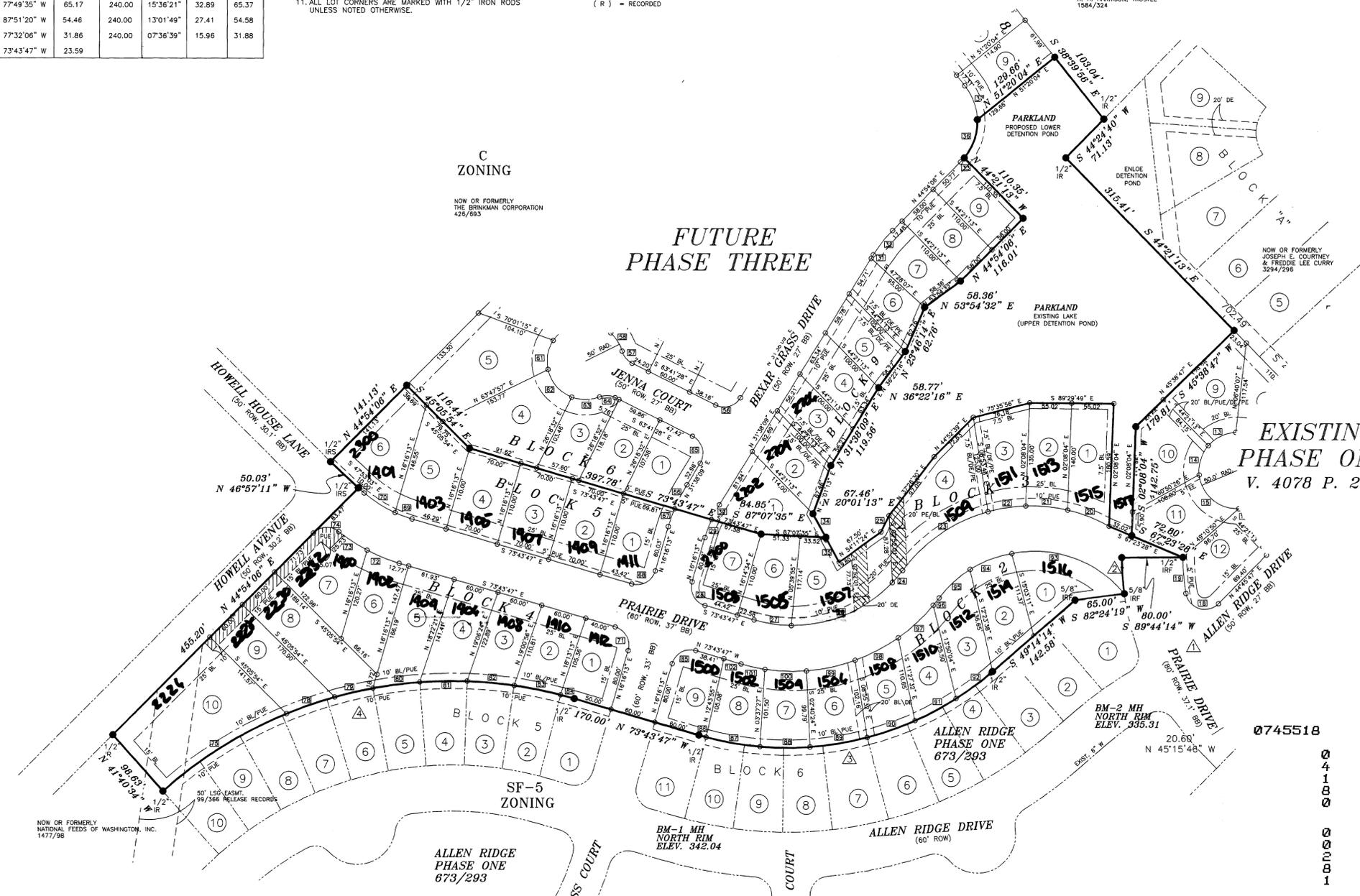
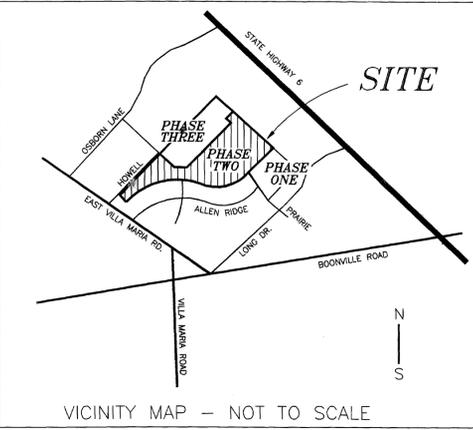
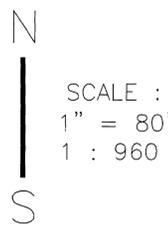


BEARING	CHORD	RADIUS	DELTA	TANGENT	ARC
N 22°45'46" W	221.96	290.00	45°00'02"	120.13	227.77
S 03°55'44" E	47.31	370.00	07°19'52"	23.70	47.34
S 77°45'13" W	393.53	412.51	56°58'42"	223.88	410.23
S 77°17'49" W	552.22	570.00	57°56'48"	315.61	576.48
N 39°20'30" W	59.84	290.00	11°50'35"	30.08	59.94
N 05°40'17" E	31.53	25.00	78°11'00"	20.31	34.11
N 44°45'47" E	14.49				
N 68°51'28" E	20.41	25.00	48°11'23"	11.18	21.03
N 75°04'05" E	30.71	50.00	35°46'10"	16.14	31.22
N 27°11'00" E	50.00	50.00	60°00'00"	28.87	52.36
N 32°49'00" W	50.00	50.00	60°00'00"	48.65	54.80
N 77°40'48" W	25.65	50.00	29°43'36"	13.27	25.94
N 68°26'54" W	20.41	25.00	48°11'23"	11.18	21.03
N 20°15'32" W	20.41	25.00	48°11'23"	11.18	21.03
N 20°32'51" W	41.28	50.00	48°46'02"	22.66	42.56
N 68°30'34" W	40.00	50.00	47°09'23"	21.82	41.15
S 64°20'03" W	40.00	50.00	47°09'23"	21.82	41.15
S 17°10'40" W	40.00	50.00	47°09'23"	21.82	41.15
S 49°28'18" E	68.29	50.00	86°08'35"	46.74	75.17
S 68°26'54" E	20.41	25.00	48°11'23"	11.18	21.03
S 00°12'17" W	35.08	25.00	89°07'00"	24.62	38.89
N 72°26'11" W	44.47	25.00	125°36'05"	48.65	54.80
N 04°56'57" W	47.39	290.00	09°22'24"	23.77	47.44
N 68°47'22" W	58.20	210.00	15°55'45"	29.38	58.38
N 84°17'36" W	55.11	210.00	15°04'43"	27.79	55.27
S 81°19'49" W	50.00	210.00	13°40'27"	25.18	50.12
S 59°40'38" W	135.46	210.00	37°33'55"	71.56	137.93
S 40°09'18" W	20.68	180.00	06°35'16"	20.70	10.36
N 26°26'30" E	23.75				
S 66°59'06" W	143.76	180.00	47°04'23"	147.88	78.40
N 81°36'15" W	49.32	180.00	15°44'56"	24.90	49.48
N 28°43'47" W	35.36	25.00	90°00'00"	25.00	39.27
N 20°22'20" E	25.04	175.00	08°12'14"	12.55	25.06
N 28°03'18" E	21.86	175.00	07°09'42"	10.95	21.87
N 31°38'09" E	5.51				
N 38°16'08" E	40.43	175.00	13°15'57"	20.35	40.52
N 42°07'56" E	75.00	75.00	05°32'19"	3.63	7.25
N 28°36'19" E	36.76				
S 28°36'19" E	36.76				
N 18°37'51" E	53.10	75.00	41°27'51"	28.39	54.28
N 20°23'00" W	47.06	75.00	36°33'52"	24.78	47.86
N 14°34'15" W	20.41	25.00	48°11'23"	11.18	21.03
N 01°43'20" E	13.58	50.00	15°36'15"	6.85	13.62
N 37°21'22" W	51.92	50.00	62°33'10"	30.37	54.59
S 81°21'03" W	50.03	50.00	60°01'59"	28.89	52.39
S 08°29'24" W	68.00	50.00	85°41'19"	46.37	74.78
S 60°36'17" W	44.23	50.00	52°30'04"	24.66	45.82
N 62°45'37" E	20.41	25.00	48°11'23"	11.18	21.03
S 03°07'05" W	33.32	25.00	83°34'02"	22.34	36.46
S 40°59'14" W	30.72	225.00	07°49'44"	15.40	30.74
S 83°09'58" W	36.02	25.00	92°11'10"	25.97	40.22
N 26°38'46" W	20.41	25.00	48°11'23"	11.18	21.03
N 31°53'18" W	49.00	50.00	58°40'26"	28.10	51.20
S 84°10'51" W	56.78	50.00	69°11'17"	34.49	60.38
S 21°19'56" W	47.34	50.00	56°30'32"	26.87	49.31
S 39°25'51" E	53.75	50.00	65°01'13"	31.87	56.74
S 85°26'12" E	23.33	50.00	26°59'17"	12.00	23.55
S 74°50'09" E	20.41	25.00	48°11'23"	11.18	21.03
S 09°33'09" E	32.93	25.00	82°22'37"	21.88	35.94
S 73°58'21" W	33.67	25.00	84°40'22"	22.78	36.95
N 39°35'47" W	20.41	25.00	48°11'23"	11.18	21.03
N 31°59'02" W	28.37	50.00	32°57'53"	14.79	28.77
N 72°49'17" W	41.24	50.00	48°42'38"	22.63	42.51
S 57°52'20" W	42.18	50.00	49°54'07"	23.26	43.55
S 10°18'28" W	38.51	50.00	45°17'39"	20.86	39.53
S 40°52'17" E	47.71	50.00	56°59'50"	27.15	49.74
N 89°22'29" E	36.25	50.00	42°30'40"	19.45	37.10
S 87°47'10" E	20.41	25.00	48°11'23"	11.18	21.03
S 16°01'39" E	36.96	25.00	95°19'39"	27.44	41.59
S 27°08'21" W	35.28	225.00	08°59'37"	17.70	35.32
S 19°27'23" W	25.01	225.00	06°22'20"	12.53	25.02
S 61°16'13" W	35.36	25.00	90°00'00"	25.00	39.27
N 69°43'14" W	23.77	170.00	08°01'06"	11.92	23.79
N 57°35'06" W	48.06	170.00	16°15'10"	24.28	48.22
N 28°43'47" W	35.36	25.00	90°00'00"	25.00	39.27
N 68°03'00" W	45.53	230.00	11°21'35"	22.88	45.60
N 56°52'44" W	44.02	230.00	10°58'56"	22.11	44.09
S 86°45'25" E	33.36	25.00	83°42'38"	22.40	36.53
N 57°57'34" E	190.82	570.00	19°16'19"	96.78	191.72
N 70°57'14" E	66.79	570.00	06°43'02"	33.45	66.82
N 76°53'43" E	51.37	570.00	05°09'55"	25.71	51.39
N 82°35'36" E	61.96	570.00	06°13'51"	31.02	61.99
N 88°49'27" E	61.96	570.00	06°13'51"	31.02	61.99
S 84°56'42" E	61.96	570.00	06°13'51"	31.02	61.99
S 78°42'51" E	61.96	570.00	06°13'51"	31.02	61.99

BEARING	CHORD	RADIUS	DELTA	TANGENT	ARC
S 74°39'51" E	18.59	570.00	01°52'08"	9.30	18.59
N 61°16'13" E	35.36	25.00	90°00'00"	25.00	39.27
S 74°26'40" E	9.90	412.51	01°22'29"	4.95	9.90
S 80°06'28" E	71.56	412.51	09°57'07"	35.92	71.65
S 89°38'14" E	65.50	412.51	09°06'25"	32.85	65.57
N 80°31'43" E	75.93	412.51	10°33'42"	38.13	76.04
N 70°38'15" E	66.31	412.51	09°13'13"	33.26	66.38
N 61°46'12" E	61.25	412.51	08°30'52"	30.71	61.30
N 53°23'19" E	59.33	412.51	08°14'54"	29.74	59.39
N 70°25'09" W	156.39	151.59	62°06'18"	91.28	164.32
S 69°14'06" W	58.19	150.00	22°22'01"	29.66	58.56
S 47°27'23" W	55.16	150.00	21°11'26"	28.06	55.48
S 38°20'12" W	12.36	240.00	02°57'04"	6.18	12.36
S 47°17'40" W	62.51	240.00	14°57'52"	31.52	62.68
S 62°24'00" W	63.68	240.00	15°14'48"	32.12	63.87
S 77°49'35" W	65.17	240.00	15°36'21"	32.89	65.37
N 87°51'20" W	54.46	240.00	13°01'49"	27.41	54.58
N 77°32'06" W	31.86	240.00	07°36'39"	15.96	31.88
N 73°43'47" W	23.59				

- LEGEND
- IR = IRON ROD
 - IP = IRON PIPE
 - CM = CONCRETE MARKER
 - MOC = MARK ON CONCRETE
 - S/F = SET OR FOUND
 - FF = FENCE POST
 - FC = FENCE CORNER
 - ROW = RIGHT OF WAY
 - BB = BACK TO BACK OF CURB
 - BL = BUILDING LINE
 - PUE = PUBLIC UTILITY EASMT.
 - EE = ELECTRICAL EASEMENT
 - DE = DRAINAGE EASEMENT
 - AE = ACCESS EASEMENT
 - PAE = PARKING/ACCESS EASMT.
 - EM = ELECTRIC METER
 - ET = ELECTRICAL TRANSFORMER
 - E/P/L = ELECTRICAL/POLE/LIGHT
 - MH = MANHOLE
 - CO = CLEAN OUT
 - WM = WATER METER
 - W/V = WATER/VALVE
 - SS = SANITARY SEWER
 - FS = FIRE HYDRANT
 - GM = GAS METER
 - T/B = TELEPHONE PEDESTAL
 - C/T/V = CABLE TV
 - AC = AIR CONDITIONER
 - CH = OVERHANG
 - (M) = MEASURED
 - (R) = RECORDED
- NOTES:
- ALL CALLS ARE MEASURED CALLS.
 - TOTAL AREA = 11.0924 ACR.
 - BEARING SOURCE IS PLAT IN 673/293.
 - COMMITMENT REF: LAWYER'S OF # 320664
 - BOUNDARY SURVEY WAS PERFORMED BY S. M. KLING R.P.L.S. 2003, IN MAY, 1999.
 - PRIMARY BENCHMARK IS CITY OF BRYAN GPS BM. NO. 33. ELEV. = 339.17' NGVD 29, LOCATED APPROXIMATELY 440' SW OF THE INTERSECTION OF PRAIRIE DRIVE WITH THE NORTHERN EDGE OF FM 158 (W. J. BRYAN PKWY).
 - THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA'S FIRM MAP # NUMBER 48041C0134 C, EFFECTIVE DATE JULY 2, 1992.
 - ALL SIDEWALKS SHALL BE FOUR FEET WIDE.
 - NO FENCES OF ANY KIND SHALL BE BUILT IN ANY DRAINAGE EASEMENT.
 - ALL LOTS SHALL HAVE A 7.5' INTERIOR BUILDING LINE UNLESS NOTED OTHERWISE.
 - ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS UNLESS NOTED OTHERWISE.



INDIVIDUAL LOT AREA			
LOT	AREA (SQ. FT.)	AREA (ACRES)	
BLOCK 2			
1	8,197.5	0.1882	
2	7,621.0	0.1750	
3	7,535.7	0.1730	
4	6,840.2	0.1524	
5	6,684.0	0.1534	
6	7,077.4	0.1625	
7	6,027.0	0.1384	
8	6,559.0	0.1506	
9	6,864.6	0.1576	
SUBTOTAL:	9	63,206.4	1.4510
BLOCK 3			
1	8,187.5	0.1880	
2	7,495.8	0.1721	
3	8,004.8	0.1838	
4	11,457.3	0.2630	
5	12,774.5	0.2933	
6	7,064.6	0.1622	
7	7,484.4	0.1718	
SUBTOTAL:	7	62,468.9	1.4341
BLOCK 4			
1	6,880.7	0.1580	
2	6,525.9	0.1498	
3	6,978.7	0.1602	
4	7,775.3	0.1785	
5	9,055.8	0.2079	
6	7,711.1	0.1770	
7	9,385.5	0.2155	
8	11,200.5	0.2571	
9	9,328.5	0.2142	
10	20,994.2	0.4820	
SUBTOTAL:	10	95,836.2	2.2001
BLOCK 5			
1	7,403.2	0.1700	
2	7,700.0	0.1768	
3	7,700.0	0.1768	
4	7,700.0	0.1768	
5	9,024.4	0.2072	
6	10,220.9	0.2346	
SUBTOTAL:	6	49,748.5	1.1421
TOTAL:	32	271,260.0	6.2273

OWNER/DEVELOPER:
THE WELDON E. JORDAN FAMILY LIMITED PARTNERSHIP
10 VISTA LANE
COLLEGE STATION, TX 77845
PHONE: (979)-774-4908
FAX: (979)-774-4908

11.0924 ACRES
PART OF 21.6817 ACRES
JOHN AUSTIN SURVEY, A-2
VOLUME 3623, PAGE 304
BRYAN, BRAZOS COUNTY, TEXAS

DATE: FEBRUARY 26, 2001
APPROVED BY: CAG
REVISIONS: APRIL 6, 2001
APRIL 18, 2001

PROJECT
11-01
SHEET
1 OF 2

ALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

ON MARCH 6, 2001

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

THE WELDON E. JORDAN FAMILY LIMITED PARTNERSHIP, REPRESENTED BY WELDON E. JORDAN, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS "ALLEN PARK SUBDIVISION, PHASE TWO", BRYAN, TEXAS, 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 AND CONSIDERATION HEREIN EXPRESSED.

Weldon E. Jordan
OWNER

LIEN HOLDER APPROVAL (IF ANY) N/A

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Weldon E. Jordan 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 AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 9th DAY OF April, 2001.

Marie M. Garcia
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE PLANNING ADMINISTRATOR

I, JOSEY DUNN, PLANNING ADMINISTRATOR OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

JOSEY DUNN
PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

I, _____, P.E., CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

W. Pulliam
CITY ENGINEER

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Kim C. Casey, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE 20th DAY OF MARCH, 2001, AND SAME WAS DULY APPROVED ON THE 19th DAY OF APRIL, 2001.

Kim Casey
CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK

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 16th DAY OF APRIL, 2001, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME 4152, PAGE 20.

Karen McQueen by Barbara Johnson
COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR AND/OR ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian Galindo
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: FEBRUARY 26, 2001



ALLEN PARK SUBDIVISION
METES AND BOUNDS DESCRIPTION

Being a 11.0924-acre tract of parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being a part of the 21.17-acre tract described in the deed from Brazosland Properties, Inc., to National Feeds of Washington, Inc., recorded in Volume 1477, Page 98, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the eastern right-of-way line of Prairie Drive, an 80' wide public right-of-way according to the plat of Allen Ridge Subdivision Phase One, recorded in Volume 673, Page 293, Official Records, Brazos County, Texas, said rod also marking the common westerly corner of Lot 11 and Lot 12, Block 1, Allen Park Subdivision, Phase One, recorded in Volume 4078, Page 214, Official Records, Brazos County, Texas;

THENCE S 89°44'14" W along the northern right-of-way line of Prairie Drive a distance of 80.00' to the point; THENCE along the western right-of-way line of Prairie Drive, which is a curve to the left having the following data: Chord Bearing S 03°55'44" E, Chord 47.31', Radius, 370.00', Arc Length 47.34', Delta Angle 07°19'52", to a 5/8" iron rod found marking the northernmost corner of Lot 1, Block 6, of said Allen Ridge Subdivision, Phase One;

THENCE S 82°24'18" W along the northern boundary of said Lot 1, Block 6, a distance of 65.00' to a 5/8" iron rod found;

THENCE S 49°14'14" W continuing along the northern boundary of said Block 6, a distance of 142.58' to a 1/2" iron rod set;

THENCE continuing along the northern boundary of said Block 6, which is a curve to the right having the following data: Chord Bearing S 77°45'13" W, Chord 393.53', Radius, 412.51', Arc Length 410.23', Delta Angle 56°58'42", to a 1/2" iron rod set;

THENCE N 73°43'47" W continuing along said northern boundary of Block 6, across Bear Grass Drive, a public right of way of width 60', a distance of 170.00' to a 1/2" iron rod set in the northern boundary of Block 5, of said Allen Ridge Subdivision, Phase One;

THENCE continuing along the northern boundary of said Block 5, which is a curve to the left having the following data: Chord Bearing S 77°17'49" W, Chord 552.22', Radius, 570.00', Arc Length 576.48', Delta Angle 57°56'48", to a 1/2" iron rod set marking the westernmost corner of said Block 5, said rod also marking the northeastern boundary of the 1.29-acre National Feeds of Washington, Inc. tract recorded in Volume 1477, Page 98, Official Records, Brazos County, Texas;

THENCE N 41°40'34" W along said National Feeds of Washington, Inc. tract northeastern boundary a distance of 98.63' to a 1/2" iron rod set, said rod marking the southeastern right of way line of Howell Avenue, a public right of way of width 50';

THENCE N 44°54'06" E along said Howell Avenue right of way line, a distance of 455.20' to a 1/2" iron rod set, said rod marking the intersection of said Howell Avenue right of way line with the northeastern right of way line of Howell House Lane, a public right of way of width 50';

THENCE N 46°57'11" W along said Howell House Lane right of way, a distance of 50.03' to a 1/2" iron rod set, said rod marking the southernmost corner of the 6.02-acre Brinkman Corporation tract recorded in Volume 426, Page 693, Deed Records, Brazos County, Texas;

THENCE N 44°54'06" E along the southeastern boundary of said 6.02-acre Brinkman Corporation tract a distance of 141.13' to a 1/2" iron rod set;

THENCE S 45°05'54" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 116.44' to a 1/2" iron rod set;

THENCE S 73°43'47" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 397.78' to a 1/2" iron rod set;

THENCE S 87°07'35" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 84.85' to a 1/2" iron rod set;

THENCE N 28°36'19" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 34.90' to a 1/2" iron rod set;

THENCE N 20°01'13" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 67.46' to a 1/2" iron rod set;

THENCE N 31°38'09" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 119.56' to a 1/2" iron rod set;

THENCE N 36°22'16" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 58.77' to a 1/2" iron rod set;

THENCE N 23°46'14" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 62.76' to a 1/2" iron rod set;

THENCE N 53°54'32" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 58.36' to a 1/2" iron rod set;

THENCE N 44°54'06" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 116.01' to a 1/2" iron rod set;

THENCE N 44°21'13" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 110.35' to a 1/2" iron rod set;

THENCE along a curve to the left with the following data: Chord Bearing N 18°37'51" E, Chord 53.10', Radius, 75.00', Arc Length 54.28', Delta Angle 41°27'51" through said 21.17-acre National Feeds of Washington Inc. tract to a 1/2" iron rod set;

THENCE N 51°20'04" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 129.66' to a 1/2" iron rod set, said rod marking the southwest boundary line of the 12.57-acre Joplin Allen Harrison et al tract recorded in Volume 1532, Page 8, Official Records, Brazos County, Texas;

THENCE S 38°39'56" E along said southwestern boundary of the 12.57-acre Harrison tract a distance of 103.04' to a 1/2" iron rod set, said rod marking the northwestern boundary of the 6.012-acre Joseph E. Courtney and Freddie Lee Curry tract recorded in Volume 3294, Page 296, Official Records, Brazos County, Texas;

THENCE S 44°24'40" W along said northwestern boundary of the 6.012-acre Courtney and Curry tract a distance of 71.13' to a 1/2" iron rod set, said rod marking the westernmost corner of said 6.012-acre Courtney and Curry tract;

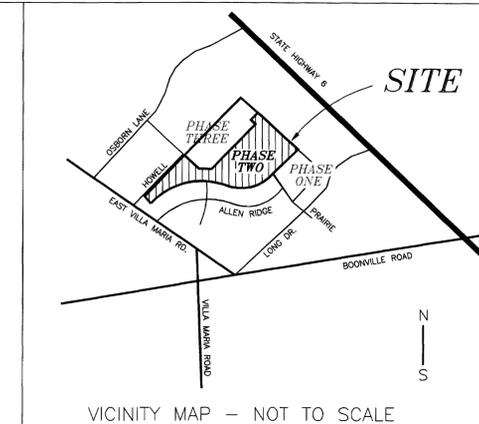
THENCE S 44°21'13" E along the southwestern boundary of the of the 6.012-acre Courtney and Curry tract a distance of 315.41' to a 1/2" iron rod found, said rod marking the northernmost corner of said Allen Park Subdivision, Phase One;

THENCE S 45°38'47" W along the northwestern boundary of said Allen Park Subdivision, Phase One, a distance of 179.81' to a 1/2" iron rod found;

THENCE S 02°08'04" W along the western boundary of said Allen Park Subdivision, Phase One, a distance of 142.75' to a 1/2" iron rod found;

THENCE S 67°23'28" E continuing along the western boundary of said Allen Park Subdivision, Phase One, a distance of 72.80' to the POINT OF BEGINNING, containing 11.0924 acres of land, more or less.

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868



PARKLAND
METES AND BOUNDS DESCRIPTION

Being a 3.0195-acre tract of parcel of land, lying and being situated in the John Austin Survey, Abstract No. 2, Bryan, Brazos County, Texas, and being a part of the 21.17-acre tract described in the deed from Brazosland Properties, Inc., to National Feeds of Washington, Inc., recorded in Volume 1477, Page 98, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found marking the northernmost corner of Block 1, Allen Park Subdivision, Phase One, recorded in Volume 4078, Page 214, Official Records, Brazos County, Texas, said rod also marks the southwestern boundary line of the 6.012-acre Joseph E. Courtney and Freddie Lee Curry tract recorded in Volume 3294, Page 296, Official Records, Brazos County, Texas;

THENCE S 45°38'47" W along the northwestern boundary line of said Block 1, Allen Park Subdivision, Phase One, a distance of 179.81' to a 1/2" iron rod found;

THENCE S 02°08'04" W along the western boundary line of said Allen Park Subdivision, Phase One, a distance of 142.75' to a 1/2" iron rod found;

THENCE N 67°23'28" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 32.02' to a 1/2" iron rod set;

THENCE N 02°08'04" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 160.59' to a 1/2" iron rod set;

THENCE N 89°29'49" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 110.04' to a 1/2" iron rod set;

THENCE S 75°35'56" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 76.18' to a 1/2" iron rod set;

THENCE S 44°52'39" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 72.63' to a 1/2" iron rod set;

THENCE S 37°26'30" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 97.05' to a 1/2" iron rod set;

THENCE S 26°26'30" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 23.75' to a 1/2" iron rod set;

THENCE S 54°11'24" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 67.50' to a 1/2" iron rod set;

THENCE N 28°36'19" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 71.66' to a 1/2" iron rod set;

THENCE N 20°01'13" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 67.46' to a 1/2" iron rod set;

THENCE N 31°38'09" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 119.56' to a 1/2" iron rod set;

THENCE N 36°22'16" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 58.77' to a 1/2" iron rod set;

THENCE N 23°46'14" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 62.76' to a 1/2" iron rod set;

THENCE N 53°54'32" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 58.36' to a 1/2" iron rod set;

THENCE N 44°54'06" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 116.01' to a 1/2" iron rod set;

THENCE N 44°21'13" W through said 21.17-acre National Feeds of Washington Inc. tract a distance of 110.35' to a 1/2" iron rod set;

THENCE along a curve to the left with the following data: Chord Bearing N 18°37'51" E, Chord 53.10', Radius, 75.00', Arc Length 54.28', Delta Angle 41°27'51" through said 21.17-acre National Feeds of Washington Inc. tract to a 1/2" iron rod set;

THENCE N 51°20'04" E through said 21.17-acre National Feeds of Washington Inc. tract a distance of 129.66' to a 1/2" iron rod set, said rod marking the southwest boundary line of the 12.57-acre Joplin Allen Harrison et al tract recorded in Volume 1532, Page 8, Official Records, Brazos County, Texas;

THENCE S 38°39'56" E along said southwestern boundary of the 12.57-acre Harrison tract a distance of 103.04' to a 1/2" iron rod set, said rod marking the northwestern boundary of the aforementioned 6.012-acre Joseph E. Courtney and Freddie Lee Curry tract;

THENCE S 44°24'40" W along said northwestern boundary of the 6.012-acre Courtney and Curry tract a distance of 71.13' to a 1/2" iron rod set, said rod marking the westernmost corner of said 6.012-acre Courtney and Curry tract;

THENCE S 44°21'13" E along the southwestern boundary of the of the 6.012-acre Courtney and Curry tract a distance of 315.41' to the POINT OF BEGINNING, containing 3.0195 acres of land, more or less.

0745518

Filed for Record in: **0**
Brazos County, Texas **4**
On Jun 05, 2001 at 04:44PM **1**
As a **1**
Estate **8**
Document Number: **0745518**
Amount: **55.00**
Receipt Number: 172647 **0**
By: **0**
Barbara Johnson **2**
I hereby certify that this instrument was filed on the date and time stamped herein by me and as duly recorded in the volume and page of the same records of: **2**
Brazos County, Texas **2**
as stamped herein by me.
Jun 06, 2001

RECORDED IN THE PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

FINAL PLAT
ALLEN PARK SUBDIVISION
PHASE TWO

OWNER/DEVELOPER:
THE WELDON E. JORDAN
FAMILY LIMITED PARTNERSHIP
10 VISTA LANE
COLLEGE STATION, TX 77845
PHONE: (979)-774-4908
FAX: (979)-774-4908

11.0924 ACRES
PART OF 21.6817 ACRES
JOHN AUSTIN SURVEY, A-2
VOLUME 3623, PAGE 304
BRYAN, BRAZOS COUNTY, TEXAS

DATE: FEBRUARY 26, 2001
APPROVED BY: CAG
REVISED: APRIL 6, 2001

PROJECT
11-01

SHEET
2 of 2