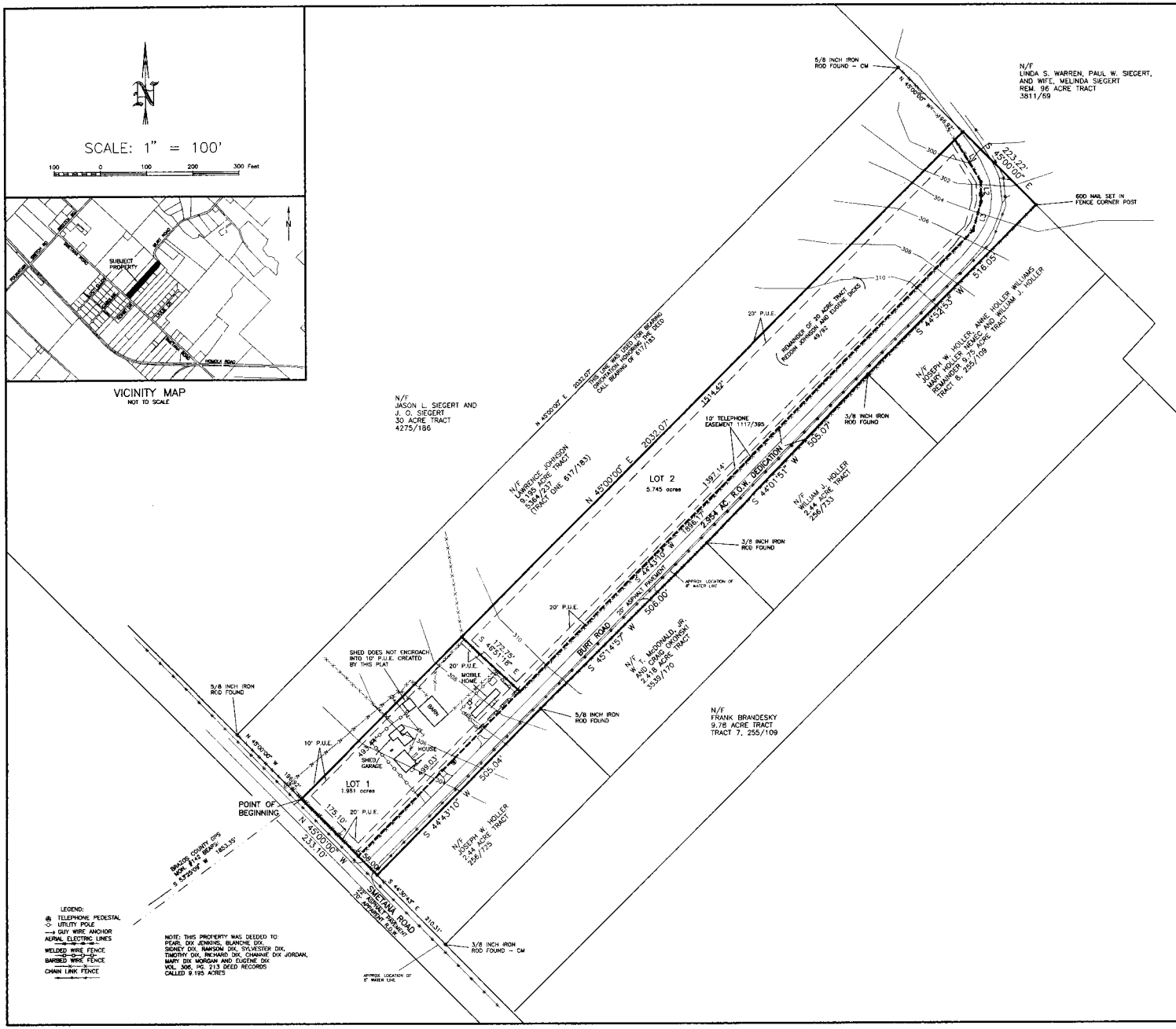

METES AND BOUNDS DESCRIPTION
OF A
10.68 ACRE TRACT
JOHN WILLIAMS LEAGUE, A-237
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN WILLIAMS LEAGUE, ABSTRACT NO. 237, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 20 ACRE TRACT AS DESCRIBED BY A DEED TO REDDIN JOHNSON AND EUGENE DICKS RECORDED IN VOLUME 49, PAGE 92 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SMETANA ROAD MARKING THE WEST CORNER OF A CALLED 9.195 ACRE TRACT AS DESCRIBED BY A DEED TO LAWRENCE JOHNSON RECORDED IN VOLUME 3364, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID 9.195 ACRE TRACT BEING FURTHER DESCRIBED AS TRACT ONE IN VOLUME 617, PAGE 183 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS; SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF A CALLED 30 ACRE TRACT AS DESCRIBED BY A DEED TO JASON L. SIEGERT AND J. O. SIEGERT RECORDED IN VOLUME 4275, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING THE ORIGINAL WEST CORNER OF SAID 20 ACRE TRACT, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 9.195 ACRE TRACT, SAME BEING THE ORIGINAL NORTH CORNER OF SAID 20 ACRE TRACT, BEARS: N 45° 00' 00" E FOR A DISTANCE OF 2032.07 FEET (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING OF 617/183);

THENCE: S 45° 00' 00" E ALONG THE NORTHEAST LINE OF SMETANA ROAD FOR A DISTANCE OF 196.92 FEET TO A 5/8 INCH IRON ROD SET MARKING THE SOUTH CORNER OF SAID 9.195 ACRE TRACT AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 45° 00' 00" E THROUGH SAID 20 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF SAID 9.195 ACRE TRACT, AT 2007.70 FEET PASS A 5/8 INCH IRON ROD SET IN THE FENCED SOUTHWEST LINE OF BURT LANE, CONTINUE ON FOR A TOTAL DISTANCE OF 2032.07 FEET TO A POINT ON THE SOUTHWEST LINE OF THE REMAINDER OF A CALLED 96 ACRE TRACT AS DESCRIBED BY A DEED TO LINDA S. WARREN, PAUL W. SIEGERT AND WIFE, MELINDA SIEGERT, RECORDED IN VOLUME 3811, PAGE 59 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; SAID POINT MARKING THE EAST CORNER OF SAID 9.195 ACRE TRACT, FOR REFERENCE THE AFOREMENTIONED 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 9.195 ACRE TRACT BEARS: N 45° 00' 00" W FOR A DISTANCE OF 196.92 FEET;

THENCE: S 45° 00' 00" E ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID REMAINDER OF 96 ACRE TRACT FOR A DISTANCE OF 233.22 FEET TO A 60D NAIL SET IN A FENCE POST FOUND MARKING THE NORTH CORNER OF THE REMAINDER OF A CALLED 9.75 ACRE TRACT DESCRIBED AS TRACT 8 BY A DEED TO JOSEPH W. HOLLER, ANNE HOLLER WILLIAMS, MARY HOLLER NEMEC AND WILLIAM J. HOLLER, RECORDED IN VOLUME 255, PAGE 109 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 52' 53" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID REMAINDER OF 9.75 ACRE TRACT, SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 516.05 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID REMAINDER OF 9.75 ACRE TRACT AND THE NORTH CORNER OF A CALLED 2.44 ACRE TRACT AS DESCRIBED BY A DEED TO WILLIAM J. HOLLER RECORDED IN VOLUME 256, PAGE 733 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 01' 51" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID 2.44 ACRE TRACT (256/733), SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 505.07 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 2.44 ACRE TRACT (256/733) AND THE NORTH CORNER OF A CALLED 2.418 ACRE TRACT AS DESCRIBED BY A DEED TO W. T. MCDONALD, JR. AND CRAIG OSSKI RECORDED IN VOLUME 3539, PAGE 170 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 45° 14' 57" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID 2.418 ACRE TRACT, SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 506.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 2.418 ACRE TRACT AND THE NORTH CORNER OF A CALLED 2.44 ACRE TRACT AS DESCRIBED BY A DEED TO JOSEPH W. HOLLER RECORDED IN VOLUME 256, PAGE 725 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 44° 43' 10" W ALONG THE COMMON LINE OF SAID REMAINDER OF 20 ACRE TRACT AND SAID 2.44 ACRE TRACT (256/725), SAME BEING THE APPARENT SOUTHEAST LINE OF BURT LANE, FOR A DISTANCE OF 505.04 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHEAST LINE OF SMETANA ROAD MARKING THE WEST CORNER OF SAID 2.44 ACRE TRACT (256/725) AND THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 45° 00' 00" W ALONG THE NORTHEAST LINE OF SMETANA ROAD FOR A DISTANCE OF 233.10 FEET TO THE POINT OF BEGINNING CONTAINING 10.68 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER, 2003.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES

1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF's) 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.
2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
3. 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.
4. FAIRVIEW-SMETANA (WELLBORN S.U.D.) WILL PROVIDE WATER SERVICE FOR THE SUBDIVISION.
5. 5/8 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
6. THERE SHALL BE A 25' SETBACK LINES ALONG SMETANA ROAD AND BURT LANE.
SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0150 C, DATED JULY 2, 1992.
7. CONTOURS SHOWN HEREON ARE SCALED, OVERLAID AND INTERPOLATED FROM THE CORRESPONDING QUAD MAP FOR THE SUBJECT PROPERTY.
8. P.U.E. – PUBLIC UTILITY EASEMENT

NOTE: PROPOSED R.O.W. DEDICATION FOR BURT ROAD MEASURED INWARD TOWARD PROPERTY 35' FROM EXISTING CENTERLINE OF ROAD. FUTURE DEDICATION TO FILL REQUIRED 70' R.O.W. TO BE FROM ADJOINING PROPERTY OWNERS TO THE SOUTHEAST OF THE ROAD.

Received
AUG 03 2006
Development & Engineering Services

PRELIMINARY PLAN
OF
BURT ROAD ESTATES
10.68 ACRES
JOHN WILLIAMS LEAGUE, A-237
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: OCT. 2003
PLAT DATE: 03-25-06
REVISED: 08-02-06
JOB NUMBER: 06-005
CAD NAME: 06-005P
CRS FILE: 03-0695B

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MZ PP06-14