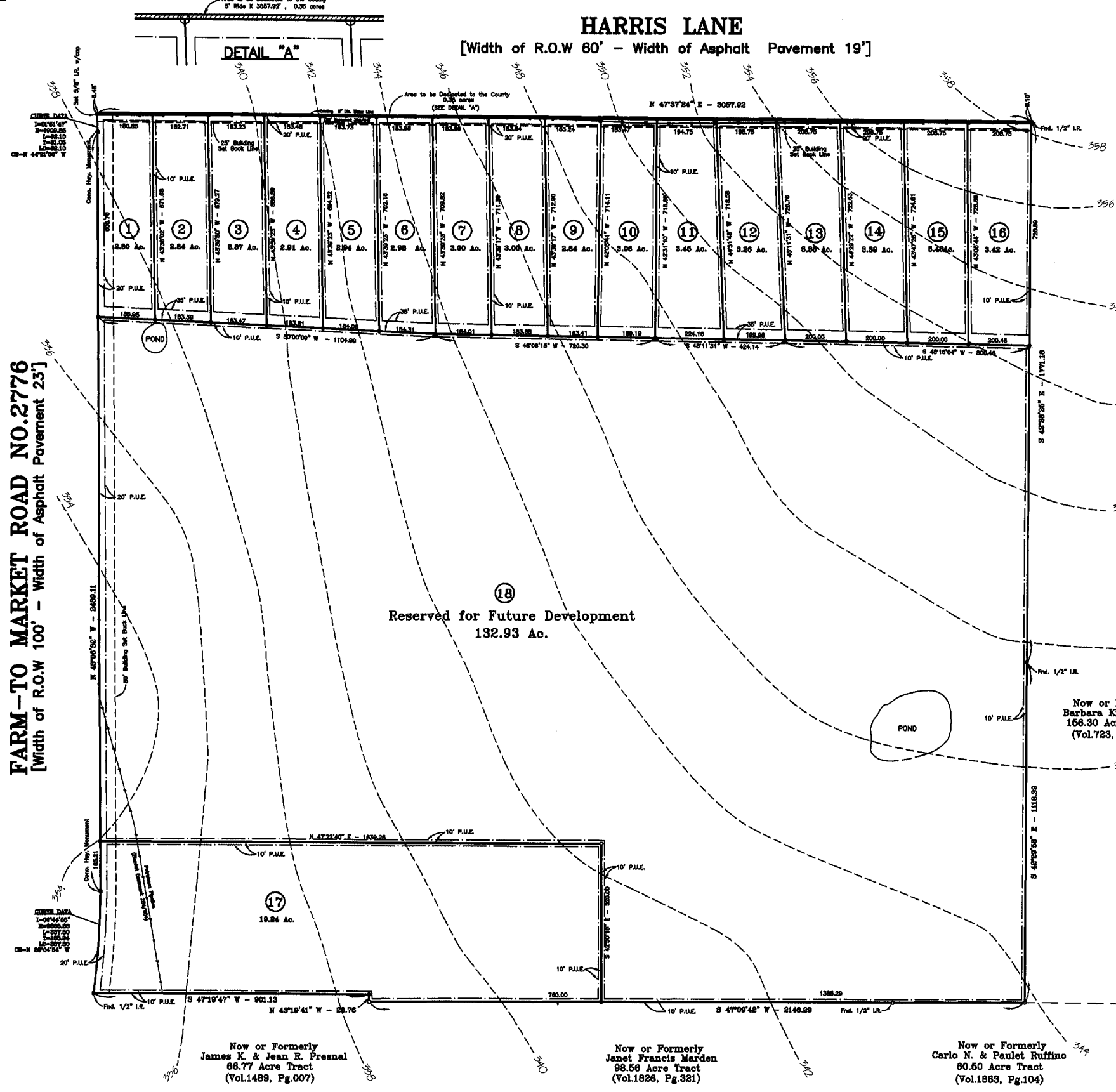
GENERAL NOTES

- 50' wide building set-back line will be provided along FM 2776 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 side of each lot, a 10' wide public utility easement to be provided. For lots 1 and 2, a 10' wide public utility easement to be provided on the rear side of each lot.
- 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.45041C0070C, 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.

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



Lots 1 to 16 of Cheyenne Country Estates
(Formerly Lots 1 to 16 of Harris Lane Estates)
49.55 Ac.
(4584/23)

REPLAT OF HARRIS LANE ESTATES

Reserved for Future Development
132.93 Ac.

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.7)

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)

REPLAT

Scale: 1"=200'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

The "Presnal Family Partnership" owners of the land shown on this plat and designated as Replat of 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
Managing Partner

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 22 day of November, 2002.

Donald D. Garrett
DONALD GARRETT
Notary Public, State of Texas
My Commission Expires 9-14-04

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 14th day of November, 2002.

Randy Som
Randy Som
County Judge
Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen M. Queen, 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 21st day of January, 2003 and duly recorded in Volume 5065, Page 62, Official Records of Brazos County, Texas.

Karen M. Queen
Karen M. Queen
County Clerk,
Brazos County, Texas

REPLAT OF HARRIS LANE ESTATES

Lots 17 and 18
152.17 Acres

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Brazos County, Texas
FRANCIS HENDERSON LEAGUE, A-20

Scale: 1" = 200'

November, 2002

Prepared For:
"Presnal Family Partnership"
Henry L. (Sonny) Presnal, D.V.M., Managing Partner
3103 Camelot Drive
Bryan, Texas 77802
Telephone: (979) 845-1100

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: (979) 846-2888
Fax: (979) 846-3094