

- General Notes:**
- This property lies within the E.T.J. of Bryan, Texas
 - All lots served by On-site Sewage Facilities (OSSFs) 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.
 - All lots will be required to have a site/soil evaluation on file with the Brazos County Health Department before on-site sewage facility may be constructed.
 - 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.
 - This property is not in a 100-year flood hazard area as established by the Federal Emergency Management Agency; Map Number 48041C0075 C. Effective Date: July 2, 1992.
 - This property is within and water service is available to it from O.S.R. W.S.C.
 - The Smetana Water Supply Corporation easement recorded in 841/269 is a Blanket Easement.

FIELD NOTES
4.58 Acres

Being all of that certain tract or parcel of land, lying and being situated in Brazos County, Texas, and being a part of Lot 3, Block 2 of the OLD SPANISH TRAIL ESTATES, recorded in Volume 459, page 175, Deed Records of Brazos County, Texas and being described as follows:

BEGINNING: at a 1/2" iron rod found at the most southerly common corner of said Lot 3 and Lot 5 of said Block 2, same being in the northeast right-of-way line of Old Spanish Trail;

THENCE, N 41°13'01" W - 502.12 feet along said Old Spanish Trail line to a 1/2" iron rod found at the most southerly common corner of said Lot 3 and Lot 1 of said Block 2;

THENCE, N 48°47'47" E - 415.11 feet along the common line between said lots 1 and 3 to a 1/2" iron rod found at the easterly common corner of lots 1 and 2 of said Block 2;

THENCE, S 40°10'38" E - 470.23 feet across said Lot 3 to a 1/2" iron rod w/cap set at the east corner of this tract, same being in the common line between said Lots 3 and 5;

THENCE, S 44°18'03" W - 407.82 feet along said common line to the PLACE OF BEGINNING; and containing 4.58 acres, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on August 2, 1999.

Doc: 00995229 Bk: DR Vol: 8553 Pg: 186

Filed for Record in: BRAZOS COUNTY

On: Apr 24 2008 at 02:27P

As a Plats

Document Number: 00995229

Amount: 58.00

Receipt Number: 339922

By: Kim Green

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:

BRAZOS COUNTY

as stamped hereon by me.

Apr 24 2008

HONORABLE KAREN MCQUEEN, COUNTY CLERK
BRAZOS COUNTY

CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Kim Russell
Planning Administrator, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

I, the undersigned, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 19____, and same was duly approved on the _____ day of _____, 19____, by said commission.

APPROVAL OF CITY ENGINEER

I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

W Paul Kasper
Development Engineer, Bryan, Texas

CERTIFICATION OF THE COUNTY JUDGE

I, *Randy Sims*, County Judge of Brazos County, Texas, do hereby certify that this plat with its dedications was duly approved by the Commissioners Court of Brazos County, Texas on the _____ day of _____, 19____.

Randy Sims
County Judge, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK

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 the _____ day of _____, 19____, in the Deed/Official Records of Brazos County, Texas, in Volume _____, Page _____.

Karen McQueen, Co. CLK.
County Clerk, Brazos County, Texas

CERTIFICATE OF THE ENGINEER

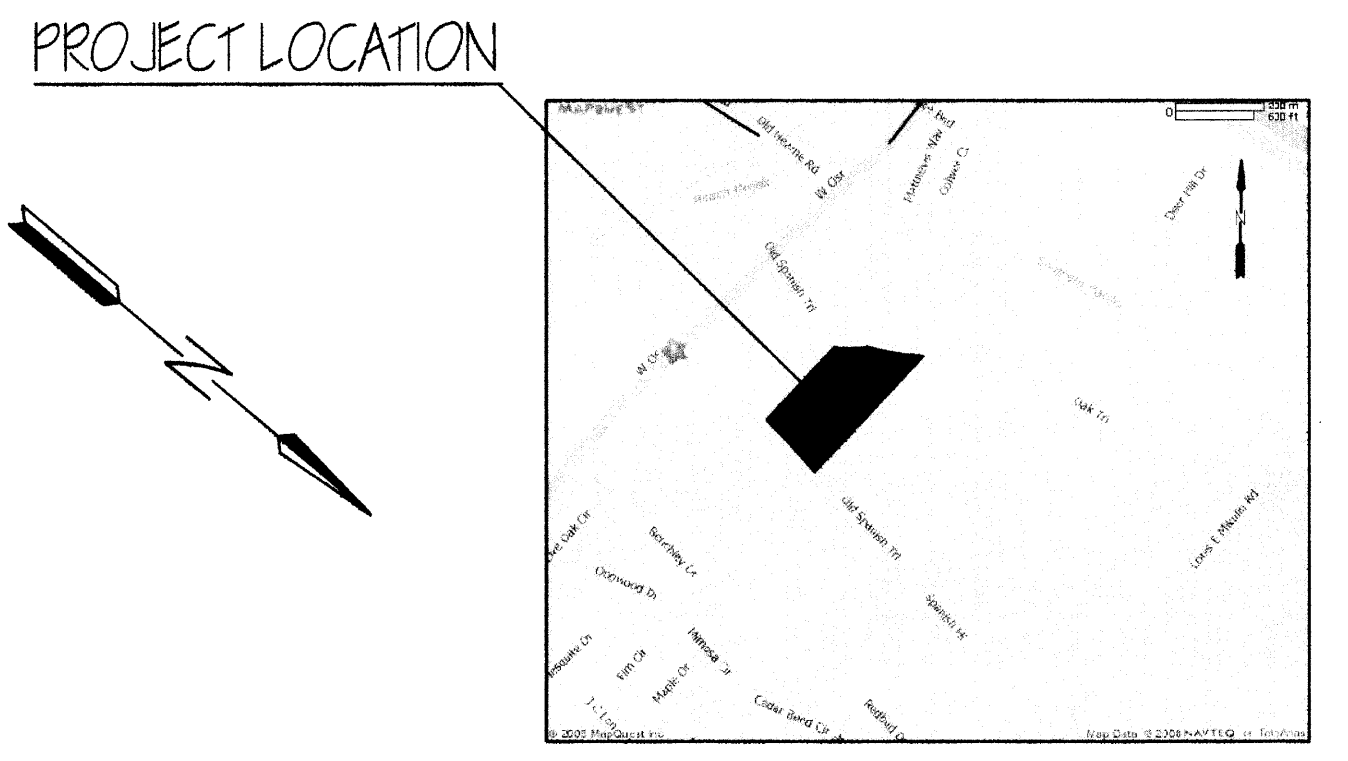
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that the attached engineering consideration has been given to this plat.

Donald D. Garrett
DONALD D. GARRETT P.E. 22790
REGISTERED PROFESSIONAL ENGINEER

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
REGISTERED PROFESSIONAL LAND SURVEYOR



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Philip Tinker, owner of the land shown on this plat, and designated *Replat of Old Spanish Trail Estates*, a subdivision in Brazos County, Texas, hereby dedicates to the use of the public forever all rights-of-way, easements and other public places shown herein.

Philip B. Tinker
Philip Tinker, Owner

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Philip B. Tinker*, 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 purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 19____.

Melinda Garrett
Notary Public, State of Texas
My Commission Expires 11/10/2011

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Linda A. Ezzell, owner of the land shown on this plat, and designated *Replat of Old Spanish Trail Estates*, a subdivision in Brazos County, Texas, hereby dedicates to the use of the public forever all rights-of-way, easements and other public places shown herein.

Linda A. Ezzell
Linda A. Ezzell, Owner

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Linda A. Ezzell*, 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 purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 19____.

Melinda Garrett
Notary Public, State of Texas
My Commission Expires 11/10/2011

REPLAT OF LOT 3, BLOCK 2 OLD SPANISH TRAIL ESTATES

12.32 ACRES

O. WILCOX SURVEY, A-234 & L. McLAUGHLIN SURVEY, A-38

BRAZOS COUNTY, TEXAS

SCALE: 1" = 100' October, 1999

OWNER/DEVELOPER:
PHILIP B. TINKER
2501 MORRIS LANE
BRYAN, TEXAS 77802

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 409 / 846 - 2888