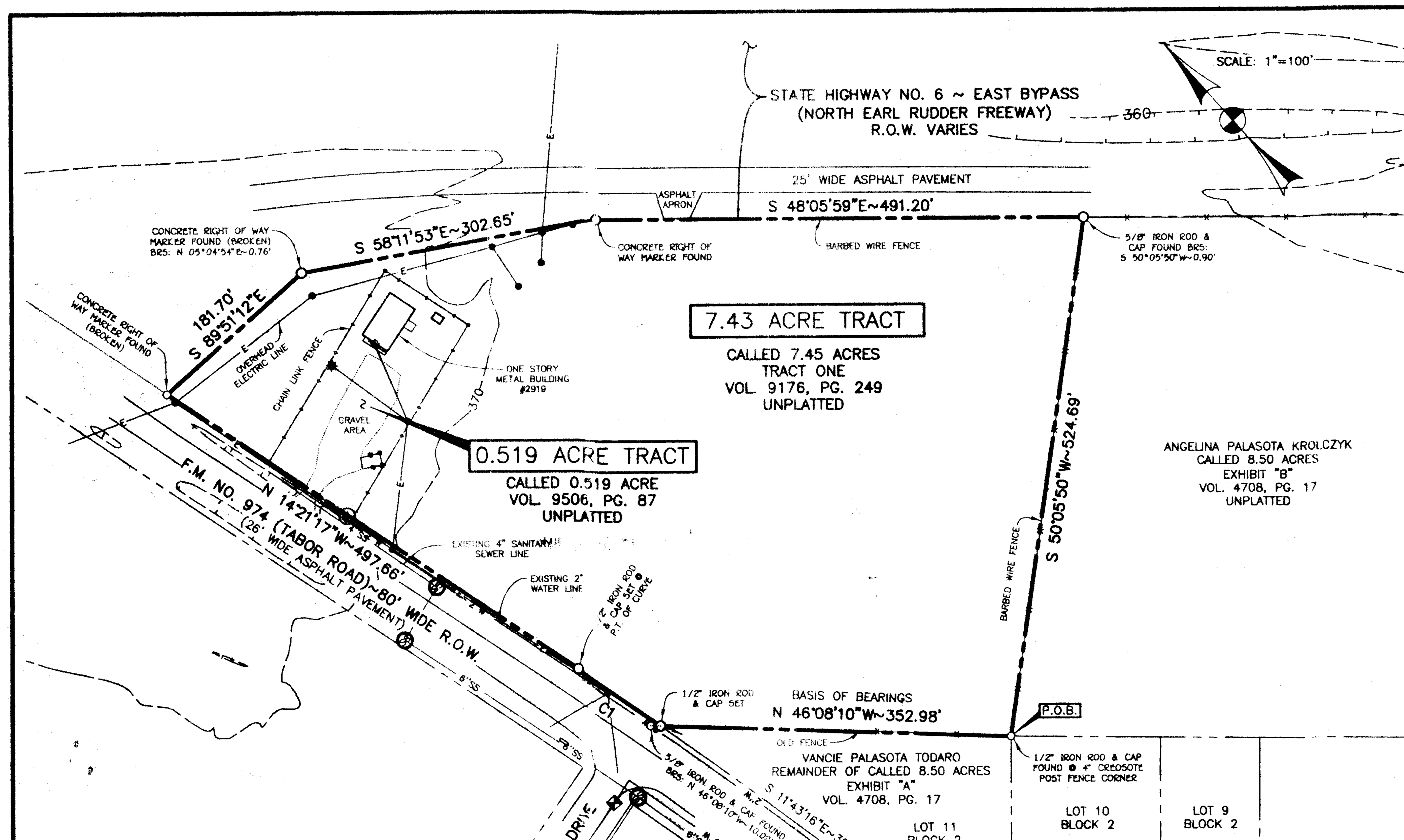
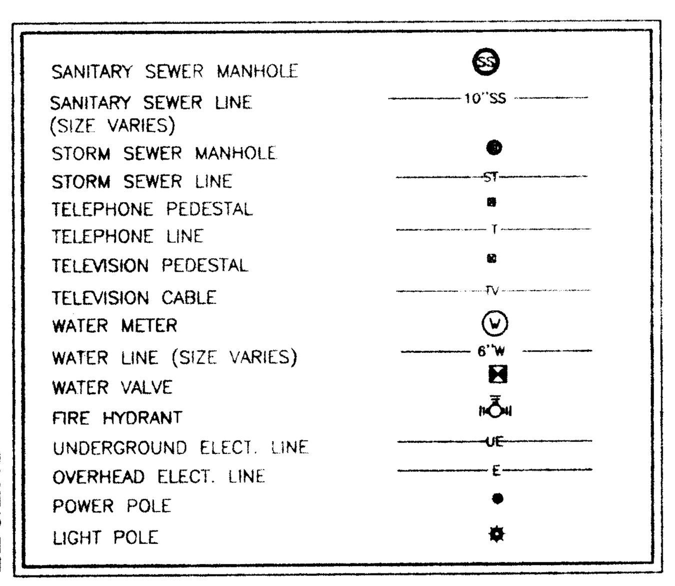




Asco Subdivision
7.95 Acres
S. F. Austin Survey, A-63
Bryan, Brazos County, Texas

Field notes of a 7.95 acre tract or parcel of land, lying and being situated in the S. F. Austin Survey, Abstract No. 63, Bryan, Brazos County, Texas, and being all of the 7.45 acre - Tract One described in the deed from John R. Embry to MOCO Properties, LLC, recorded in Volume 9176, Page 249, of the Official Records of Brazos County, Texas, and being all of the called 0.519 acre tract described in the deed from Linda Thweatt to Daniel Brightwell and Kerri Brightwell, recorded in Volume 9506, Page 87, of the Official Records of Brazos County, Texas, and said 7.95 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod and cap found at a 4" creosote post fence corner marking the common 4 - way corner between the beforementioned 7.45 acre - Tract One, an 8.50 acre tract - exhibit b - described in the deed to Angela Palasota Krolczyk, recorded in Volume 4708, Page 17, of the Official Records of Brazos County, Texas, and Lots 10 and 11, Block 2, The Stratta Subdivision, according to the plat recorded in Volume 149, Page 319, of the Deed Records of Brazos County, Texas;

THENCE N 46° 08' 10" W along the common line between the beforementioned 7.45 acre tract and Lot 11, Block 2, The Stratta Subdivision, adjacent to an old fence, for a distance of 352.98 feet to a ½" iron rod and cap set at the common corner between the said 7.45 acre tract and Lot 11, Block 2, in the east right-of-way line of F.M. No. 974 - Tabor Road - 80' wide right-of-way, from which a 5/8" iron rod and cap found bears N 46° 08' 10" W - 10.02 feet, said ½" iron rod and cap being in a curve, concave to the west, having a radius of 5769.58 feet;

THENCE along the east right-of-way line of the beforementioned F.M. No. 974, as follows:

Northerly along said curve, for an arc distance of 100.80 feet to a ½" iron rod and cap set at the end of this curve, the chord bears N 13° 51' 16" W - 100.80 feet,

N 14° 21' 17" W for a distance of 497.66 feet, to a concrete right-of-way marker found (broken), marking the west corner of the beforementioned 7.45 acre tract, same being the intersection of the southwest right-of-way line of North Earl Rudder Freeway - State Highway No. 6, with the east right-of-way line of F.M. No. 974;

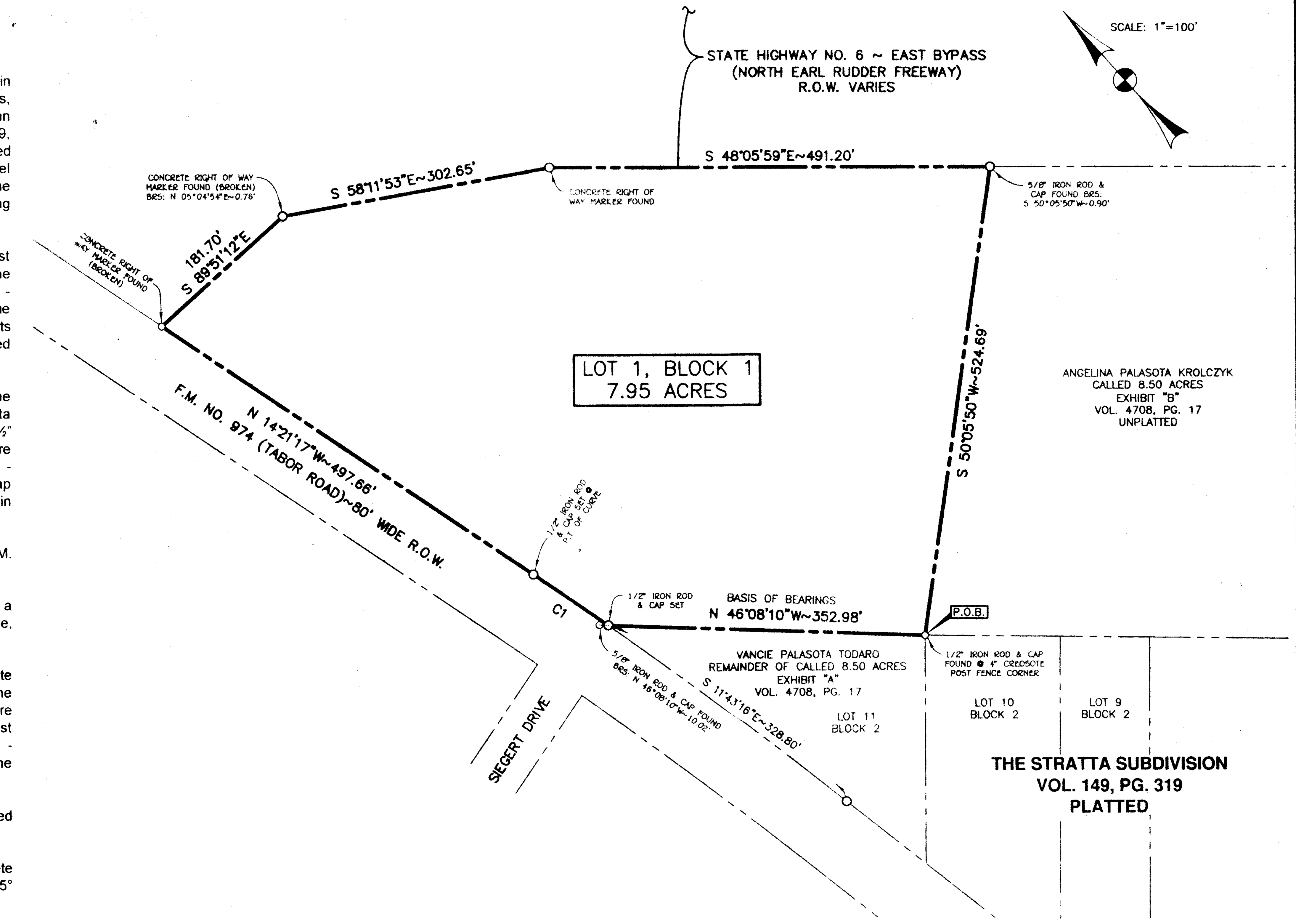
THENCE along the southwest right-of-way line of the beforementioned North Earl Rudder Freeway, as follows:

S 89° 51' 12" E for a distance of 181.70 feet, a concrete right-of-way marker found (broken), bears N 05° 05' E - 0.8 feet,

S 58° 11' 53" E for a distance of 302.65 feet to a concrete right-of-way marker found,

S 48° 05' 59" E for a distance of 491.20 feet to the common corner between the beforementioned 7.45 acre tract and the 8.50 acre tract in the southwest right-of-way line of North Earl Rudder Freeway;

THENCE S 50° 05' 50" W along the common line between the beforementioned 7.45 acre tract and the 8.50 acre tract, adjacent to a barbed wire fence, at a distance of 0.90 feet, pass a 5/8" iron rod and cap found at a 4" creosote post fence corner, continue on, for a total distance of 524.69 feet to the **PLACE OF BEGINNING**, containing 7.95 acres of land, more or less.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, DANIEL BRIGHTWELL AND KERRI BRIGHTWELL, 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 9506, Page 87, 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.

____
Daniel Brightwell

____
Kerri Brightwell

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Daniel Brightwell, known to me to be the persons whose names 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 ______________ 2013.

____
Notary Public, Brazos County, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kerri Brightwell, known to me to be the persons whose names 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 ______________ 2013.

____
Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, MOCO PROPERTIES, LLC, 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 9176, Page 249, 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.

____
John Embry

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared John Embry, known to me to be the persons whose names 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 ______________, 2013.

____
Notary Public, Brazos County, 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 ______________, 2013.

____
City Planner, City of Bryan, 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 ____________, 2013.

____
City Engineer, Bryan, Texas

CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	100.80'	5769.58'	1°00'04"	N 13°51'16"W~100.80'

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 __________________, 2013, in the Official Records of Brazos County, Texas, in Volume _______, Page ______.

____
Karen McQueen, County Clerk,
Brazos County, 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.

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

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

NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED SOUTHWEST LINE OF THE 7.45 ACRE TRACT DESCRIBED IN VOL. 9176, PG. 249 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. RECORD BEARING: N 46°08'10"W.

2. CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC INFORMATION.

3. CURRENT TITLE APPEARS VESTED AS FOLLOWS:

- DANIEL BRIGHTWELL AND KERRI BRIGHTWELL BY VIRTUE OF DEED RECORDED IN VOL. 9506, PG. 87 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

&

- MOCO PROPERTIES, LLC BY VIRTUE OF DEED RECORDED IN VOL. 9176, PG. 249 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

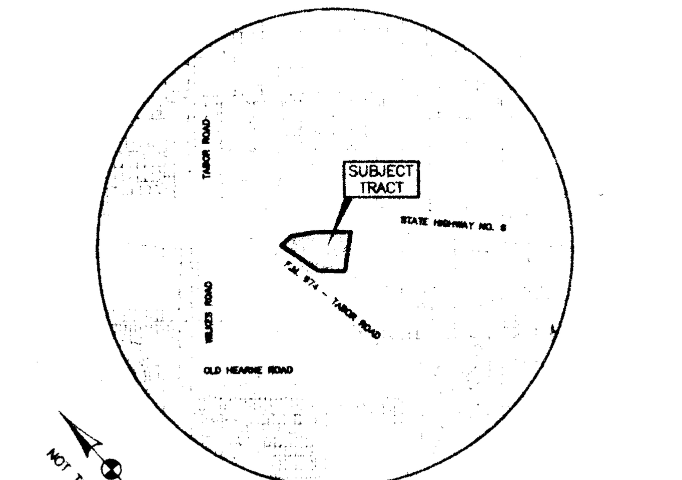
4. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0205E, MAP NO. 48041C0205E. EFFECTIVE DATE: MAY 16, 2012.

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

6. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 134778, EFFECTIVE DATE: NOVEMBER 3, 2013, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:

d.) 20' WIDE ELECTRICAL EASEMENT – CITY OF BRYAN – VOL. 98, PG. 348, HAVING NO DEFINED LOCATION (BLANKET). NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF AN ELECTRIC LINE HAVING BEEN INSTALLED ON OR NEAR THE DATE OF THIS INSTRUMENT (1937). THIS EASEMENT IS NOT APPLICABLE TO THE SUBJECT TRACT AND IS NOT SHOWN HEREON.

e.) "DRAINAGE EASEMENT" GRANTED TO STATE OF TEXAS (STATE HIGHWAY COMMISSION) – VOL. 139, PG. 507, HAVING NO DEFINED WIDTH NOR LOCATION (BLANKET). THIS EASEMENT IS "FOR THE PURPOSE OF MAINTAINING AND CLEARING NECESSARY CHANNELS TO DRAIN THE PROPOSED STRUCTURES AND ROADWAY DITCHES" ON F.M. NO. 974. IT IS RECOMMENDED THAT THE STATE HIGHWAY COMMISSION BE CONTACTED TO DETERMINE IF THIS EASEMENT IS APPLICABLE TO THE SUBJECT TRACT. THIS EASEMENT IS NOT SHOWN HEREON.



VICINITY MAP
NOT TO SCALE

FINAL PLAT
OF
ASCO SUBDIVISION
7.95 ACRES
S.F. AUSTIN SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

DEC 10 2013

MOCO PROPERTIES, LLC	DANIEL BRIGHTWELL AND
882 HALLSBURG ROAD	KERRY BRIGHTWELL
WACO, TEXAS 76705	16587 ROYDER ROAD
	COLLEGE STATION, TEXAS 77845

SCALE: 1"=100' DECEMBER, 2013

KLING ENGINEERING & SURVEYING

H:\Land Projects R2\041\Austin SF A-63\Tabor Road-East Bypass NAD 83\dwg\Platting\ASCO Subdivision\Minor Plat.dwg 12/10/2013 8:41:17 AM CST