

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I (We), Karen Rogers, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 2973, Page 199 & 201, 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 shown hereon for the purposes identified.

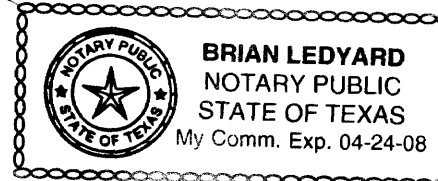
*Karen K Rogers*  
Karen K Rogers  
Owner(s)

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Karen K Rogers known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 2nd day of April, 2007.

*Brian Ledyard*  
Notary Public, Brazos County, Texas



CERTIFICATE OF APPROVAL

This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 24 day of April, 2007. Signed this the 24th day of April, 2007.

*Randy Johnson*  
County Judge, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I (We), Mark Konecny, owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Official Records of Brazos County, in Volume 2973, Page 199 & 201, 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 shown hereon for the purposes identified.

*Mark Konecny*  
Owner(s)  
DEB ZAMORA  
Commission # 1612529  
Notary Public - California  
Los Angeles County  
My Comm. Expires Sep 11, 2008

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Mark Konecny known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 28 day of March, 2007.

*Debi Zamora*  
Notary Public, Brazos County, Texas  
Los Angeles California  
My Comm. Expires Sep 11, 2008

N/F  
ALICE MEYER PUTZ  
REM. 36 ACRE TRACT  
(88/66)

N/F  
FRANK DEGELIA, JR. AND  
JANIE DEGELIA  
6 ACRE TRACT  
272/494

LOT 1  
BLOCK 1  
2.12 ACRES  
(NET 2.00 ACRES LESS  
R.O.W. EASEMENT)

METES AND BOUNDS DESCRIPTION

OF A  
2.12 ACRE TRACT  
ZENO PHILLIPS LEAGUE, A-45  
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 36-1/3 ACRE TRACT DESCRIBED AS SECOND TRACT BY A DEED TO KAREN K. ROGERS AND MARK CLARENCE KONECNY RECORDED IN VOLUME 2973, PAGES 199 AND 201 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

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

BEGINNING AT A 5/8 INCH IRON ROD SET ON THE NORTH LINE OF LEONARD ROAD (80' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 36-1/3 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 6 ACRE TRACT AS DESCRIBED BY A DEED TO FRANK DEGELIA, JR. AND JANIE DEGELIA RECORDED IN VOLUME 272, PAGE 494 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD SET BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 2907.95 FEET, FOR REFERENCE A FENCE CORNER POST FOUND BEARS: S 48° 24' 13" E FOR A DISTANCE OF 1.07 FEET;

THENCE: ALONG THE NORTH LINE OF LEONARD ROAD AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 47' 31" FOR AN ARC DISTANCE OF 141.70 FEET (CHORD BEARS: S 71° 40' 01" W - 141.69 FEET) TO A 5/8 INCH IRON ROD SET MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 70° 16' 15" W CONTINUING ALONG THE NORTH LINE OF LEONARD ROAD FOR A DISTANCE OF 114.72 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 48° 24' 13" W THROUGH SAID REMAINDER OF 36-1/3 ACRE TRACT FOR A DISTANCE OF 351.47 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 41° 35' 47" E CONTINUING THROUGH SAID REMAINDER OF 36-1/3 ACRE TRACT FOR A DISTANCE OF 223.27 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 36 ACRE TRACT CURRENTLY OWNED BY ALICE MEYER PUTZ ACCORDING TO THE BRAZOS COUNTY, DISTRICT SAID 36 ACRE TRACT BEING FURTHER DESCRIBED IN VOLUME 88, PAGE 66 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A FENCE CORNER POST FOUND MARKING THE COMMON CORNER OF SAID REMAINDER OF 36-1/3 ACRE TRACT AND SAID REMAINDER OF 36 ACRE TRACT BEARS: N 48° 24' 13" W FOR A DISTANCE OF 1012.60 FEET;

THENCE: S 48° 24' 13" E ALONG THE COMMON LINE OF SAID REMAINDER OF 36-1/3 ACRE TRACT AND SAID REMAINDER OF 36 ACRE TRACT AND SAID 6 ACRE TRACT FOR A DISTANCE OF 477.51 FEET TO THE POINT OF BEGINNING CONTAINING 2.12 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JULY, 2006. SEE PLAT PREPARED AUGUST, 2006, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

Doc Bk Val Pa  
00962122 DR 7959 260

Filed for Record in:  
BRAZOS COUNTY

On: May 08/2007 at 01:16P

As a  
Plats

Document Number: 00962122

Amount: \$8.00

Receipt Number - 315403

By:  
Ashlie Peters

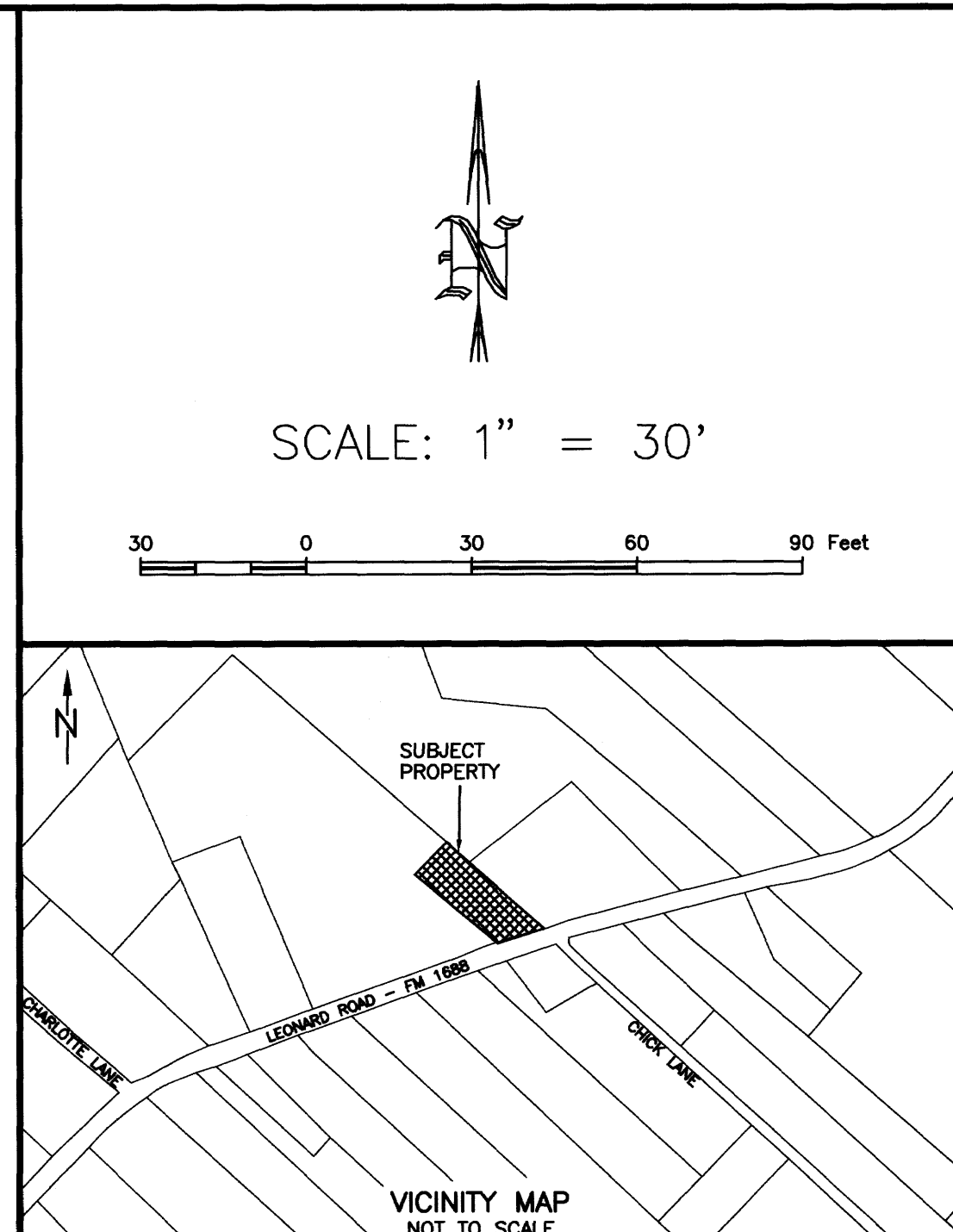
STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

*gke* BRAZOS COUNTY

as stamped hereon by me.

May 08/2007

HONORABLE KAREN MCQUEEN, COUNTY CLERK  
BRAZOS COUNTY



GENERAL NOTES

- 1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF's) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH COUNTY ORDER ADOPTED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
  - 2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
  - 3. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
  - 4. CITY OF BRYAN WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
  - 5. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0141 C, DATED JULY 2, 1992.
  - 6. PUE - PUBLIC UTILITY EASEMENT
- NOTE: 20' R.O.W. EASEMENT TO BE PERPETUAL UNTIL SUCH TIME THE CITY OF BRYAN OR THE STATE OF TEXAS ACQUIRES THE EASEMENT AREA.

APPROVAL OF PLANNING AND ZONING COMMISSION  
I, At Hughes, Chairman 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 & Zoning Commission of the City of Bryan on the 11th day of March, 2007, and same was approved on the 13th day of March, 2007.

*At Hughes*  
Chairman

CERTIFICATION OF CITY PLANNER  
I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 11th day of May, 2007.

*Karen Russell*  
City Planner, City of Bryan

APPROVAL OF THE CITY ENGINEER  
I, the undersigned, City Engineer 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 8th day of May, 2007.

*At Hughes*  
City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

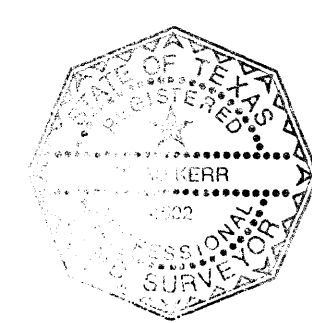
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office on the 8 day of May, 2007, in the Official Public Records of Brazos County, Texas, in Volume 2124, Page 240.

*Karen McQueen*  
County Clerk  
Brazos County, Texas  
*By Cecily Barcelona*

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 property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

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



**FINAL PLAT**  
OF  
**J. McNICHOLS ADDITION**  
2.12 ACRES  
ZENO PHILLIPS LEAGUE, A-45  
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET  
SURVEY DATE: 07-28-06  
PLAT DATE: 11-14-06  
REVISED: 02-06-07  
JOB NUMBER: 06-828  
CAD NAME: 06-828F  
CRS FILE: 06-487

PREPARED BY: KERR SURVEYING, LLC  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195

PREPARED FOR: JEREMIAH McNICHOLS  
4588 LEONARD ROAD  
BRYAN, TEXAS 77807  
PHONE (979) 220-0395