

SCALE: 1"=60'

Woodbine Subdivision #2
16.25 Acre Tract
John Austin, A-2
Bryan, Brazos County, Texas

Field notes of a 16.25 acre tract or parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being all of the called 16.2263 acre tract described in the Deed from Tony Dyson to Woodbine Court, L.L.P. as recorded in Volume 6331, Page 127, of the Official Records of Brazos County, Texas, and said 16.25 acre tract being more particularly described as follows:

BEGINNING at the 1/2" iron rod set at the west corner of the said 16.2263 acre tract in the southeast right of way line of Coulter Drive, same being the north corner of the Brilliant & Brown - called 0.333 acre tract - Vol. 5421, Pg. 40 of the Official Records of Brazos County, Texas.

THENCE N 35° 45' 46" E along the northwest line of the beforementioned 16.2263 acre tract, same being the southeast right of way line of Coulter Drive for a distance of 123.85 feet to a 1/2" iron rod set in the south line of Lot 5, Block 1 of Woodbine Court No. 1 according to the plat recorded in Vol. 5980, Pg. 57 of the Official Records of Brazos County, Texas, from which a 1/2" iron rod found (bent) bears S 81° 20' 59" W - 3.18 feet and a 5/8" iron rod found with cap bears N 63° 25' 18" W - 3.44 feet;

THENCE S 87° 38' 35" E along the south line of the beforementioned Lot 5, Block 1 for a distance 146.90 feet to a 1/2" iron rod found marking an interior ell corner of the 16.2263 acre tract, same being the south corner of Lot 5;

THENCE N 35° 56' 28" E along the northwest line of the beforementioned 16.2263 acre tract, same being the southeast line of the beforementioned Block 1 Woodbine Court #1 for a distance of 275.14 feet to a 1/2" iron rod found marking an interior ell corner of the 16.2263 acre tract, same being the east corner of Lot 1, Block 1 of said Woodbine Court #1;

THENCE N 48° 33' 42" W along the northeast line of the beforementioned Lot 1, Block 1 of said Woodbine Court #1 for a distance of 7.51 feet to a west corner of the 16.2263 acre tract, same being the south corner of the Cash - called 60x125' tract - Vol. 145, Pg. 322 of the Official Records of Brazos County, Texas, from which a 1/2" iron rod bears S 68° 23' 12" E - 1.31 feet, and a 1/2" iron rod found in the southeast line of Coulter Drive bears N 48° 36' 49" W - 115.79 feet.

THENCE N 41° 20' 49" E along the northwest line of the beforementioned 16.2263 acre tract, same being the southeast line of the following tracts: Cash - 145/322, Casek - 1st & 2nd tracts - 190/625 and the Redwine Trustee tract - 5918/188 for a distance of 300.27 feet to a 1/2" iron rod set at the interior ell corner of the 16.2263 acre tract, same being the east corner of the Redwine tract;

THENCE N 48° 43' 51" W along the northerly and easterly southwest line of the beforementioned 16.2263 acre tract, same being the northeast line of the beforementioned Redwine tract for a distance of 116.96 feet to a 5/8" iron rod found in the southeast right of way line of Coulter Drive marking the northerly and easterly west corner of the 16.2263 acre tract, same being the north corner of the Redwine tract;

THENCE N 41° 10' 12" E along the easterly northwest line of the beforementioned 16.2263 acre tract, same being the southeast right of way line of Coulter Drive, for a distance of 30.18 feet to a 1/2" iron rod set at the north corner of the 16.2263 acre tract, same being at the intersection of the southwest line of Lane Street.

THENCE S 47° 53' 53" E along the northeast line of the beforementioned 16.2263 acre tract, same being the southwest line of Lane Street (approx. 40' wide right of way) for a distance of 976.19 feet to a 1/2" iron rod set at the east corner of the 16.2263 acre tract, same being at the intersection of the northwest line of North Burleson Drive.

THENCE S 42° 02' 38" W along the southeast line of the beforementioned 16.2263 acre tract, same being the northwest line of North Burleson Drive (apparent 60' right of way), for a distance of 816.69 feet to a 5/8" iron rod found (bent) at a landscape timber fence corner marking the south corner of the 16.2263 acre tract, same being the east corner of the James - called 0.430 acre tract - Vol. 3136, Pg. 26 of the Official Records of Brazos County, Texas.

THENCE N 48° 03' 17" W along the southwest line of the beforementioned 16.2263 acre tract, same being the northeast line of the following tracts: James - 0.430 acre - 3136/26, Geppert tract - 902/728, Ruffino - 0.22 acre - 3478/45, Rivas - 0.24 acre - 6399/204, Riddle tract - 917/212, Terry 0.287 acre - 4433/17, Folterman tract - 169/63 and the beforementioned 0.333 acre tract, adjacent to a fence, at a distance of 800.72 feet, pass a 1/2" iron rod found at a chainlink fence corner marking the east corner of the 0.333 acre tract, continue on for a total distance of 917.86 feet to the **PLACE OF BEGINNING**, containing 16.25 acres of land, more or less.

NOTES:

- 1. BEARINGS ARE GRID BASED ON NAD83 DATUM, TEXAS STATE PLANE - CENTRAL ZONE. SCALE FACTOR = 0.999887185. DISTANCES ARE SURFACE, U.S. SURVEY FEET. ACREAGES ARE SURFACE.
- 2. ELEVATIONS ARE BASED ON THE FOLLOWING CITY MONUMENTS #34, #35 AND #36.
- 3. A PORTION OF THE SUBJECT TRACT DOES 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. 480092, PANEL NO. 0133C, MAP NO. 48041C0133C. EFFECTIVE DATE: JULY 2, 1992. SAID MAP REVISED BY LETTER OF MAP REVISION (LOMR) DATED MAY 4, 1998.
- 4. CURRENT ZONING: R-1. FRONT, SIDE & REAR BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN ARTICLE IV, DIVISION 1, SECTION 20-56 OF THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1413, EFFECTIVE OCTOBER 1, 2003.
- 5. D.E. = DRAINAGE EASEMENT P.U.E. = PUBLIC UTILITY EASEMENT B.F.E. = BASE FLOOD ELEVATION
- 6. 1/2" IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this instrument 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



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, Woodbine Court, LLP, Owners and Developers of the 16.25 Acre Tract shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, Texas in Volume 6331, Page 127, 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 purpose identified.

Paul H. Dickson - Managing Partner

1st Lien Holder Approval - Hibernia National Bank

2nd Lien Holder Approval - Tony Dyson

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Paul H. Dickson, 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 purposes and considerations therein stated.

Given under my hand and seal this 18 day of May 2005

Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Kim Casey, Chairman 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 14 day of August 2004 and same was duly approved on the 16 day of September 2004 by said Commission.

Chairman, Planning & Zoning Commission
City of Bryan, 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 the Official Records of Brazos County, Texas, in Volume 6665 Page 223.

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 15 day of May 2005.

City Engineer, 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 15 day of May 2005.

City Planner, City of Bryan, Texas.

FINAL PLAT
OF
WOODBINE COURT
NO. 2

16.25 ACRE TRACT

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

WOODBINE COURT, LLP
4203 YOAKUM #10
HOUSTON, TEXAS 77006
(713) 528-8700 EXT. 106

SCALE: 1"=60' MAY, 2005

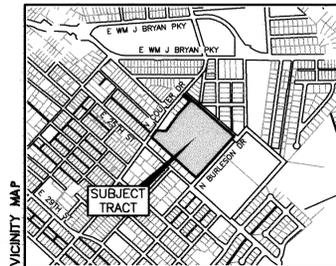
PREPARED BY:

KLING ENGINEERING & SURVEYING

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

EAST 29th STREET (SANDERS STREET)-50' R.O.W.

CURVE TABLE with columns for CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, and CURVE.



Vertical text on the left edge: H:\Land Projects\RE\041\John Austin A-2\Woodbine Court Subdivision\Phase 2\Plotting\Final Plat.dwg 5/13/2005 5:21:30 PM CDT