

William & Dianne Peeler  
1.84 Acres  
1280/131

N 53°03'05" E - 98.98'(Deed)  
N 53°19'04" E - 100.60'(Act.)

S 53°29'53" W - 660.55' (Deed - Parent Tract)

Scale: 1" = 40'

Steve Opersteny  
3.0 Acres  
2109/11

S 36°28'06" E - 576.89 (Deed - Parent Tract)  
S 36°25'05" E - 576.65 (Deed)  
S 36°28'06" E - 576.89 (Act.)

1.33 ACRES

N 36°23'36" W - 586.59(Act.)  
N 36°29'50" W - 586.80(Deed)

Ray H. & Flora Gray  
Remainder of 10.02 Acre Parent Tract  
8.69 Acres  
1246/414

0737322

Filed for Record in:  
BRAZOS COUNTY,  
On: Feb 28, 2001 at 03:29PM  
As a  
Plats  
Document Number: 0737322  
Amount: 55.00  
Receipt Number - 167651  
By:  
Karen McQueen

STATE OF TEXAS COUNTY OF  
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 said records at:  
BRAZOS COUNTY,  
as stated herein by me.  
Feb 28, 2001

HONORABLE MARY ANN WARD, COUNTY CLERK  
BRAZOS COUNTY,

COMMENCING POINT  
College Station G.P.S. Monument #204

Reference Bearings & Distances  
College Station G.P.S. Monument #204  
N 85°40'46" W - 2027.37 ft.

FIELD NOTES  
1.33 ACRES

Field notes for a 1.33 acre tract or parcel of land lying and being situated in the J.H. Jones League - Abstract No. 26, Brazos County, Texas. Said 1.33 acre tract being a part of that certain 10.02 acre tract conveyed to Ray H. Gray and wife Flora M. Gray by Milton Dudley Cardwell and wife, Jackie Alice Cardwell (1246/414);

Said 1.33 acre tract being more particularly described by metes and bounds as follows:  
COMMENCING at College Station G.P.S. Monument No.204, Aluminum Cap set in concrete, on south side of Jones Road (gravel), and in the intersection of Jones Road and Piper Lane;

THENCE: N 85°40'46" W for a distance of 2027.37 feet to a 5/8" dia. iron rod found at the most northerly common corner of this tract and the Steve Opersteny 3.0 acre tract (2109/11), same being in the southeast line of the Access Road, marking the POINT OF BEGINNING;

THENCE S 36°28'06" E for a distance of 576.89 feet along the common line between this tract and said Peeler tract to a 1/2" dia. iron rod found for the most southerly common corner of said tracts, same being in the northwest line of the William and Dianne Peeler 1.84 acre tract (1280/131);

THENCE S 53°19'04" E for a distance of 100.60 feet along the common line between this tract and said Peeler tract to a 1/2" dia. iron rod w/cap found for the south corner of this tract;

THENCE: N 36°23'36" W for a distance of 586.59 feet across said 10.02 acre tract to a 1/2" dia. iron rod w/cap found for the most westerly corner of this tract, same being in said Access Easement line;

THENCE: N 58°52'00" E for a distance of 100.27 feet along said Access Easement line to the PLACE OF BEGINNING; and containing 1.33 acres of land, more or less.

GENERAL NOTES

- Deed bearing used as basis of bearing.
- All improvements shown are existing, unless otherwise stated.
- This property does not lie in the 100 year flood plain according to Flood Insurance Rate Map No.s 48041C0150C & 48041C0200C, effective date July 2, 1992, as prepared by the Federal Emergency Management Agency.
- Gravel Access Road is unnamed.
- Sewer and wastewater collection and treatment shall be provided by private system in accordance with TNRC Rules and Regulations.

Basis of Bearing

Bearings are based on the northwest line of called 10.02 acre tract (1246/414), N 58°52'00" E.

Bench Mark

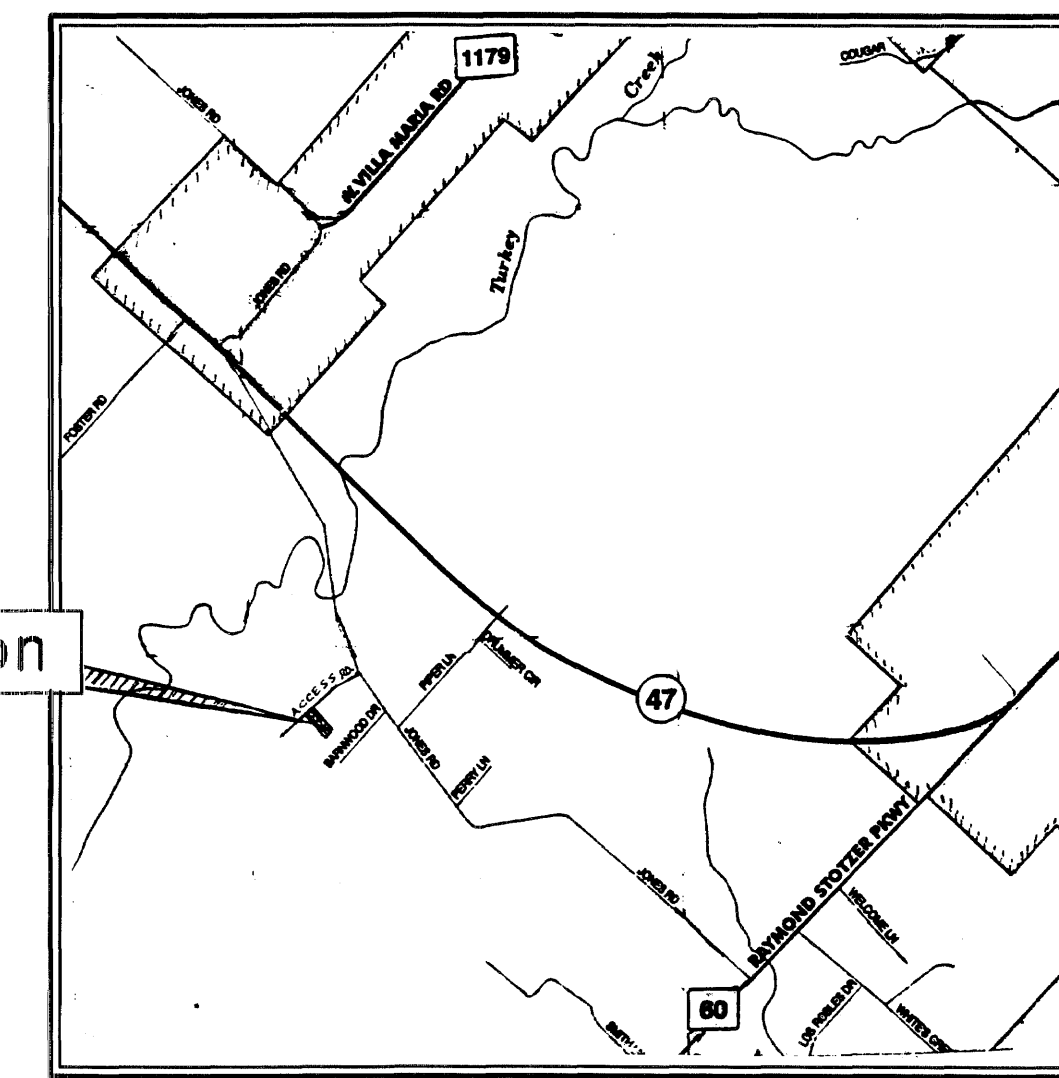
Point of Beginning - 5/8" iron rod found at the most northerly property corner in the southeast line of the Access Road, at N 85°40'46" W - 2027.37 ft. from the College Station G.P.S. Monument No. 204, an aluminum cap set in concrete on south side of Jones Road (gravel), and in the intersection of Jones Road and Piper Lane. Elevation 278.54 ft.

Owner / Developer:  
Mr. Donnie Pennington  
3008 Bluesitem  
College Station, Texas 77845  
Telephone: (979) 775-2980

Site Address:  
7670 Jones Road  
Brazos County, Texas

GARRETT ENGINEERING  
Consulting, Surveying & Land Surveyors  
4144 Carter Road, Parkway Suite 100  
Bryan, Texas 77802  
Phone: 979 - 846 - 3000  
Fax: 979 - 846 - 3004

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Project Location

Vicinity Map

- Not to Scale -

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Schulter D. Pennington, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Deed Records of Brazos County in Volume 428 Page 212, 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.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Schulter D. Pennington, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose stated.

Notary Public, State of Texas  
My Commission Expires 9-20-01

Notary Public, State of Texas

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, 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 this plat.

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

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 publication was filed for record in my office the 28th day of Feb, 2001 in the Deed Records of Brazos County in Volume 4067 Page 214

County Clerk, Brazos County, Texas  
Barbara Johnson  
Deputy Clerk

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning and 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 28th day of Feb, 2001.

Planning Administrator, Bryan, Texas

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 28th day of Feb, 2001.

City Engineer, Bryan, Texas

APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT

I, Alvin W. Jones, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the 28th day of February, 2001.

County Judge, Brazos County, Texas

FINAL PLAT  
for  
PENNINGTON SUBDIVISION  
1.33 Acre Tract  
Out Of A Called 10.02 Acre Tract  
(1246/414)

J. H. Jones League - Abstract No. 26  
Brazos County, Texas

Scale: 1" = 40' January, 2001