

SCALE: 1"=100'



15' WIDE PUBLIC UTILITY EASEMENT METES:

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N06°32'41"W	58.22'	L18	N64°18'56"E	286.99'
L2	N41°48'56"E	89.98'	L19	S25°41'04"E	84.50'
L3	N48°11'04"W	676.49'	L20	N64°18'56"E	12.88'
L4	N08°03'56"E	313.92'	L21	S25°41'04"E	19.59'
L5	N64°18'56"E	310.01'	L22	N64°18'56"E	15.00'
L6	S25°41'04"E	84.50'	L23	N25°41'04"W	19.59'
L7	N64°18'56"E	30.41'	L24	N64°18'56"E	14.08'
L8	S89°48'35"E	347.99'	L25	S89°48'35"E	338.33'
L9	S44°48'35"E	71.03'	L26	S44°48'35"E	58.61'
L10	S00°11'25"W	337.35'	L27	S00°11'25"W	324.91'
L11	S45°11'25"W	76.84'	L28	S45°11'25"W	44.23'
L12	S47°44'15"E	106.95'	L29	N44°48'35"W	36.60'
L13	S41°48'56"W	523.91'	L30	S45°11'25"W	15.00'
L14	S06°32'41"E	38.34'	L31	S44°48'35"E	38.60'
L15	S42°14'21"W	19.94'	L32	S45°11'25"W	26.98'
L16	N48°11'04"W	668.47'	L33	S47°44'15"E	107.86'
L17	N08°03'56"E	297.88'	L34	S41°48'56"W	410.78'

10' WIDE ATMOS GAS EASEMENT METES:

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L35	N41°44'47"W	10.03'	L43	N41°44'47"W	29.87'
L44	N42°09'06"E	170.85'	L44	N42°09'06"E	170.85'
L45	N66°26'58"E	62.54'	L45	N66°26'58"E	62.54'
L46	N32°49'18"E	9.40'	L46	N32°49'18"E	9.40'
L47	S89°28'08"E	15.27'	L47	S89°28'08"E	15.27'
L48	S32°49'18"W	13.87'	L48	S32°49'18"W	13.87'
L49	S66°26'58"W	64.32'	L49	S66°26'58"W	64.32'
L50	S42°09'06"W	136.77'	L50	S42°09'06"W	136.77'
L51	S18°47'22"W	37.07'	L51	S18°47'22"W	37.07'

PRIVATE DRAINAGE EASEMENTS (DETECTION AREAS)

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L52	N42°07'46"E	225.77'	L57	N69°06'27"E	100.98'
L53	S66°19'55"E	102.38'	L58	N76°28'39"E	258.50'
L54	S17°17'23"W	141.99'	L59	S01°22'36"W	160.55'
L55	S46°15'04"W	141.58'	L60	N87°24'27"W	331.25'
L56	N43°14'06"W	147.07'	L61	N12°32'18"W	50.26'

Lot 1, Block 1
 Arthur L. Davila Middle School
 30.36 Acre Tract
 Moses Baine Survey, A-3
 Bryan, Brazos County, Texas

Field notes of a 30.36 acre tract or parcel of land, lying and being situated in the Moses Baine Survey, Abstract No. 3, Bryan, Brazos County, Texas, and being all of the called 30.387 acre tract described in the deed from Keith Chunn, Jr., Trustee to M. D. Wheeler, Ltd., as recorded in Volume 5703, Page 122, of the Official Records of Brazos County, Texas, and said 30.36 acre tract being more particularly described as follows:

BEGINNING at the east corner of the beforementioned 30.387 acre tract in the south right-of-way line of State Highway No. 6 - East Bypass (North Earl Rudder Freeway), same being the northwest corner of Lot 1, Block "A", 89.28 acres of the Bryan Recreational Complex according to the plat recorded in Volume 907, Page 371, of the Official Records of Brazos County, Texas, from which a 1/2" iron rod found bears S 48° 33' 34" E - 0.22 feet;

THENCE S 42° 14' 21" W along the southeast line of the beforementioned 30.387 acre tract, same being the northwest line of the beforementioned Lot 1, Block "A", for a distance of 1952.32 feet to the south corner of the 30.387 acre tract in the northeast right-of-way line of State Highway No. 6 (Business 6 - Texas Avenue North), same being the west corner of Lot 1, Block "A", from which a TxDOT monument found bears N 52° 47' 46" E - 1.10 feet;

THENCE along the northeast right-of-way line of State Highway No. 6 (Business 6 - Texas Avenue North), as follows:

N 51° 32' 41" W for a distance of 97.80 feet to a 1/2" iron rod set at angle point corner,
 N 41° 44' 47" W along the transition line to State Highway No. 6 - East Bypass (North Earl Rudder Freeway) for a distance of 904.14 feet to a 1/2" iron rod set in the southeasterly right-of-way line of State Highway No. 6 - East Bypass (North Earl Rudder Freeway);

THENCE along the southeasterly and southerly right-of-way line of State Highway No. 6 - East Bypass (North Earl Rudder Freeway), as follows:

N 41° 26' 46" E for a distance of 542.75 feet to a 1/2" iron rod set for angle point corner,
 N 70° 22' 07" E for a distance of 492.46 feet to a 1/2" iron rod set for angle point corner,
 N 83° 16' 32" E for a distance of 1175.99 feet to the **PLACE OF BEGINNING**, containing 30.36 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

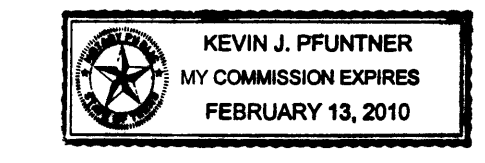
We, Bryan Independent School District, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 5848, Page 78, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

Grady Slaydon
 Grady Slaydon, Executive Director

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Grady Slaydon, 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 17th of APRIL, 2008.



Kevin J. Puntner
 Notary Public, Brazos County, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, John R. Clark, 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 28th day of November, 2008 and same was duly approved on the 30th day of May, 2008 by said Commission.

John R. Clark
 Chairman, Planning & Zoning Commission
 City of Bryan, Texas

FINAL PLAT
 OF
ARTHUR L. DAVILA
MIDDLE SCHOOL
SUBDIVISION
30.36 ACRES

MOSES BAINE SURVEY, A-3
 BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
 BRYAN INDEPENDENT SCHOOL DISTRICT
 101 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 979.361.5200

SCALE: 1"=100' APRIL, 2008

PREPARED BY:

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

Doc	Bk	Vol	Ps
00999047	DR	3618	49

Filed for Record in:
 BRAZOS COUNTY
 On: May 30, 2008 at 01:18P
 As a
 Plats
 Document Number: 00999047
 Amount: 58.00
 Receipt Number - 342456
 By:
 Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS
 I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public Records of:

BRAZOS COUNTY
 as stamped hereon by me.
 May 30, 2008
 HONORABLE KAREN MCQUEEN, COUNTY CLERK
 BRAZOS COUNTY

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 30 day of MAY, 2008, in the Official Records of Brazos County, Texas, in Volume 3618 Page 49.

Karen McQueen
 Karen McQueen, County Clerk,
 Brazos County, Texas
 By: *Susie L. Cohen*
 Deputy Clerk

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 30th day of May, 2008.

W. Paul Kuyper
 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 30th day of May, 2008.

Kevin Russell
 City Planner, City of Bryan, Texas

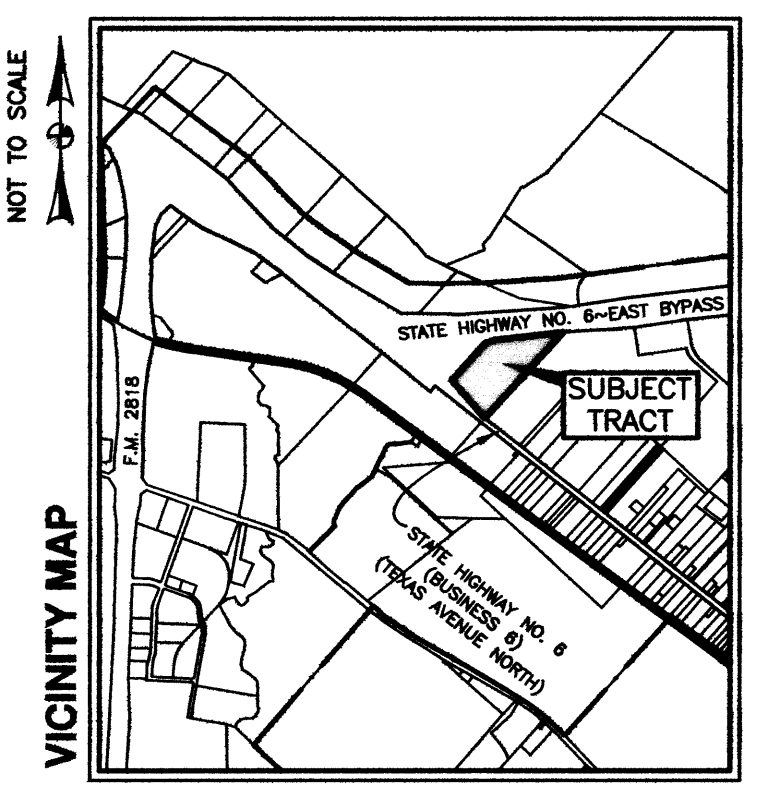
CERTIFICATION OF THE SURVEYOR

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

- NOTES:**
- BEARINGS ARE BASED ON PLAT CALL BEARINGS OF BRYAN RECREATIONAL COMPLEX RECORDED IN VOL. 907, PG. 371 APPLIED TO THE SOUTHEAST LINE OF THE SUBJECT TRACT. RECORD BEARING: N 42°14'21"E.
 - CURRENT TITLE APPEARS VESTED IN BRYAN INDEPENDENT SCHOOL DISTRICT BY VIRTUE OF DEED RECORDED IN VOL. 8848, PG. 78 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
 - 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. 0150C, MAP NO. 48041C0150C. EFFECTIVE DATE: JULY 2, 1992.
 - CURRENT ZONING: C-COMMERCIAL.
 - MINIMUM BUILDING SETBACKS AS ESTABLISHED BY CITY OF BRYAN.
 - CONTINUED MAINTENANCE OF THE 2 PRIVATE DRAINAGE EASEMENTS (DETECTION AREAS) SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.



H:\Land Projects\Recreational-Complex\Platting\Preliminary & Final\Plat.dwg 4/17/2008 9:11:55 AM CDT