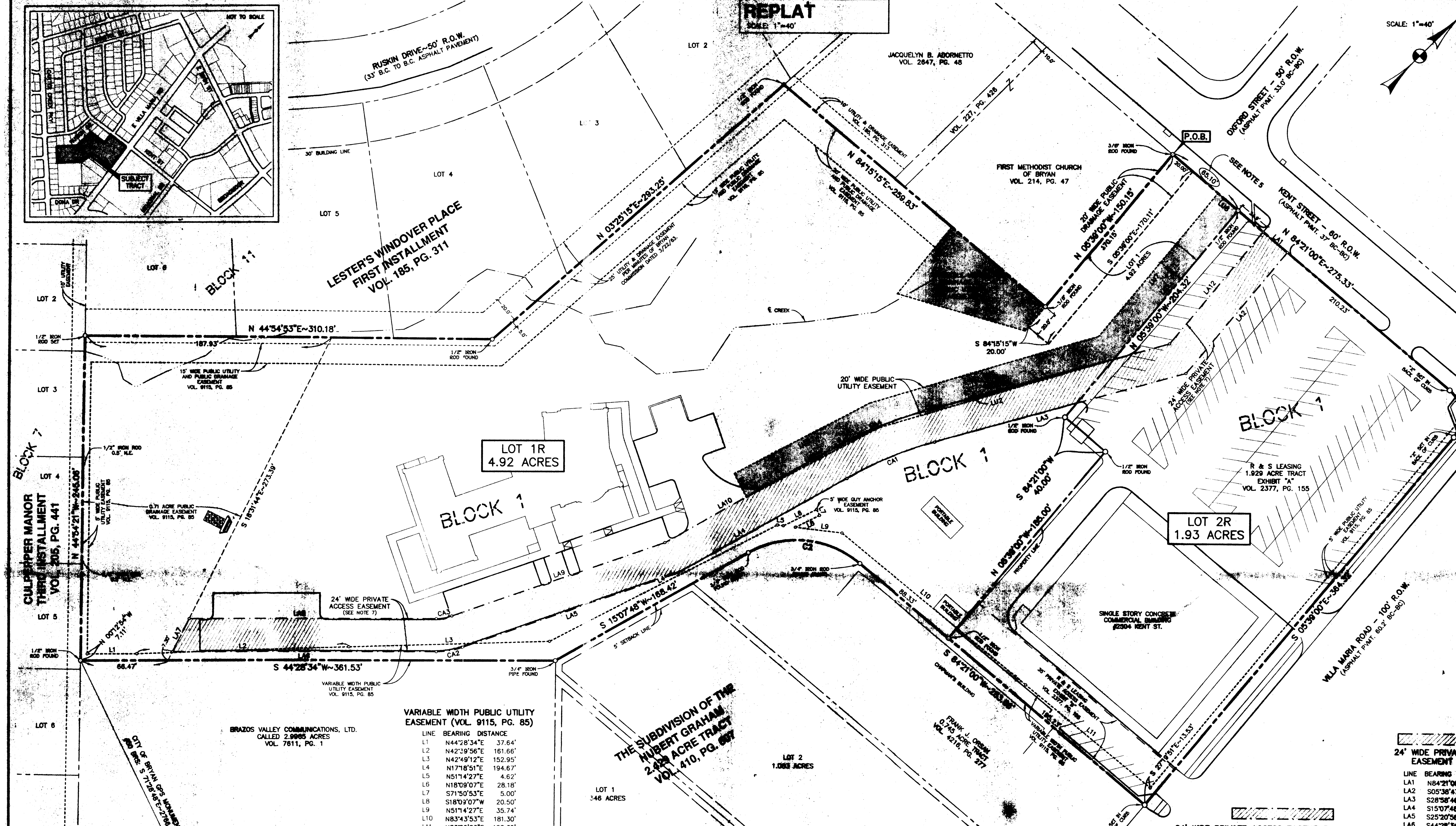

Scotty's House Addition
6.85 Acre Tract
Zeno Phillips Survey, A-45
Bryan, Brazos County, Texas

Field notes of a 6.85 acre tract or parcel of land lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being all of the called 4.92 acre tract described in the deed from Dennis A. Pampell, et ux, to Scotty's House Brazos Valley Child Advocacy Center, Inc., as recorded in Volume 6734, Page 79, of the Official Records of Brazos County, Texas, and all of the called 1.929 acre tract described in the deed from [illegible] Company of Bryan and Jack W. [illegible], Inc. to R & S Leasing, as recorded, in Volume 2377, Page 155, of the Official Records of Brazos County, Texas, and said 6.85 acre tract being more particularly described as follows:

BEGINNING at the 3/8" iron rod found marking the northerly northeast corner of the beforementioned 4.92 acre tract in the south right-of-way line of Kent Street, same being the northeast corner of the First Methodist Church of Bryan tract, described in Volume 214, Page 47, of the Deed Records of Brazos County, Texas;

THENCE N 84° 21' 00" E along the south right-of-way line of Kent Street (60' wide right-of-way) for a distance of 275.33 feet to an "X" set in concrete curb at the beginning of a transition curve, concave to the southwest, having a radius of 25.00 feet;

THENCE Southeasterly along said transition curve from Kent Street to Villa Maria Road for an arc length of 39.27 feet to an "X" set in concrete curb at the end of this curve, the chord bears S [illegible] feet;

THENCE S 05° 39' 00" E along the west right-of-way line of Villa Maria Road (100' wide right-of-way) for a distance of 364.32 feet to an "X" set in concrete curb marking the easterly corner of the beforementioned 1.929 acre tract, same being the northeast corner of the Orsak - called 0.745 acre tract, described in Volume 4216, Page 277, of the Official Records of Brazos County, Texas;

THENCE along the south, east and southeast lines of the beforementioned 1.929 acre tract and the beforementioned 4.92 acre tract, same being the north, west and northwest lines of the following tracts: the beforementioned 0.745 acre tract, the Subdivision of the Albert Graham - 2.423 acre tract according to the plat recorded in Volume 410, Page 667, of the Deed Records of Brazos County, Texas, and the Brazos Valley Communications, Ltd - called 2.9965 acre tract described in Volume 7611, Page 01, of the Official Records of Brazos County, Texas, as follows:

S 84° 21' 00" W at a distance of 195.23 feet, pass a ½" iron rod found marking [illegible] of the 1.929 acre tract, continue on for a total distance of 283.56 feet to [illegible] found at the beginning of a curve, concave to the southeast, having a radius of [illegible] feet,

Southwesterly along said curve, for an arc length of 90.61 feet to a ½" iron rod found [illegible] of this curve, the chord bears S 40° 44' 24" W - 88.20 feet,

S 15° 07' 48" W for a distance of 168.42 feet to a ¾" iron pipe found marking the north corner of the 2.9965 acre tract,

S 44° 28' 34" W for a distance of 361.53 feet to a ½" iron rod found marking the south corner of the 4.92 acre tract, same being the west corner of the 2.9965 acre tract and being in the northeast line of Lot 5, Block 7, Culpepper Manor - 3rd Installment, according to the plat recorded in Volume 205, Page 441, of the Deed Records of Brazos County, Texas;

THENCE N 44° 54' 21" W along the southwest line of the beforementioned 4.92 acre tract, same being the northeast line of Block 7 of the beforementioned Culpepper Manor - 3rd Installment, for a distance of 245.06 feet to a ½" iron rod set at the west corner of the 4.92 acre tract, same being the south corner of Lot 6, Block 11, of Lester's Windover Place - 1st Installment, according to the plat recorded in Volume 185, Page 311, of the Deed Records of Brazos County, Texas;

THENCE along the northwest and west lines of the beforementioned 4.92 acre tract, same being the southeast and east lines of Block 11, of the beforementioned Lester's Windover Place - 1st Installment, as follows:

N 44° 54' 53" E for a distance of 310.18 feet to a ½" iron rod found for angle point,

N 03° 25' 15" E for a distance of 293.25 feet to a ½" iron rod found marking the northwest corner of the 4.92 acre tract, same being the southwest corner of the Adornetto tract described in Volume 2647, Page 48, of the Official Records of Brazos County, Texas;

THENCE N 84° 15' 15" E along the westerly north line of the [illegible] being the south line of the beforementioned Adornetto tract, the 10' wide strip described in First Methodist Church of Bryan, recorded in Volume 227, Page 426, of the Deed Records of Brazos County, Texas, and the beforementioned First Methodist Church of Bryan tract, (214/47), for a distance of 259.83 feet to a 3/8" iron rod found marking an interior ell corner of the 4.92 acre tract, same being the southeast corner of said church tract;

THENCE N 05° 39' [illegible] along [illegible] being the east line of the [illegible] OF BEGINNING, containing 6.85 acres of land [illegible].

VARIABLE WIDTH PUBLIC UTILITY EASEMENT (VOL. 9115, PG. 85)

LINE	BEARING	DISTANCE
L1	N44°28'34"E	37.64'
L2	N42°39'56"E	161.66'
L3	N42°49'12"E	152.95'
L4	N17°18'51"E	194.67'
L5	N51°14'27"E	4.62'
L6	N18°09'07"E	28.18'
L7	S71°50'53"E	5.00'
L8	S18°09'07"W	20.50'
L9	N51°14'27"E	35.74'
L10	N83°43'53"E	181.30'
L11	N83°29'23"E	122.39'

24' WIDE PRIVATE ACCESS EASEMENT CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
CA1	72.39'	299.50'	13°50'58"	S 22°03'17"W~72.22'
CA2	20.36'	61.00'	19°07'38"	S 34°54'45"W~20.27'
CA3	12.02'	36.00'	19°07'38"	N 34°54'45"E~11.96'
CA4	78.44'	324.50'	13°50'58"	N 22°03'17"E~78.25'

24' WIDE PRIVATE ACCESS EASEMENT METES:

LINE	BEARING	DISTANCE
LA1	N84°21'00"E	24.00'
LA2	S05°38'47"E	119.80'
LA3	S28°58'46"W	197.90'
LA4	S15°07'48"W	146.78'
LA5	S25°20'56"W	173.97'
LA6	S44°28'34"W	201.04'
LA7	N18°31'44"W	28.06'
LA8	N44°28'34"E	188.31'
LA9	N25°20'56"E	171.74'
LA10	N15°07'48"E	144.54'
LA11	N28°58'46"E	191.86'
LA12	N05°38'47"W	110.56'

VARIABLE WIDTH DRAINAGE & PUBLIC UTILITY EASEMENT

LINE	BEARING	DISTANCE
LD1	[illegible]	[illegible]
LD2	[illegible]	101.33'
LD3	[illegible]	[illegible]
LD4	N84°15'15"E	[illegible]

20' WIDE PUBLIC UTILITY EASEMENT

LINE	BEARING	DISTANCE
LU1	[illegible]	[illegible]
LU2	[illegible]	[illegible]
LU3	[illegible]	[illegible]
LU4	[illegible]	20.00'
LU5	[illegible]	[illegible]
LU6	[illegible]	[illegible]
LU7	[illegible]	[illegible]
LU8	[illegible]	20.00'

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	[illegible]39'00"E~35.36'
C2	90.61'	[illegible]	[illegible]	S 40°44'24"W~88.20'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, SCOTTY'S HOUSE – BRAZOS VALLEY, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 6734, Page 79, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

____
Christopher C. Kirk, President

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Christopher C. Kirk, known to me to be the persons 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 ______ day of ____________, 2010.

____
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, R & S LEASING, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 2377, Page 155, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

____
Walt Schoenvogel – Partner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Walt Schoenvogel, 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 ______ day of ____________, 2010.

____
Notary Public, Brazos County, Texas

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 ______ day of ____________, 2010, in the Official Records of Brazos County, Texas, in Volume ______, Page ______.

____
Karen McQueen, County Clerk, Brazos County, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, 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 ____________, 2010.

____
City Engineer, Bryan, 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.

____
S. M. Kling, R.P.L.S. No. 2003

STATE OF TEXAS · REGISTERED · S.M. KLING · 2003 · PROFESSIONAL · LAND SURVEYOR

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, ________________________, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ______ day of ____________ 2010 and same was duly approved on the ______ day of ____________, 2010 by said Commission.

____
Chair, Planning & Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission 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 ____________, 2010.

____
City Planner, City of Bryan, Texas.

NOTES:

1. TITLE APPEARS TO BE VESTED AS FOLLOWS:

   SCOTTY'S HOUSE – BRAZOS VALLEY BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 6734, PG. 79 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

   R&S LEASING – BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 2377, PG. 155 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. BASIS OF BEARINGS IS THE MONUMENTED WEST RIGHT-OF-WAY OF VILLA MARIA ROAD WITH A RECORD BEARING OF S 05° 39' E ACCORDING TO THE RECORDED PLAT OF LESTER'S WINDOVER PLACE, FIRST INSTALLMENT, VOL. 185, PG. 311.

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0141C, MAP NO. 48041C0141C. EFFECTIVE DATE: JULY 2, 1992.

4. SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.

5. LOT 1 RECEIVED A VARIANCE TO THE LOT WIDTH PER CASE NUMBER PV08-38; APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 18, 2008.

6. THE ROUTINE MAINTENANCE OF THE PUBLIC DETENTION FACILITY WILL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1R.

7. THE PURPOSE OF THE 24' WIDE PRIVATE ACCESS EASEMENT IS TO ALLOW THE CITY ACCESS TO THE DETENTION POND FOR STRUCTURAL MAINTENANCE OF THE OUTFALL STRUCTURE.

REPLAT OF
OF
LOTS 1 & 2, BLOCK 1
INTO
LOTS 1R & 2R, BLOCK 1
OF
SCOTTY'S HOUSE ADDITION

6.85 ACRE TRACT

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

SCOTTY'S HOUSE - BRAZOS VALLEY
502 S. COULTER
BRYAN, TEXAS 77803
979.775.4695

R & S LEASING
P.O. BOX 602
[illegible], TEXAS [illegible]

SCALE: 1"=40' NOVEMBER, 2010

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + [illegible]

H:\Land Projects R2\041\Zeno Phillips A-45\Scotty's House\dwg\Platting\Replat\Replat.dwg 11/24/2010 10:01:14 AM CST