

**METES AND BOUNDS DESCRIPTION**  
OF A  
1.499 ACRE TRACT  
RICHARDSON PERRY SURVEY, A-44  
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE RICHARDSON PERRY SURVEY, ABSTRACT NO. 44, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 321 ACRE TRACT AS DESCRIBED BY A DEED TO J. E. WEEDON, JR., RECORDED IN VOLUME 266, PAGE 574 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID 321 ACRE TRACT BEING FURTHER DESCRIBED AS EIGHT TRACTS TOTALING 215-5/8 ACRES BY A DEED TO J. E. WEEDON RECORDED IN VOLUME 89, PAGE 559, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF ELMO WEEDON ROAD (A COUNTY MAINTAINED PUBLIC ROAD) MARKING THE MOST NORTHERLY CORNER OF A CALLED 2.35 ACRE TRACT AS DESCRIBED BY A DEED TO BRAZOS COUNTY TEXAS RECORDED IN VOLUME 1114, PAGE 331 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND BEING ON THE NORTHEAST LINE OF A CALLED 5.00 ACRE TRACT AS DESCRIBED BY A DEED TO JAMES E. WEEDON, JR., AND WIFE, MADALEEN WEEDON, RECORDED IN VOLUME 352, PAGE 58 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID 2.35 ACRE TRACT BEING A DESCRIPTION OF ADDITIONAL RIGHT-OF-WAY FOR ELMO WEEDON ROAD;

THENCE: ALONG THE NORTHWEST LINE OF ELMO WEEDON ROAD, SAID NORTHWEST LINE BEING THE NORTHWEST LINE OF SAID 2.35 ACRE TRACT, FOR THE FOLLOWING CALLS:

S 47° 22' 48" W FOR A DISTANCE OF 853.25 FEET TO A POINT MARKING AN ANGLE POINT IN SAID LINE;

S 42° 46' 41" W FOR A DISTANCE OF 843.50 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 22.71 ACRE TRACT AS DESCRIBED BY A DEED FROM JAMES E. WEEDON JR. TO HARVEY COMMUNITY FOUNDATION, SAID DEED BEING UNRECORDED AT THE TIME OF THIS SURVEY, SAID IRON ROD FOUND MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 42° 46' 41" W CONTINUING ALONG THE NORTHWEST LINE OF ELMO WEEDON ROAD FOR A DISTANCE OF 193.74 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 62° 41' 06" W THROUGH SAID REMAINDER OF 321 ACRE TRACT FOR A DISTANCE OF 73.63 FEET TO AN EXISTING FENCE CORNER POST MARKING AN ANGLE POINT IN THE SOUTHWEST LINE OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 50° 54' 07" W CONTINUING THROUGH SAID REMAINDER OF 321 ACRE TRACT FOR A DISTANCE OF 238.19 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 39° 05' 53" E CONTINUING THROUGH SAID REMAINDER OF 321 ACRE TRACT FOR A DISTANCE OF 208.38 FEET TO A 5/8 INCH IRON ROD FOUND IN AN EXISTING FENCE LINE MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT, FOR REFERENCE A FENCE CORNER POST FOUND MARKING AN OCCUPIED INTERIOR SOUTH CORNER OF SAID 22.71 ACRE TRACT (UNRECORDED) BEARS: N 50° 54' 07" W FOR A DISTANCE OF 446.71 FEET;

THENCE: S 50° 54' 07" E CONTINUING THROUGH SAID REMAINDER OF 321 ACRE TRACT AND ALONG THE OCCUPIED SOUTHWEST LINE OF SAID 22.71 ACRE TRACT (UNRECORDED) FOR A DISTANCE OF 322.70 FEET TO THE POINT OF BEGINNING CONTAINING 1.499 ACRES OF LAND MORE OR LESS AS SURVEYED ON THE GROUND SEPTEMBER, 2000.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 4502

Filed for Record in:  
**BRAZOS COUNTY,**  
On: Mar 08, 2001 at 08:58AM  
As a  
Plats  
Document Number: **0737953**  
Amount: 55.00  
Receipt Number - 168114  
By:  
Karen McQueen

STATE OF TEXAS COUNTY OF BRAZOS  
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 named records of BRAZOS COUNTY, as stamped herein by me.  
Mar 08, 2001

HONORABLE KAREN McQUEEN, COUNTY CLERK  
BRAZOS COUNTY,

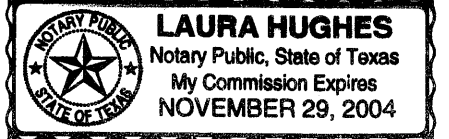
**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS COUNTY OF TEXAS  
I (We) Madaleen M. Weedon and J.E. Weedon Jr., owner(s) and developer(s) of the land shown on this plat, and designated herein as Lot 1, Precinct 3 Fire Department to Brazos County, Texas, and whose name(s) is/are subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Madaleen M. Weedon  
J.E. Weedon Jr.  
Owner(s)

STATE OF TEXAS COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Madaleen M. Weedon and J.E. Weedon Jr. 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 26th day of February, 2001.  
Laura Hughes  
Notary Public, Brazos County, Texas



**CERTIFICATE OF SURVEYOR**

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.

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



**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, Commissioner's Court on the 23rd day of JANUARY, 2001.

Alvin W. Jones  
County Judge, Brazos County, Texas

N/F  
J. E. WEEDON, JR.  
REMAINDER OF 321 ACRE TRACT  
266/574

LITTLE LEAGUE FIELDS  
HARVEY COMMUNITY FOUNDATION  
CALLED 22.71 ACRE TRACT  
(UNRECORDED DEED FROM JAMES E. WEEDON, JR.)

CITY OF BRYAN GPS  
MONUMENT NO. 30 BEARS:  
N 54°33'32" W - 9087.47'

0737953  
0407600271  
N/F  
J. E. WEEDON, JR.  
REMAINDER OF 321 ACRE TRACT  
266/574

0407600271

**CERTIFICATION OF 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.

[Signature]  
Planning Administrator, 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.

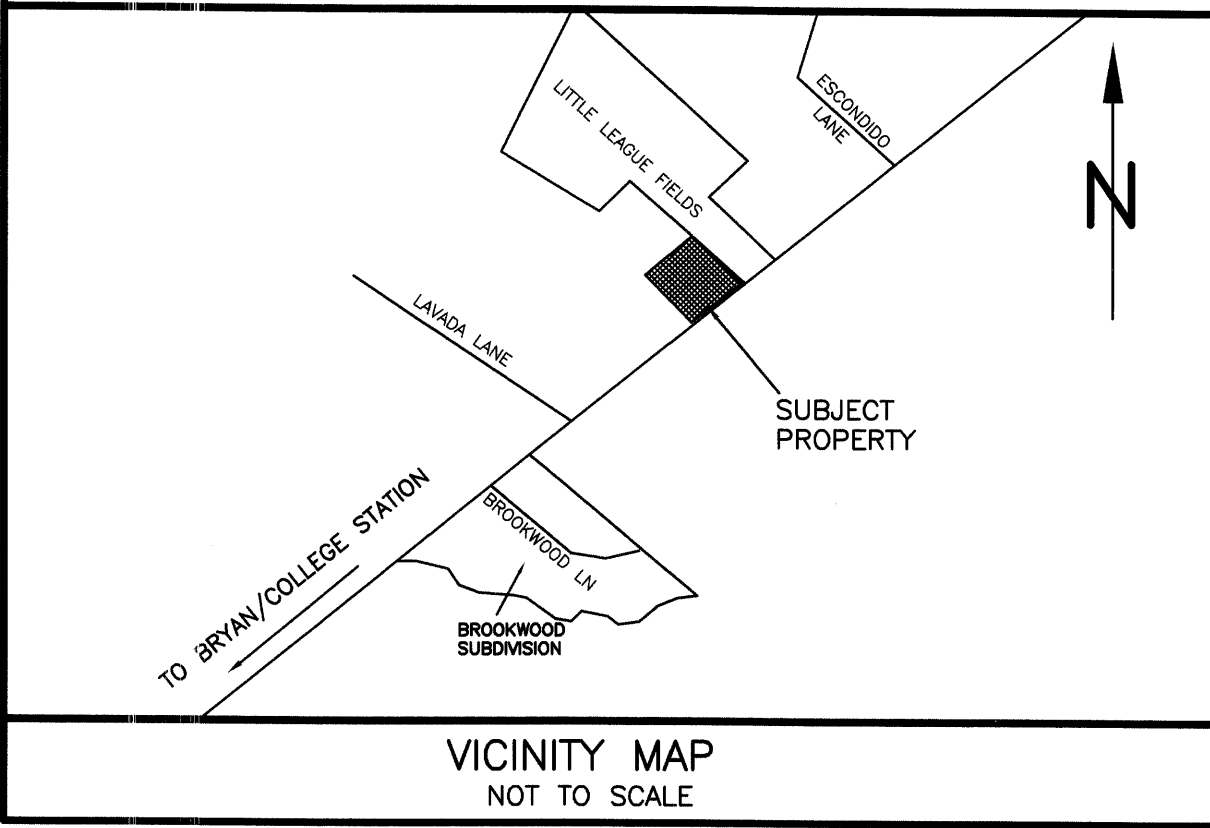
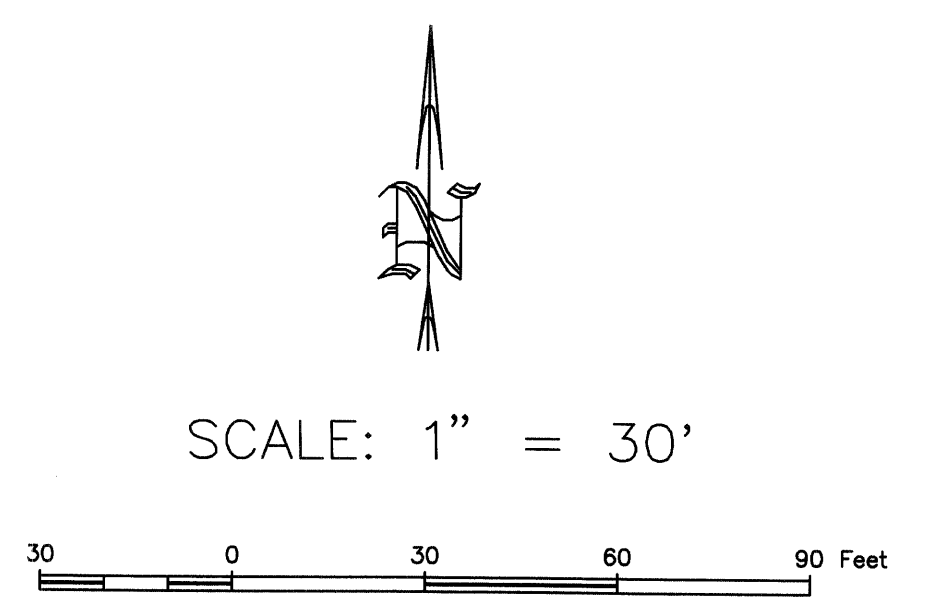
[Signature]  
City Engineer, City of Bryan

**CERTIFICATE OF THE COUNTY CLERK**

I, Mary Ann Ward, 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 day of March, 2001, in the Official Public Records of Brazos County, Texas, in Volume 1114, Page 321.

Karen McQueen by Barbara Johnson Deputy Clerk  
County Clerk  
Brazos County, Texas

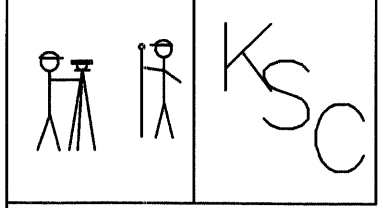
NOTE: THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:  
1. WIXON WATER SUPPLY CORPORATION 360/688  
2. WIXON WATER SUPPLY CORPORATION 511/822  
3. WIXON WATER SUPPLY CORPORATION 511/823



**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100155 C, EFFECTIVE DATE JULY 2, 1992.
3. ANY RELOCATION OF TELEPHONE FACILITIES AS A RESULT OF THIS PLAT SHALL BE AT OWNERS EXPENSE.
4. 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.
5. 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.
6. WIXON WATER SUPPLY CORPORATION WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.

**FINAL PLAT**  
OF  
LOT 1  
**PRECINCT 3 FIRE DEPARTMENT**  
1.499 ACRES  
RICHARDSON PERRY SURVEY, A-44  
BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 30 FEET  
SURVEY DATE: 10-06-00  
PLAT DATE: 02-09-01  
JOB NUMBER: 00-1239  
CAD NAME: 00-1239  
CRS FILE: 00-1239 (job)

PREPARED BY: KERR SURVEYING CO.  
505 CHURCH STREET, P.O. BOX 269  
COLLEGE STATION, TEXAS 77841  
PHONE (979) 268-3195  
PREPARED FOR: PRECINCT 3 FIRE DEPT.  
P. O. BOX 5453  
BRYAN, TEXAS 77805

city plat