

LOCATION MAP
not to scale

14.961 ACRES TRACT
W. G. WILSON SURVEY, A-243
BRAZOS COUNTY, TEXAS

FIELD notes of a 14.961 acres tract or parcel of land lying and being situated in the W. G. Wilson Survey, A-243, Brazos County, Texas, and being the same tract of land called 14.963 acres and described in the Deed recorded in Volume 3072, Page 286, of the Official Records of Brazos County, Texas, said 14.961 acres tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the north corner of the called 14.963 acres tract, said iron rod marking the east corner of the Larry Sides 14.969 acres tract (1217/393) now subdivided as T & L Subdivision (Plat in 6115/22), said iron rod being located in the southwest right-of-way line of Riley Road;

THENCE S 43° 03' 00" E along the northeast line of the called 14.963 acres tract, same being the southwest right-of-way line of Riley Road, for a distance of 736.09 feet to a 1/2-inch iron rod found for corner marking the east corner of the called 14.963 acres tract and the north corner of the W. R. Klemm 10 acres tract (2201/226);

THENCE S 45° 37' 47" W along the southeast line of the called 14.963 acres tract, same being the northwest line of the Klemm 10 acres tract, for a distance of 885.40 feet to a 1/2-inch iron rod found for corner marking the south corner of the called 14.963 acres tract and the east corner of the W. R. Klemm 20 acres tract (269/143);

THENCE N 43° 06' 26" W along the southwest line of the called 14.963 acres tract, same being the northeast line of the Klemm 20 acres tract and the Niall C. Slowey 20.17 acres tract (3250/160), for a distance of 735.79 feet to a 1/2-inch iron rod found for corner marking the west corner of the called 14.963 acres tract and the south corner of the Larry Sides 14.969 acres tract now subdivided as T & L Subdivision;

THENCE N 45° 36' 40" E along the northwest line of the called 14.963 acres tract, same being the southeast line of the Sides 14.969 acres tract and the southeast line of the T & L Subdivision, for a distance of 886.14 feet to the PLACE OF BEGINNING containing 14.961 ACRES OF LAND, more or less.

RIGHT-OF-WAY DEDICATION TRACT
0.049 ACRES
W. G. WILSON SURVEY, A-243
BRAZOS COUNTY, TEXAS

FIELD notes of a 0.049 acre tract or parcel of land lying and being situated in the W. G. Wilson Survey, A-243, Brazos County, Texas, and being part of the 14.963 acres tract described in the Deed recorded in Volume 3072, Page 286, of the Official Records of Brazos County, Texas, said 0.049 acres tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the north corner of the 14.963 acres tract, said iron rod marking the east corner of the Larry Sides 14.969 acres tract (1217/393), said iron rod being located in the southwest right-of-way line of Riley Road;

THENCE S 43° 03' 00" E along the northeast line of the 14.963 acres tract, same being the southwest right-of-way line of Riley Road, for a distance of 324.45 feet to a 1/2-inch iron rod set for corner;

THENCE S 45° 36' 40" W for a distance of 6.52 feet to a 1/2-inch iron rod set for corner;

THENCE N 43° 03' 00" W for a distance of 324.45 feet to a 1/2-inch iron rod set for corner in the northwest line of the 14.963 acres tract, same being the southeast line of the Sides 14.969 acres tract;

THENCE N 45° 36' 40" E along the northwest line of the 14.963 acres tract, same being the southeast line of the Sides 14.969 acres tract, for a distance of 6.52 feet to the PLACE OF BEGINNING containing 0.049 ACRES OF LAND, more or less.

CERTIFICATE OF THE COUNTY JUDGE

I, Randy Sims, County Judge of Brazos County, Texas, hereby certify that this Plat with its Dedications was duly approved by the Commissioners Court of Brazos County, Texas, on the 13th day of July, 2004.

Randy Sims
County Judge, Brazos County, Texas

CERTIFICATION OF THE COUNTY CLERK

I, Karen McQueen, County Clerk of Brazos County, Texas, do hereby certify that this Plat with its Certificates of Authentication was filed for Record in my Office on the 16 day of July, 2004, and duly recorded in Volume 00862571, Page 11, of the Official Records of Brazos County, Texas.

Karen McQueen by Mary Garcia
County Clerk, Brazos County, Texas

OWNERS ACKNOWLEDGEMENT & DEDICATION

We, KAREN VAUGHN a.k.a. Karen H. Griffin & EDWARD A. HILER, Owners of the land shown on this plat and designated as the VAUGHN ADDITION to Brazos County, Texas, hereby dedicate all easements, rights-of-way and public places shown thereon to the use of the Public forever for the purpose and consideration therein expressed.

Karen H. Griffin
Karen Vaughn a.k.a. Karen H. Griffin

Edward A. Hiler
Edward A. Hiler

STATE OF TEXAS |
COUNTY OF BRAZOS |

Before me, the undersigned authority, on this day personally appeared Karen Vaughn a.k.a. Karen H. Griffin and Edward A. Hiler, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity and for the purpose therein expressed.

Given under my hand and Seal of Office on this the 16th day of July, 2004.

Jane R. Brown
Notary Public, Brazos County, 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 tract is affected by the following easements:

- Blanket Easement to Diamond Shamrock Corporation in 287/109.
- Right-of-way to City of Bryan - Blanket Easement on Parent Tract in 141/405.
- Easement to Gus Edwards Co. across Parent Tract in 473/380.
- Easement to Gus Edwards Co. across Parent Tract in 473/384.
- Easement to Wickson Water Supply Corp. in 309/803.
- Easement to Wickson Water Supply Corp. in 527/360.
- Blanket Easement from Otis McDonald to O. D. Dabbs on Parent Tract in 286/867.

GENERAL NOTES:

- All brush, trees and fencing must be removed from the right-of-way dedication by the developer.
- All brush and small trees must be removed from the 20-foot wide Utility Easement by the developer.
- Any existing utilities in the right-of-way Dedication must be relocated to the new Public Utility Easement by the developer.

Doc Bk Vol Pg
00862571 OR 6176 11

W. R. KLEMM
10 AC.
2201 / 226

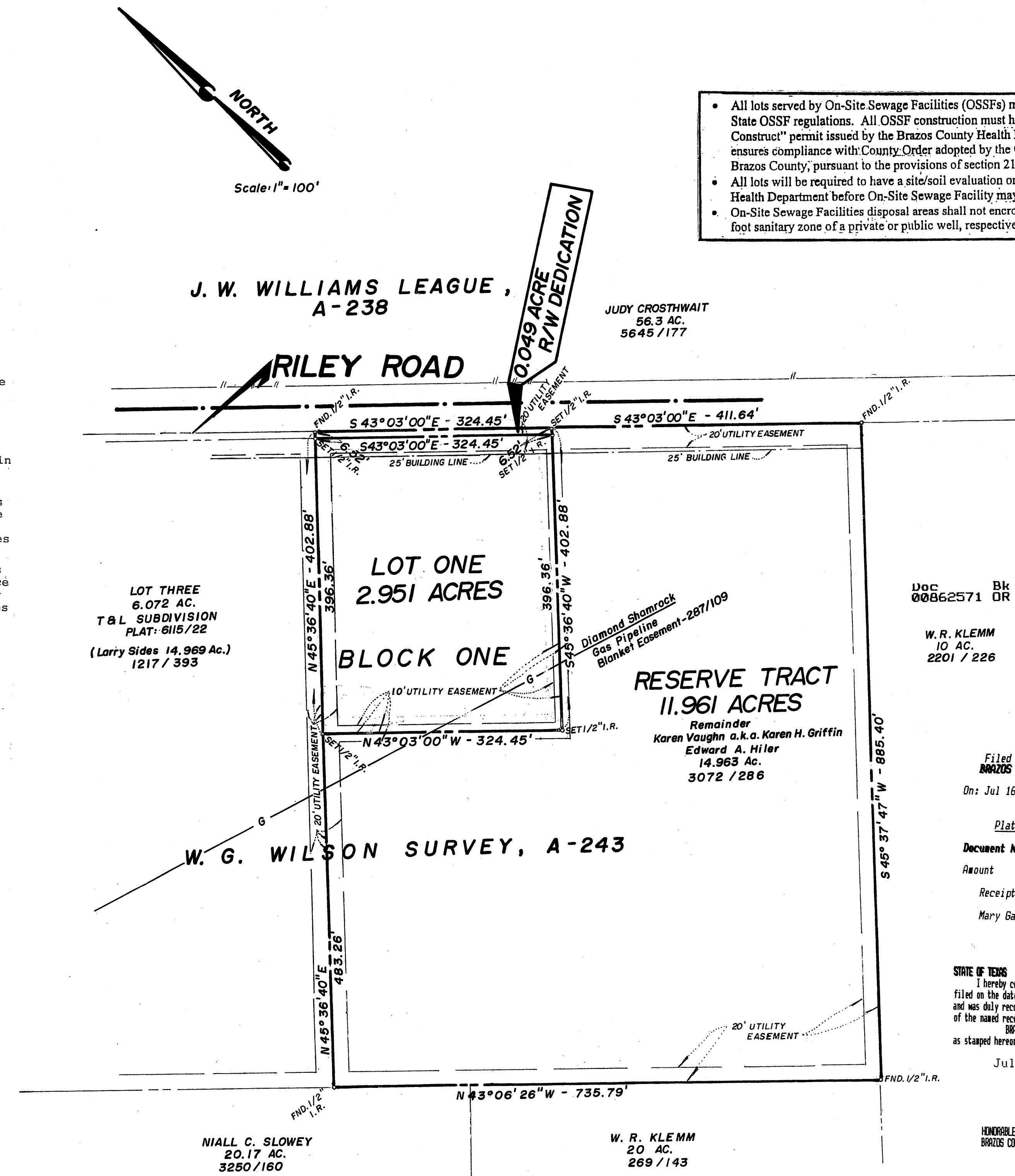
Filed for Record in:
BRAZOS COUNTY
On: Jul 16, 2004 at 01:53P
As a
Plats
Document Number: 00862571
Amount 58.00
Receipt Number - 246910
By,
Mary Garcia

THIS TRACT IS NOT IN A FLOOD HAZARD AREA AS SHOWN ON THE FIRM-MAP NUMBER 48041C0155C dated JULY 2, 1992.

FINAL PLAT

VAUGHN ADDITION
14.961 ACRES
ONE LOT - ONE RESERVE TRACT - ONE BLOCK
W.G. WILSON SURVEY, A-243
BRAZOS COUNTY, TEXAS
JUNE, 2004

OWNED & DEVELOPED BY:
KAREN VAUGHN a.k.a. KAREN H. GRIFFIN
EDWARD A. HILER
8416 RILEY ROAD
BRYAN, TEXAS 77808
979-589-1035
PREPARED BY:
RILEY ENGINEERING COMPANY
7182 RILEY ROAD
BRYAN, TEXAS 77808
979-589-2457



LOT THREE
6.072 AC.
T & L SUBDIVISION
PLAT: 6115/22
(Larry Sides 14.969 Ac.)
1217 / 393

JUDY CROSTHWAIT
56.3 AC.
5645 / 177

NIALL C. SLOWEY
20.17 AC.
3250 / 160

W. R. KLEMM
20 AC.
269 / 143

RESERVE TRACT
11.961 ACRES
Remainder
Karen Vaughn a.k.a. Karen H. Griffin
Edward A. Hiler
14.963 Ac.
3072 / 286

CERTIFICATION OF THE SURVEYOR / ENGINEER

I, Martin L. Riley, Jr., R.P.E. NO. 50316 and R.P.L.S. No. 4089, hereby declare that this plat was prepared from a survey made under my supervision and that proper engineering consideration has been given this plat.

Martin L. Riley Jr. 6/21/04
Martin L. Riley, Jr., R.P.E. No. 50316
R.P.L.S. No. 4089

