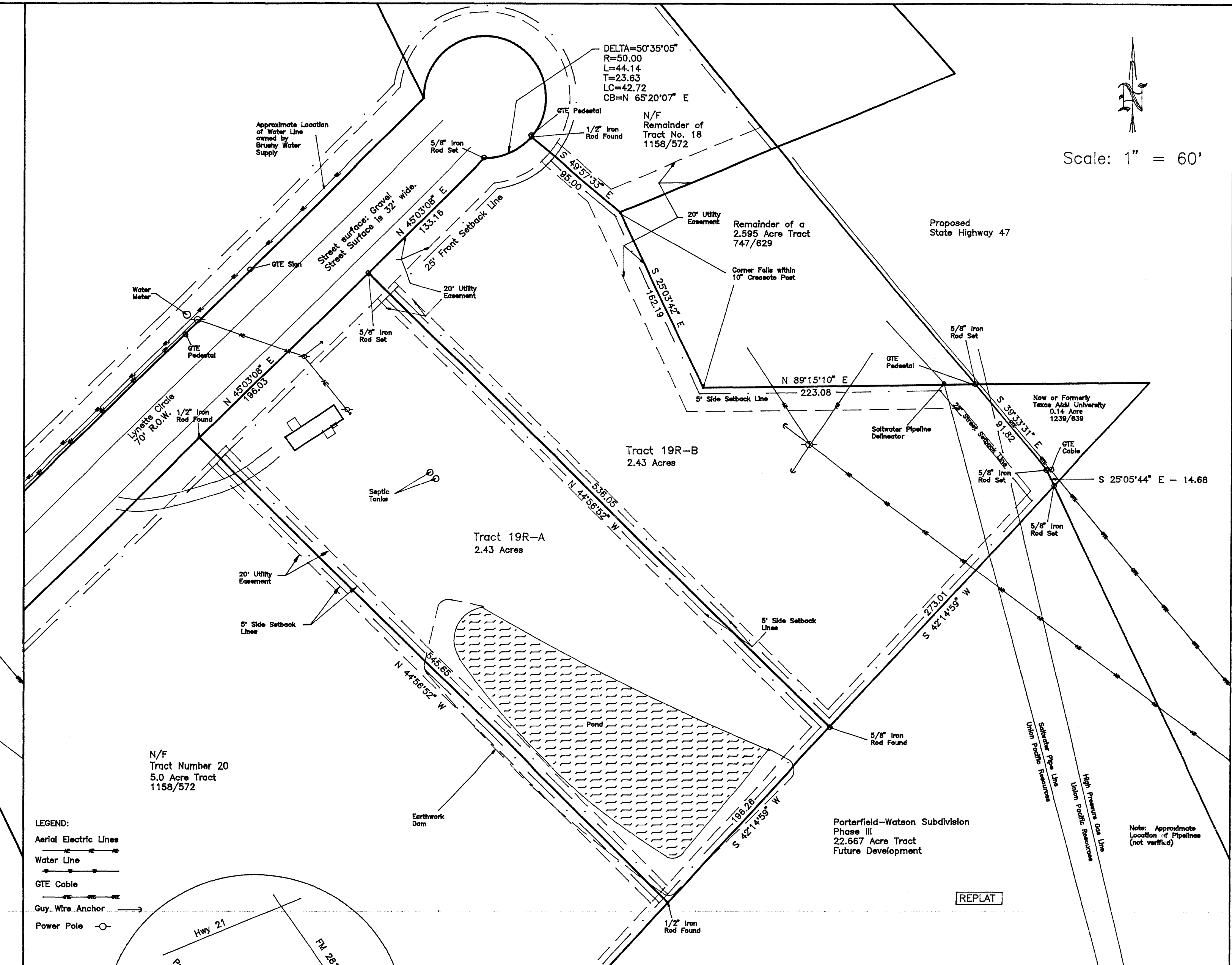
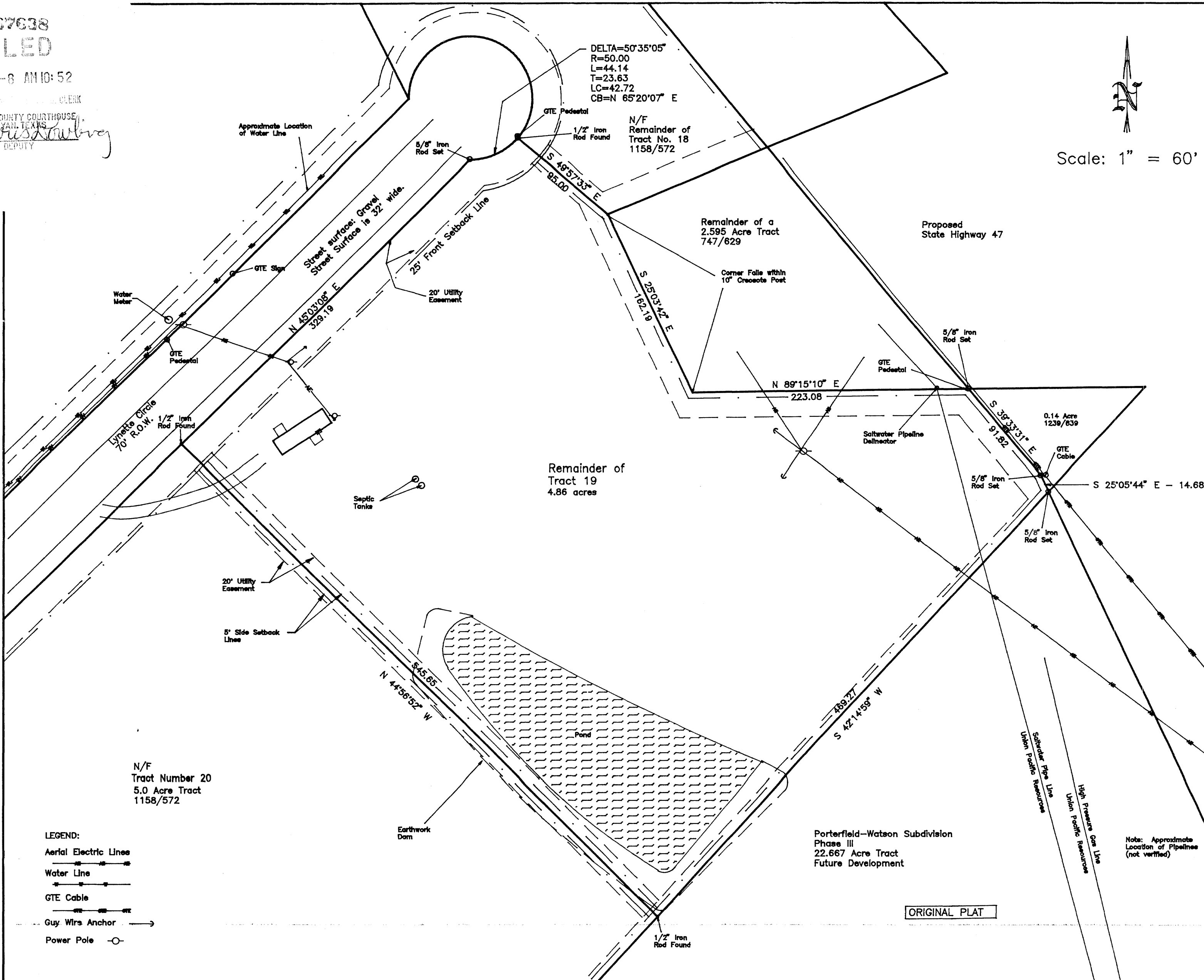


CLERK  
BRAZOS COUNTY COURTHOUSE  
1000 TEXAS  
BRYAN, TEXAS



METES AND BOUNDS DESCRIPTION

4.86 ACRE TRACT  
OF  
T.J. WOOTEN SURVEY, A-59  
BRAZOS COUNTY, TEXAS

Metes and bounds description of all that certain tract or parcel of land lying and being situated in the T.J. Wooten Survey, Abstract No. A-59, Brazos County, Texas. Said tract also being a portion of Tract 19 of the Porterfield/Watson Subdivision according to the Plat recorded in Volume 1158, Page 572 of the Official Records of Brazos County, Texas.

Said tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found marking the West corner of the aforementioned Tract 19 and also lying on the Southeast Right-of-Way line of Lynette Circle (70' R.O.W.);

Thence: N 45° 03' 08" E with said Right-of-Way line for a distance of 329.19 feet to a 5/8 inch iron rod set marking the beginning of a nontangent curve to the left and having a radius of 50.00 feet;

Thence: along said curve for an arc length of 44.14 feet to a 1/2 inch iron rod found marking the end of this curve and the North corner of said Tract 19. The chord for this curve bears N 65° 20' 07" E 42.72 feet (delta: 50° 35' 05", tangent 23.63.);

Thence: S 49° 57' 33" E along the Northeast line of Tract 19 for a distance of 95.00 feet to a 10 inch creosote post found;

Thence: S 25° 03' 42" E for a distance of 182.19 feet to a 10 inch creosote post found;

Thence: N 89° 15' 10" E for a distance of 223.08 feet to a 5/8 inch iron rod set on a Northeast line of said Tract 19, on the proposed Right-of-Way line of State Highway Number 47. Said iron rod also marking the West corner of a called 0.135 acre tract as described by a deed to Texas A&M University, recorded in Volume 1239, Page 639 of the Official Records of Brazos County, Texas;

Thence: S 39° 33' 31" E with the proposed Right-of-Way of State Highway 47 for a distance of 91.82 feet to a 5/8 inch iron rod set for an angle point in said Right-of-Way line;

Thence: S 25° 05' 44" E continuing with said Right-of-Way for a distance of 14.68 feet to a 5/8 inch iron rod set marking the South corner of said 0.135 acre tract;

Thence: S 42° 14' 59" W for a distance of 469.27 feet to a 1/2 inch iron rod found marking the South corner of said Tract 19;

Thence: N 44° 58' 52" W for a distance of 545.85 feet to the Point of Beginning containing 4.86 acres of land as surveyed on the ground February, 1994.

Certificate of the County Clerk:

I, Mary Ann Ward, County Clerk of Brazos County, Texas, do hereby certify that this plat, with its certificates of authentication was filed for record on the 22nd day of November, 1994, and duly recorded in Volume 2239 page 299, Deed Records of Brazos County, Texas.

Mary Ann Ward  
County Clerk  
Brazos County, Texas

Certificate of Mortgage: Homestead Savings Association of Texas  
The undersigned, holder of a deed of trust lien or other encumbrances against the property subdivided herein hereby joins in the dedication of all streets, alleys, parks, and utility easements to the public as set forth in the Owner's Certificate hereon.  
Dated this 21st day of August, 1994

Jillian T. Pierce  
Homestead Savings Association of Texas  
Signature Date

Certificate of Surveyor:  
I, BRAD KERR, Registered Public Surveyor, in the State of Texas, hereby certify that this plat is true and correct, was prepared from an actual survey of the property made on the ground under my supervision, and that proper engineering consideration has been given to the improvements described herein.



Brad Kerr  
Registered Professional  
Land Surveyor No. 4502

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 22nd day of August, 1994.

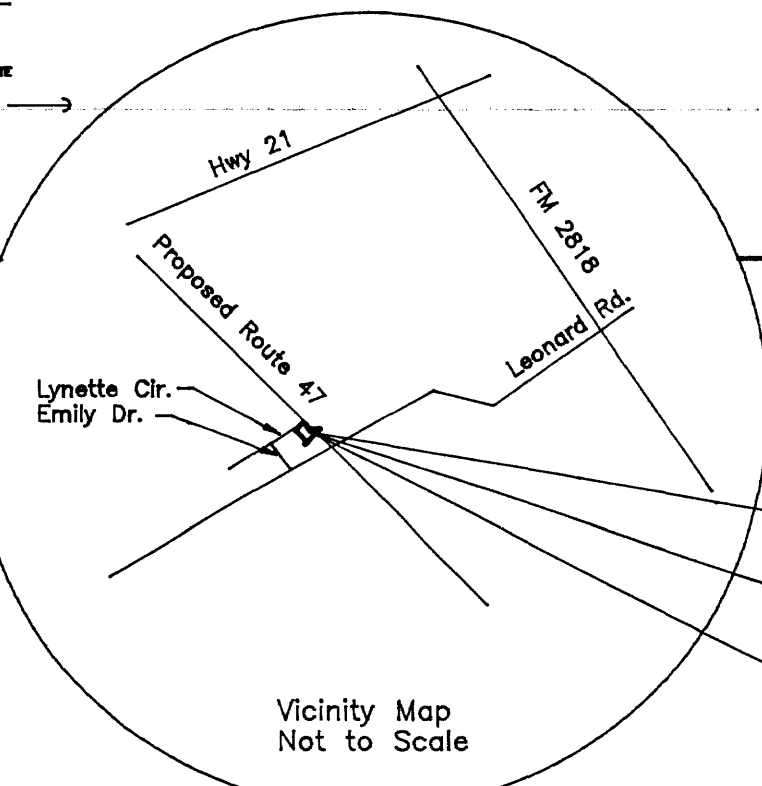
R. K. Delong  
County Judge  
Brazos County, Texas

Certificate of the City Engineer:  
I, the undersigned, city engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan.

David Kerr  
City Engineer, Bryan, Texas

Certificate of the City Planner:  
I, the undersigned, city planner of the City of Bryan, hereby certify that this plat conforms to the city master plan, major street plan, land use plan and the standards and specifications set forth in the subdivision development ordinance.

Robert Stranica  
City Planner, Bryan, Texas



We, the undersigned representatives of the stated utility service companies as shown, hereby certify that we have reviewed this plat and that said plat meets or exceeds our minimum requirements to serve the property as shown:

Signature	Title	Date
	Brazos County Health Department	
	Lone Star Gas Company	
	GTE Southwest, Incorporated	

Signature	Title	Date
	Bryan Utilities	
	Lone Star Gas Company	
	Brushy Water Supply Corporation	

I, Vernice Bozinger, owner of the land adjoining the Northeast lines of Tract No. 19, of Porterfield/Watson Subdivision, Phase II do hereby acknowledge the fact that Patrick Giannalva and wife, Faylene Giannalva, is resubdividing Tract No. 19 and I have no objection to the resubdivision of said original Tract No. 19.

Acknowledged this the 22nd day of JUNE, 1994

The State of Texas  
County of Brazos  
Sworn and Subscribed before me, the undersigned authority on the 22nd day of JUNE, 1994

I, H. D. Watson, owner of the land adjoining the Southeast lines of Tract No. 19, of Porterfield/Watson Subdivision, Phase II do hereby acknowledge the fact that Patrick Giannalva and wife, Faylene Giannalva, is resubdividing Tract No. 19 and I have no objection to the resubdivision of said original Tract No. 19.

Acknowledged this the 22nd day of JUNE, 1994

The State of Texas  
County of Brazos  
Sworn and Subscribed before me, the undersigned authority on the 22nd day of JUNE, 1994

Certificate of Ownership and Dedication:  
We, Patrick Giannalva and wife, Faylene Giannalva, owners of the land shown on this plat and designated herein as Porterfield/Watson Tract 19, a subdivision in Brazos County, Texas, hereby dedicated to the use of the public forever all the rights-of-way, easements, and other public places shown herein.

Patrick Giannalva Faylene Giannalva  
Signature

Certificate of the Planning Commission:  
I, John Godfrey, Chairman of the Planning Commission of the City of Bryan, hereby certify that this plat was duly approved on the 27 day of September, 1994.

John Godfrey  
Chairman, Planning Commission  
City of Bryan

Note: No private sewage facility may be installed on any lot in this subdivision without the prior issuance of a license by the Brazos County Health Unit under the provisions of the Private Sewage Facility Regulations adopted by the Commissioners Court of Brazos County pursuant to the provisions of Section 21.084 of the Texas Water Code.

Revised 8/11/94, CoB letter of 8/8/94

REPLAT  
OF A  
REMAINDER OF TRACT NO. 19  
PORTERFIELD/WATSON SUBDIVISION  
PHASE II  
VOLUME 1158, PAGE 572  
T.J. WOOTEN SURVEY, A-59  
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET  
SURVEY DATE: 03-94  
PLAT DATE: 03-94  
JOB NUMBER: 93-347  
CAD NAME: 93-347  
CRS FILE: RIVERSTON

PREPARED BY:  
KERR SURVEYING CO.  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (409) 268-3195

on hand base  
up  
9/27/94