

METES AND BOUNDS DESCRIPTION OF A 0.551 ACRE TRACT ZENO PHILLIPS LEAGUE, A-45 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 2-4, BLOCK 1, EHLINGER PLACE ACCORDING TO THE PLAT RECORDED IN VOLUME 154, PAGE 125 OF THE DEED 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 SET ON THE SOUTHWEST CORNER OF SAID LOT 4 AND THE NORTH CORNER OF LOT 5 OF SAID BLOCK 1, FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF LOT 6 OF SAID BLOCK 1 BEARS: S 40° 32' 27\"/>

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Arthur C. & Victoria L. Hughes, owner and developer of the land shown on this plat, and designated herein as Lots 1R through 4R, Block 1, Ehlinger Place, in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Victoria L. Hughes  
Arthur C. Hughes

**STATE OF TEXAS  
COUNTY OF BRAZOS**

Before me, the undersigned authority, on this day personally appeared, Arthur C. & Victoria L. Hughes, 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 and consideration therein stated.

Given under my hand and seal on this \_\_\_ day of \_\_\_, 20\_\_.

Notary Public, Brazos County, Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

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

**APPROVAL OF THE CITY PLANNER**

I, \_\_\_\_\_ City Planner of the City of Bryan, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of Bryan.

City Planner  
Bryan, Texas

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_ 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 \_\_\_ day of \_\_\_, 20\_\_, in the Official Records of Brazos County in Volume \_\_\_ Page \_\_\_.

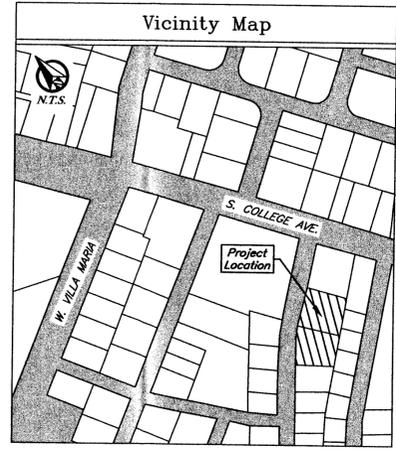
County Clerk, Brazos County, Texas

**CERTIFICATE OF CITY ENGINEER**

I, \_\_\_\_\_ 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 \_\_\_ day of \_\_\_, 20\_\_.

City Engineer  
Bryan, Texas

- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.
  - EXISTING CONTOURS SHOWN HERE ARE FROM GIS DATA.
  - IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
  - NO PORTION OF THIS TRACT OF LAND IS WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP #48041C0215F, REVISED April 2, 2014.
  - ALL EXISTING STRUCTURES WILL BE REMOVED FROM THE PROPERTY PRIOR TO RECORDATION OF THE PLAT DOCUMENT.



**FINAL PLAT**

**Ehlinger Place  
Block 1, Lots 2R-4R  
0.551 Acres**

Being a Replat of  
a Lots 2, 3, & 4, Block 1  
Ehlinger Place  
Volume 154, Page 125  
Bryan, Brazos County, Texas

September 2015

Owner:  
Victoria L. & Arthur C. Hughes  
111 Ehlinger Dr.  
Bryan, TX 77801-3310

Engineer:  
**IA Engineering**  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBP# F-9951

Surveyor:  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-3195

JAE Project # 15-019  
9/16/2015 Ehlinger -replat.dwg  
JA Engineering