

N:\Land Projects\2013\04\Clampitt PG A-89\Hall 5 Acres (D-11 Morgan)\dwg\Exhibits\Hall 5 acre boundary.dwg 7/28/2011 4:19:01 PM CDT

SCALE: 1"=50'

Hensarling Lane Right-of-way Dedication
0.25 Acre
F. G. Clampitt Survey, A-89
Brazos County, Texas

Field notes of a 0.25 acre tract or parcel of land, lying and being situated in the F. G. Clampitt Survey, Abstract No. 89, Brazos County, Texas, and being part of the 5,000 acre tract described in the deed from Curtis J. Hall to Ronald R. Hall recorded in Volume 795, Page 688, of the Official Records of Brazos County, Texas, and said 0.25 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod and cap set at the common corner between the beforementioned Hall - 5,000 acre tract and a 1,009 acre tract described in the deed to Delores Brown recorded in Volume 2711, Page 295, of the Official Records of Brazos County, Texas, and in the southeast line of Hensarling Lane - County Road;

THENCE S 47° 46' 00" E along the common line between the beforementioned Hall - 5,000 acre tract and the Brown - 1,009 acre tract, for a distance of 16.97 feet to a 1/2" iron rod and cap set 35.0 feet from the centerline of the 18' wide asphalt pavement in Hensarling Lane;

THENCE S 40° 40' 06" W for a distance of 569.32 feet to a 1/2" iron rod and cap set in the common line between the beforementioned Hall - 5,000 acre tract and Sisco Lane - Private, at 35.0 feet from the centerline of the 18' wide asphalt pavement in Hensarling Lane;

THENCE N 47° 51' 01" W along the southwest line of the beforementioned Hall - 5,000 acre tract, for a distance of 21.43 feet to the west corner of the said Hall - 5,000 acre tract;

THENCE N 41° 06' 58" E along the common line between the beforementioned Hall - 5,000 acre tract and Hensarling Lane, for a distance of 569.25 feet to the PLACE OF BEGINNING, containing 0.25 acre of land, more or less.

Wyatt Ranch Subdivision
4.75 Acre Tract
F. G. Clampitt Survey, A-89
Brazos County, Texas

Field notes of a 4.75 acre tract or parcel of land, lying and being situated in the F. G. Clampitt Survey, Abstract No. 89, Brazos County, Texas, and being part of the 5,000 acre tract described in the deed from Curtis J. Hall to Ronald R. Hall recorded in Volume 795, Page 688, of the Official Records of Brazos County, Texas, and said 4.75 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod and cap found marking the common corner between the beforementioned Hall - 5,000 acre tract and a 1,009 acre tract described in the deed to Delores Brown, recorded in Volume 2711, Page 295, of the Official Records of Brazos County, Texas, and in the northwest line of a 19.6 acre tract, described in the deed to Vernon Ross, recorded in Volume 333, Page 718, of the Deed Records of Brazos County, Texas;

THENCE S 42° 09' 36" W along the common line between the beforementioned Hall - 5,000 acre tract and the following four tracts: the beforementioned Vernon Ross - 19.6 acre tract, a 19.6 acre tract described in the deed to Jack Ross, recorded in Volume 333, Page 726, of the Deed Records of Brazos County, Texas, a 19.6 acre tract described in the deed to James McGruder, recorded in Volume 350, Page 823, of the Deed Records of Brazos County, Texas, and a 19.6 acre tract, described in the deed to Walter McGruder, recorded in Volume 1245, Page 467, of the Official Records of Brazos County, Texas, adjacent to a fence, for a distance of 568.59 feet to an iron bar found (bent), marking the common corner between the said Hall - 5,000 acre tract and the Walter McGruder - 19.6 acre tract, and in the northeast line of Sisco Lane - Private;

THENCE N 47° 51' 01" W along the southwest line of the beforementioned Hall - 5,000 acre tract, for a distance of 356.40 feet to a 1/2" iron rod and cap set at 35.0 feet from the centerline of the 18' wide asphalt pavement in Hensarling Lane;

THENCE N 40° 40' 06" E parallel to and 35.0 feet southeast of the centerline of the 18' wide asphalt pavement in Hensarling Lane, for a distance of 568.32 feet to a 1/2" iron rod and cap set in the common line between the beforementioned Hall - 5,000 acre tract and the Brown - 1,009 acre tract;

THENCE S 47° 46' 00" E along the common line between the beforementioned Hall - 5,000 acre tract and the Brown - 1,009 acre tract, for a distance of 371.22 feet to the PLACE OF BEGINNING, containing 4.75 acres of land, more or less.

Filed for Record in:
BRAZOS COUNTY
On: Oct 02, 2013 at 03:08P
As a
Plat
Document Number: 01172232
Amount: 63.00
Receipt Number - 486451
By:
Kala Brumser

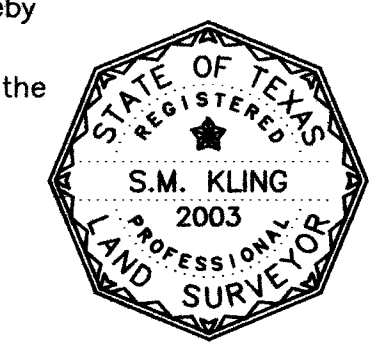
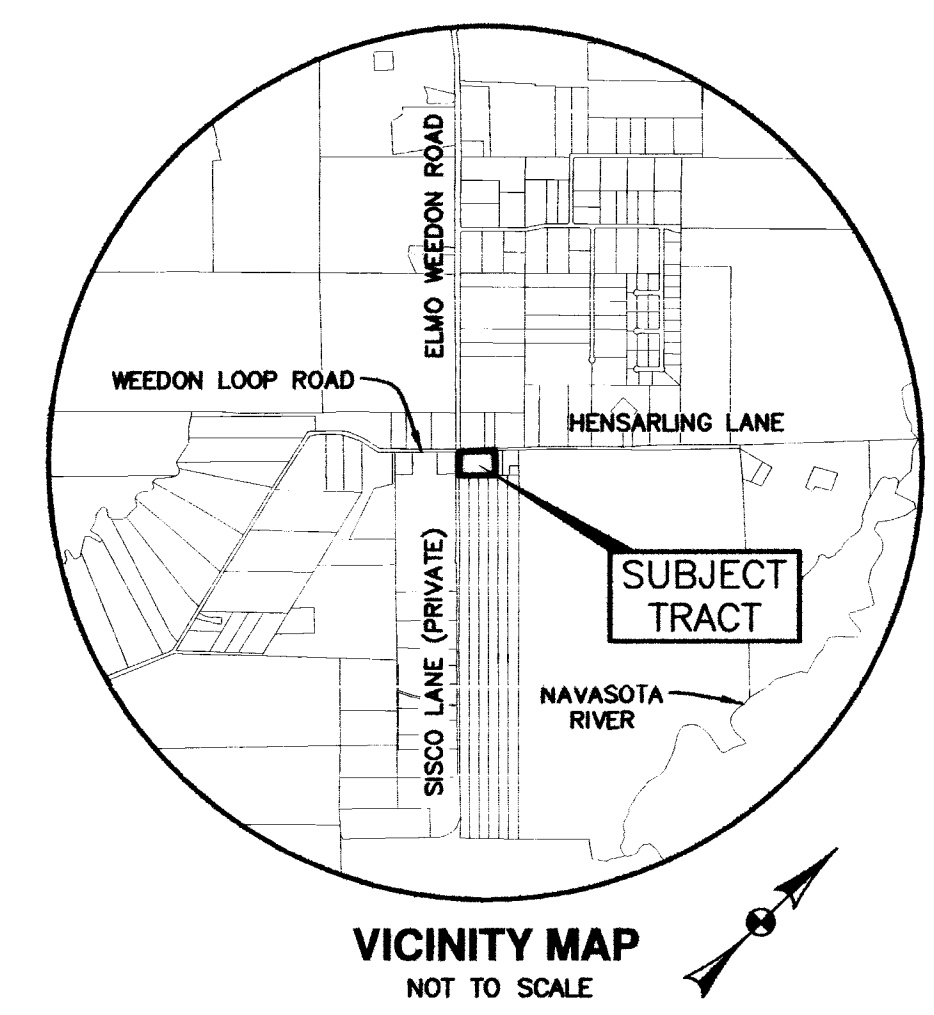
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of:

BRAZOS COUNTY
as stamped hereon by me.
Oct 02, 2013

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

NOTES:

- BEARINGS BASED ON GRID NORTH (NAD83), TEXAS STATE PLANE - CENTRAL ZONE, OBTAINED FROM GPS OBSERVATIONS. DISTANCES AND ACREAGE ARE ADJUSTED TO SURFACE USING ADJUSTMENT SCALE FACTOR OF 1.00011700.
- CURRENT TITLE APPEARS VESTED IN GLORIA J. HALL BY VIRTUE OF DEED RECORDED IN VOL. 795, PG. 688 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 481195, PANEL NO. 0250E, MAP NO. 48041C0250E. EFFECTIVE DATE: MAY 16, 2012.
- WATER SERVICE FOR WYATT RANCH SUBDIVISION WILL BE PROVIDED BY WICKSON SPECIAL UTILITY DISTRICT.
- NOTES FROM THE BRAZOS COUNTY HEALTH DEPARTMENT:
 - NO ON SITE SEWAGE FACILITY (OSSF) AUTHORIZATION TO CONSTRUCT FOR AN INDIVIDUAL LOT WILL BE ISSUED WITHOUT FIRST HAVING A SITE EVALUATION REPORT ON FILE FOR THAT INDIVIDUAL LOT. THE SITE EVALUATION MUST BE DONE BY A STATE LICENSED SITE EVALUATOR.
 - ALL LOTS SERVED BY AN OSSF MUST COMPLY WITH COUNTY AND STATE REGULATIONS. NO OSSF MAY BE INSTALLED ON ANY LOT WITHOUT THE ISSUANCE OF AN AUTHORIZATION TO CONSTRUCT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT 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. NO OSSF DRAIN FIELD IS TO ENCRONCH ON THE 100-FOOT SANITARY ZONE OF PRIVATE WATER WELLS OR 150 FEET OF PUBLIC WATER WELLS. A SANITARY ZONE MUST BE CLEARLY DELINEATED AROUND ALL EXISTING PUBLIC OR PRIVATE WELLS ON THE SUBDIVISION PLAT OR WITHIN 150 FEET OF THE SUBDIVISION BOUNDARY.



APPROVAL BY BRAZOS COUNTY COMMISSIONER'S COURT
This subdivision plat was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on the 1st day of October, 2013.

[Signature]
County Judge
Brazos County

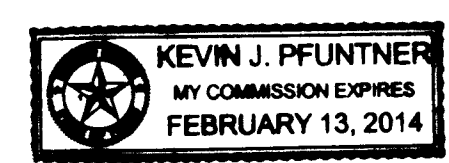
CERTIFICATION BY THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat, together with its certificates of authentication was filed for record in my office the 2nd day of October, 2013, in the Official Records of Brazos County, Texas, in Volume 11643, Page 286.

[Signature]
Karen McQueen, County Clerk,
Brazos County, Texas

CERTIFICATION OF THE SURVEYOR
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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, and that the metes and bounds describing said subdivision will describe a closed geometric form.

[Signature]
S. M. Kling, R.P.L.S. No. 2003



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, GLORIA HALL, owner of the land shown on this plat and designated herein as WYATT RANCH SUBDIVISION, a subdivision in Brazos County, Texas, hereby dedicated to the use of the public forever all rights-of-way, easements, and other public places shown herein.

[Signature]
Gloria Hall, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

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

Given under my hand and seal of office this 2ND day of OCTOBER, 2013.

[Signature]
Notary Public, Brazos County, Texas

FINAL PLAT
OF
WYATT RANCH
SUBDIVISION

5.00 ACRES

F. G. CLAMPITT SURVEY, A-89
BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
GLORIA HALL
9098 HENSARLING LANE
BRYAN, TEXAS 77808
979-774-0549

SCALE: 1"=50' SEPTEMBER, 2013

PREPARED BY:

KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212