

**FIELD NOTES 22.24 ACRE PARENT TRACT**

FIELD NOTES OF A 22.24 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ANDREW MILICAN LEAGUE ABSTRACT NUMBER 39 OF BRAZOS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 26.57 ACRE TRACT AS CONVEYED TO DALE O. SPIRES IN VOLUME 1774, PAGE 141 AND DESCRIBED IN VOLUME 479, PAGE 551 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 22.24 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE & BEGIN** AT A FOUND 3/4 INCH IRON ROD MARKING THE NORTH CORNER FOR THE HEREN DESCRIBED TRACT AND BEING IN THE SOUTHEASTLY LINE OF THE REMAINDER OF A CALLED 128.98 ACRE TRACT AS CONVEYED TO LESLEY STEWART MEINEKE IN VOLUME 2060, PAGE 164 AND DESCRIBED IN VOLUME 305, PAGE 515 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND MARKING THE NORTHWEST CORNER FOR THE REMAINDER CALLED 2.00 ACRES AS CONVEYED AND DESCRIBED TO BIG RACK RANCH, L.L.C. IN VOLUME 1783, PAGE 103 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

**THENCE:** S 03°29'35" E ALONG THE EAST LINE OF THE HEREN DESCRIBED TRACT AND THE WEST LINE OF THE BIG RACK RANCH, L.L.C. TRACT FOR A DISTANCE OF 639.69 FEET TO A FOUND 1/2 INCH IRON ROD MARKING THE SOUTHEAST CORNER FOR THIS TRACT AND THE NORTH CORNER FOR A CALLED LOT 10, 1.274 ACRES, IN THE SOUTH SIX BUSINESS PARK AS CONVEYED AND DESCRIBED TO CITATION DEVELOPMENT, L.L.C. IN VOLUME 18896, PAGE 278 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

**THENCE:** S 46°52'45" W ALONG THE SOUTHWEST LINE OF THE HEREN DESCRIBED TRACT AND THE NORTHWEST LINE OF THE SOUTH SIX BUSINESS PARK SUBDIVISION FOR A DISTANCE OF 420.09 FEET TO A FOUND 1/2 INCH IRON ROD MARKING AN EXTERIOR ELL CORNER FOR THIS TRACT AND THE EAST CORNER FOR A CALLED 2.00 ACRES AS CONVEYED AND DESCRIBED TO DEBORAH AND JAMES COPPERSMITH LIVING TRUST IN VOLUME 1783, PAGE 103 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

**THENCE:** N 43°07'12" W ALONG THE COMMON LINE OF THE HEREN DESCRIBED TRACT AND THE 2.00 ACRE COPPERSMITH LIVING TRUST TRACT FOR A DISTANCE OF 314.75 FEET TO A FOUND 1/2 INCH IRON ROD MARKING AN INTERIOR ELL CORNER FOR THIS TRACT AND THE NORTH CORNER FOR THE SAID 2.00 ACRE COPPERSMITH LIVING TRUST TRACT.

**THENCE:** S 46°52'45" W ALONG THE SOUTHWEST LINE OF THE HEREN DESCRIBED TRACT FOR A DISTANCE OF 276.71 FEET PASSING A FOUND 5/8 INCH IRON ROD MARKING THE WEST CORNER FOR THE 2.00 ACRE COPPERSMITH LIVING TRUST TRACT AND THE NORTH CORNER FOR A CALLED 3.74 ACRE TRACT AS CONVEYED TO DEBORAH AND JAMES COPPERSMITH LIVING TRUST IN VOLUME 1783, PAGE 103 AND DESCRIBED IN VOLUME 17418, PAGE 191 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUING ON AT A DISTANCE OF 109.38 FEET TO A FOUND 5/8 INCH IRON ROD MARKING THE WEST CORNER FOR THE 3.74 ACRE COPPERSMITH LIVING TRUST TRACT AND THE NORTH CORNER FOR A CALLED 5.74 ACRES AS CONVEYED AND DESCRIBED TO JAMES A. PAVALOCK, JR. IN VOLUME 17418, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 589.48 FEET TO THE NORTHEAST LINE OF STATE HIGHWAY NUMBER 6 AND A FOUND 1/2 INCH IRON ROD MARKING THE SOUTH CORNER FOR THIS TRACT AND THE WEST CORNER FOR THE SAID 5.74 ACRE PAVALOCK TRACT.

**THENCE:** N 43°49'52" W ALONG THE SOUTHWEST LINE OF THE HEREN DESCRIBED TRACT AND THE NORTHEAST LINE OF STATE HIGHWAY NUMBER 6 FOR A DISTANCE OF 505.62 FEET TO A FOUND CONCRETE MONUMENT MARKING THE WEST CORNER FOR THIS TRACT AND THE SOUTH CORNER FOR THE REMAINDER OF A CALLED 128.98 ACRE MEINEKE TRACT.

**THENCE:** ALONG THE COMMON LINE OF THE HEREN DESCRIBED TRACT AND THE REMAINDER OF A CALLED 128.98 ACRE MEINEKE TRACT ALONG A FENCE AS SURVEYED ON JUNE 9, 2025 FOR THE FOLLOWING 11 CALLS:

1. N 59°09'15" E FOR A DISTANCE OF 277.48 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG."
2. N 59°48'42" E FOR A DISTANCE OF 159.66 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG."
3. N 58°14'33" E FOR A DISTANCE OF 106.07 FEET TO A FENCE CORNER POST.
4. N 62°52'29" E FOR A DISTANCE OF 166.58 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG."
5. N 57°22'20" E FOR A DISTANCE OF 109.38 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG."
6. N 61°14'32" E FOR A DISTANCE OF 142.89 FEET TO A FENCE CORNER POST.
7. N 60°58'35" E FOR A DISTANCE OF 113.98 FEET TO A FENCE CORNER TREE.
8. N 49°40'50" E FOR A DISTANCE OF 117.47 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG."
9. N 40°41'03" E FOR A DISTANCE OF 420.32 FEET TO A FENCE CORNER TREE.
10. N 40°13'00" E FOR A DISTANCE OF 409.48 FEET TO A FENCE CORNER TREE.
11. N 57°42'55" E FOR A DISTANCE OF 159.33 FEET TO A FENCE CORNER TREE.

**THENCE:** N 74°19'12" E CONTINUING ALONG THE COMMON LINE OF THE HEREN DESCRIBED TRACT AND THE REMAINDER OF A CALLED 128.98 ACRE MEINEKE TRACT FOR A DISTANCE OF 314.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.24 ACRES OF LAND MORE OR LESS ACCORDING TO A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF KEITH ZIMMERMAN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 8723.

**FIELD NOTES 1.00 ACRE CUTOUT**

FIELD NOTES OF A 1.00 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ANDREW MILICAN LEAGUE ABSTRACT NUMBER 39 OF BRAZOS COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A CALLED 26.57 ACRE TRACT AS CONVEYED TO DALE O. SPIRES IN VOLUME 1774, PAGE 141 AND DESCRIBED IN VOLUME 479, PAGE 551 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 1.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE & BEGIN** AT A FOUND CONCRETE MONUMENT IN THE NORTHEAST LINE OF STATE HIGHWAY NUMBER 6 MARKING THE WEST CORNER FOR THE 26.57 ACRE REMAINDER SPIRES TRACT AND BEING THE SOUTH CORNER FOR THE REMAINDER OF A CALLED 128.98 ACRE TRACT AS CONVEYED TO LESLEY STEWART MEINEKE IN VOLUME 2060, PAGE 164 AND DESCRIBED IN VOLUME 305, PAGE 515 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

**THENCE:** N 59°09'15" E ALONG THE NORTHWEST LINE OF THE 26.57 ACRE REMAINDER SPIRES TRACT AND THE SOUTHWEST LINE OF THE 128.98 ACRE REMAINDER MEINEKE TRACT FOR A DISTANCE OF 277.48 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING AN ANGLE POINT.

**THENCE:** N 59°48'42" E CONTINUING ALONG THE COMMON LINE OF THE 26.57 ACRE REMAINDER SPIRES TRACT AND THE 128.98 ACRE REMAINDER MEINEKE TRACT FOR A DISTANCE OF 159.66 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE NORTH CORNER FOR THE HEREN DESCRIBED TRACT.

**THENCE:** THROUGH THE 26.57 ACRE REMAINDER SPIRES TRACT FOR THE FOLLOWING 3 CALLS:

1. S 43°49'52" E A DISTANCE OF 123.48 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE EAST CORNER FOR THIS TRACT.
2. S 59°48'42" W A DISTANCE OF 113.91 FEET TO A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING AN ANGLE POINT.
3. S 59°09'15" W A DISTANCE OF 248.12 FEET TO THE NORTHEAST LINE OF STATE HIGHWAY NUMBER 6 AND A SET 1/2 INCH IRON ROD WITH A CAP STAMPED "TICE ENG." MARKING THE SOUTH CORNER FOR THIS TRACT.

**THENCE:** N 43°49'52" W ALONG THE NORTHEAST LINE OF STATE HIGHWAY NUMBER 6 SAME BEING THE SOUTHWEST LINE OF THE 26.57 ACRE REMAINDER SPIRES TRACT A DISTANCE OF 123.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES OF LAND MORE OR LESS ACCORDING TO A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF KEITH ZIMMERMAN REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 8723.

**Certificate of Ownership and Dedication as follows:**

I (We), \_\_\_\_\_, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume 1774, Page 141, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Owner

**A Certificate of the County Commissioners Court as follows:**

I, \_\_\_\_\_, County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County, Commissioners' Court on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

County Judge, Brazos County, Texas

**A Certificate of Surveyor as follows:**

I, \_\_\_\_\_, Registered Public Surveyor No. \_\_\_\_\_ 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.

Registered Public Land Surveyor

**A Certificate of Approval as follows:**

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

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

Notary Public, Brazos County, Texas

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 \_\_\_\_\_, 2025, in the Official Records of Brazos County in Volume \_\_\_\_\_, Page \_\_\_\_\_.

**PLAT NOTES**

1. No streets will be engineered or installed with this plat.
2. No utilities will be engineered or installed with this plat.
3. No drainage structures such as detention pond, retention pond, storm sewer system, etc. will be engineered or installed with this plat.
4. Building Set Back Lines follow Brazos County Standards for a Rural Subdivision.
  - a. 50' along the front property line.
  - b. 20' along the rear property line.
  - c. 10' along the side property lines.
5. Public Utility Easements follow Brazos County Standards for Utilities.
  - a. 20' Public Utility Easement along the front property line.
  - b. 10' Public Utility Easement along the side and rear property lines.
6. According to Community Panel No. 48041C0400E, dated May 16, 2012 of the Federal Emergency Management Agency, National Flood Insurance Program map, this property is within Flood Zone "X", which is not a special flood hazard area.
7. Property is located in the Andrew Milican League A-39, Brazos County, Texas.
8. This survey is referenced to the TEXAS STATE PLANE CENTRAL, SONE 142033 with NAD (83) DATUM.
9. All distances and coordinates shown are in U.S. SURVEY FEET. (3.28083333 per meter)  
Scale Factor: 0.99992167  
Convergence angle: 02°08'31.65"
10. This plat may not show all underground utilities.
11. Topography shown herein is Lidar data from Tx GIO DataHub, Brazos, Freestone, & Robertson Counties Lidar 2017.
12. All lots served by an on-site sewage facility (OSSF) must comply with a county and state OSSF regulations. All OSSF construction must have an Authorization to Construct (ATC) permit issued by the Brazos County Health Department. This permit ensures compliance with the county order adopted by the Commissioners Court of Brazos County, pursuant to the provisions of section 21.084 of the Texas water code. 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.
13. No on-site sewage facility (OSSF) Authorization to Construct permit 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 and include a soil survey.

**LEGEND**

F	FIBER OPTIC	E	ELECTRICAL BOX / TRANSFORMER
○	POWER POLE	U	UTILITY SIGN
■	CONCRETE HIGHWAY MONUMENT	P.U.E.	PUBLIC UTILITY EASEMENT
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)	B.S.L.	BUILDING SETBACK LINE
○	RECORD INFORMATION	ROW	RIGHT-OF-WAY
—	FENCE LINE	CM	CONTROLLING MONUMENT
—	OVERHEAD ELECTRIC LINE	—	GRAVEL DRIVE

**REVISIONS**

NO.	DATE	BY	DESCRIPTION

**2 TRACTS:**  
**TRACT 1 - 21.24 ACRES**  
**TRACT 2 - 1.00 ACRES**

**PARENT TRACT:**  
**22.24 ACRES UNPLATTED TRACT OF LAND**  
**IN THE ANDREW MILICAN LEAGUE A-39**  
**BRAZOS COUNTY, TEXAS**

**SPIRES**  
**FINAL PLAT**

**OWNER(S):**  
**LAURA BETH SPIRES**  
**PO BOX 5025**  
**CAMP VERDE, TX 78010**

**TRINETTA LYNN ANTHONY**  
**28002 AXIS DRIVE**  
**BOERNE, TX 78006**

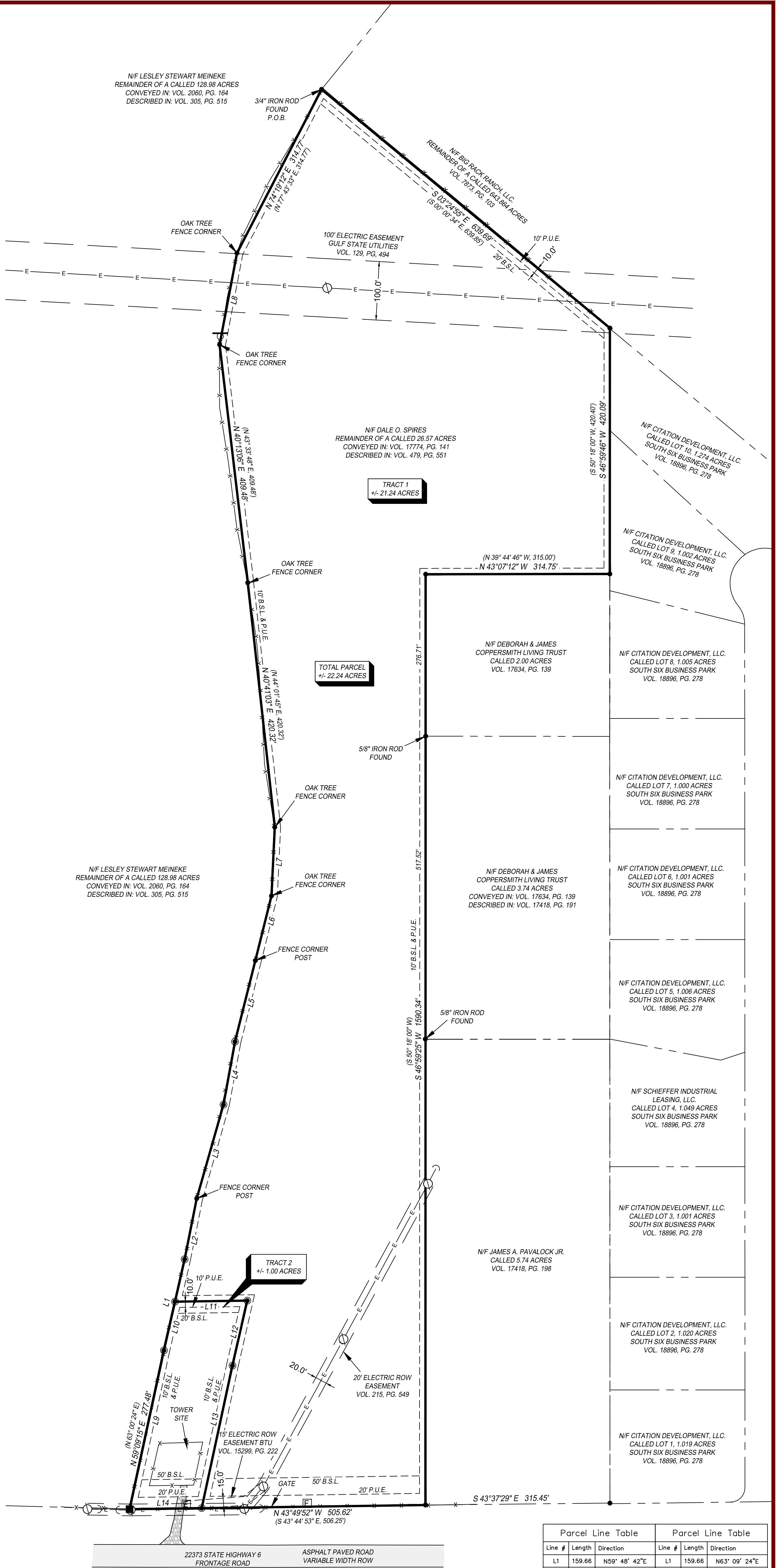
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PROJECT NUMBER:	5305-25	PAGE	
DRAWING DATE:	06/18/2025	Texas Survey Firm No.:	10194827
Texas Survey Firm No.:	10194827	Texas Engineering Firm No.:	F-24467
Texas Engineering Firm No.:	F-24467		



This survey has been performed with the benefit of a title report provided by WFG National Title Insurance Company dated February 3, 2025 at 7:00 a.m. and issued on February 19, 2025 GF number: S48705

**SCHEDULE B EXCEPTIONS:**

- Easement executed by W. H. Milo, et al to Sinclair Refining Company, dated March 3, 1947, recorded in Volume 132, Page 76, Deed Records of Brazos County, Texas; assigned in Volume 147, Page 417, Deed Records of Brazos County, Texas. (Blanket easement, may affect property)
- Easement executed by W. H. Milo, et al to Gulf States Utilities, dated April 4, 1947, Recorded in Volume 129, Page 494, Deed Records of Brazos County, Texas. (Shown on survey)
- Easement executed by W. B. Keyser, et al to Lone Star Gas Company, dated September 5, 1957, recorded in Volume 184, Page 731, Deed Records of Brazos County, Texas. (Blanket easement, may affect property)
- Easement executed by W. B. Keyser, et al to Lone Star Gas Company, dated June 6, 1958, recorded in Volume 189, Page 594, Deed Records of Brazos County, Texas. (Blanket easement, may affect property)
- Easement executed by W. B. Keyser to City of Bryan, dated October 26, 1961, recorded in Volume 215, Page 549, Deed Records of Brazos County, Texas. (Shown on survey)
- Easement executed by O. E. Keyser, et al to Millican Oil Company, dated June 27, 1973, recorded in Volume 315, Page 414, Deed Records of Brazos County, Texas. (No description of easement, unable to accurately show it on the plat)
- Pipeline Right-of-Way executed by W. D. Keyser, et al to Wesco Pipe Line Co., dated April 1981 recorded in Volume 481, Page 742, Deed Records of Brazos County, Texas. (No description of easement, unable to accurately show it on the plat)
- Easement executed by Billie Keyser Lenton to City of Bryan, dated May 10, 1984, recorded in Volume 686, Page 173, Official Records of Brazos County, Texas. (Blanket easement, may affect property)
- Right-of-Way Easement executed by Dale O. Spires and Anna L. Spires, to City of Bryan, a Texas home rule municipal corporation doing business as "Bryan Texas Utilities" ("BTU"), dated November 1, 2016, recorded in Volume 15296, Page 222, Official Records of Brazos County, Texas. (Shown on survey)

Parcel Line Table	Parcel Line Table				
Line #	Length	Direction	Line #	Length	Direction
L1	159.66	N59° 48' 42"E	L1	159.66	N63° 09' 24"E
L2	106.07	N58° 14' 33"E	L2	106.07	N61° 35' 15"E
L3	166.58	N62° 52' 29"E	L3	166.58	N66° 13' 11"E
L4	109.38	N57° 22' 20"E	L4	109.38	N60° 43' 02"E
L5	142.99	N61° 04' 32"E	L5	---	NO RECORD
L6	113.98	N60° 58' 35"E	L6	---	NO RECORD
L7	117.47	N49° 40' 50"E	L7	---	NO RECORD
L8	159.33	N57° 42' 05"E	L8	160.24	N60° 58' 16"E
L9	277.48	N59° 09' 15"E	L9	---	NO RECORD
L10	85.47	N59° 48' 42"E	L10	---	NO RECORD
L11	123.48	S43° 49' 52"E	L11	---	NO RECORD
L12	113.91	S59° 48' 42"W	L12	---	NO RECORD
L13	249.12	S59° 09' 15"W	L13	---	NO RECORD
L14	123.15	N43° 49' 52"W	L14	---	NO RECORD