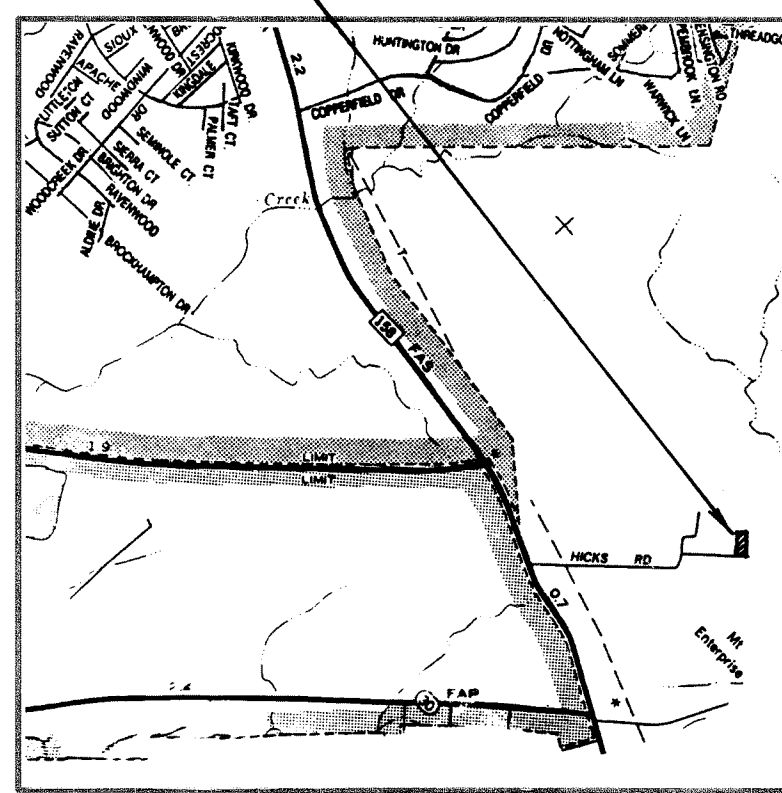


Project Location



SCALE: 1" = 100'  
Bearing Basis:  
Southeast line of Subject tract rotated to called bearing (S45°00'00"W) in deed of Parent tract in Volume 302, Page 301  
Deed Records of Brazos County, Texas

Vicinity Map N.T.S.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, ARC, TANGENT, BEARING, CHORD. Includes field notes and general notes regarding the reserve tract and utility easements.

BEING ALL OF RESERVE TRACT, BIG CEDAR ESTATES ACCORDING TO THE PLAT OF RECORD IN VOLUME PAGE OF THE ORIGINAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING at a 3/8" iron rod found for most southerly corner at the most southerly corner of said Reserve tract and the most easterly corner of a called 152 acre tract of land conveyed to Richard W. Weaver by deed of record in volume 159, Page 122 (O.R.B.C.T.), same being a point in the northwest right-of-way line of Hicks Lane.  
THENCE N 42°16'07" W, along the northeast line of said called 152 acre tract of land and the southeast line of said Reserve Tract, a distance of 254.81 feet to a 3/8" iron rod found for angle point.  
THENCE N 41°52'16" W, continuing along said southeast line and the northeast line of said called 152 acre tract of land, a distance of 276.06 feet to a 3/8" iron rod found for angle point.  
THENCE N 41°39'02" W, continuing along said southeast line and the northeast line of said called 152 acre tract of land, at 198.41 feet passing a 3/8" iron rod found in said line, in all a distance of 418.61 feet to a 1/2" iron rod found for most westerly corner at the most westerly corner of said Reserve Tract and the most northerly corner of said called 152 acre tract of land.  
THENCE N 45°39'00" E, along the northeast line of said Reserve Tract and the southeast line of a called 107.26 acre tract of land conveyed to City National Bank of Bryan by deed of record in volume 125, Page 182 (O.R.B.C.T.), a distance of 465.08 feet to a 1/2" iron rod found for most northerly corner at the most northerly corner of said Reserve Tract and the most westerly corner of Lot 3 of said Big Cedar Estates.  
THENCE S 28°55'18" E, along the northeast line of said Reserve Tract and the southeast line of Lot 3, inclusive of said Big Cedar Estates, a distance of 586.13 feet to a 1/2" iron rod found for angle point at the most easterly corner of said Reserve Tract, same being a point in the aforesaid northeast right-of-way line of Hicks Lane.  
THENCE S 41°15'07" E, continuing along said northeast line of the Reserve Tract and the southeast line of said O'Berki called 320 acre tract of land, a distance of 341.64 feet to a 1/2" iron rod found for most easterly corner at the most easterly corner of said Reserve Tract, same being a point in the aforesaid northeast right-of-way line of Hicks Lane.  
THENCE S 45°20'00" W, along said northeast right-of-way line of Hicks Lane and the southeast line of said Reserve Tract, a distance of 468.93 feet to the POINT OF BEGINNING, and containing 9.83 acres of land, more or less.

- GENERAL NOTES:  
1) 1/2" Iron Rods to be set at all lot corners.  
2) All improvements shown are existing, unless otherwise noted.  
3) The City National Bank of Bryan tract takes access from F.M. 158.  
4) As depicted on FEMA Map No. 48041C-155C-Areas shown hereon adjacent to subject tract do lie within a Special Flood Hazard Area "A" for which Base Flood Elevations have not been determined.  
5) All drainage design to be in accordance with City of Bryan current drainage ordinances and policy.  
6) Proposed 6" water line shown to be built by Wickson Water Supply Corp. to City of Bryan Standard Details and Specifications.  
7) No private sewage treatment facilities will be installed on any lot in this subdivision without the prior issuance of a five (5) year renewable license issued by the BRAZOS COUNTY HEALTH DEPARTMENT under the provisions of the Private Sewage Facility Regulation adopted by the COMMISSIONERS COURT OF BRAZOS COUNTY, TEXAS pursuant to the provisions of the TEXAS NATURAL RESOURCES CONSERVATION COMMISSION (TNRCC).  
8) Electrical Service locations not delineated at this time pending design location by City of Bryan Electrical Distribution Department.

CERTIFICATION OF THE COUNTY JUDGE  
I, Alvin W. Jones, County Judge of Brazos County, Texas, do hereby certify that this plat with its dedications was duly approved by the Commissioners Court of Brazos County, Texas on the 11th day of July, 2000.  
Alvin W. Jones  
County Judge, Brazos County, Texas

APPROVAL OF THE DEVELOPMENT ENGINEER  
I, the undersigned, Development Engineer of the City of Bryan, hereby certify that this subdivision plat is in compliance with the appropriate codes and ordinances of the City of Bryan.  
[Signature]  
Development Engineer, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK  
I, Mary Ann Ward, County Clerk, in and for said County, do hereby certify that this plat together with its dedications, authentication was filed for record in my office the 30th day of October, 1997, in the Deed Official Records of Brazos County, Texas, in Volume 302, Page 301.

APPROVAL OF PLANNING & ZONING COMMISSION  
I, Kim C. Casey, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 29th day of October, 1997, and same was duly approved on the 4th day of December, 1997, by said commission.  
Kim C. Casey  
Chairman of the Planning & Zoning Commission  
Bryan, Texas

CERTIFICATE OF THE ENGINEER  
I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.  
Donald D. Garrett, P.E. No. 22790

CERTIFICATION OF THE PLANNING ADMINISTRATOR  
I, the undersigned, Planning Administrator of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.  
[Signature]  
Planning Administrator, Bryan, Texas

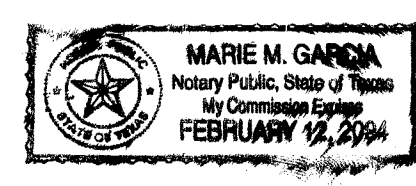
CERTIFICATE OF SURVEYOR  
I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision are a true geometric form.  
Donald D. Garrett, R.P.L.S. No. 2972

ORIGINAL

Volume 3028, Page 3

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, (We) the Tony Jones owner(s) and developer(s) of the land shown on this plat, being the tract of land (being part of the tract of land) as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 3028, Page 3, and designated herein as the 9.83 Acre Reserve Tract, in the City of 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 hereon shown for the purpose and consideration therein expressed.  
[Signature]  
Owner

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on the day personally appeared Tony Jones, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for purpose and consideration therein stated.  
Given under my hand and seal on this 29th day of August, 2000.



REPLAT

LOTS 10-17  
A REPLAT OF  
RESERVE TRACT  
BIG CEDAR ESTATE  
9.83 ACRES  
VOLUME 3028, PAGE 3  
J. W. SCOTT SURVEY, ABSTRACT NO. 49  
BRAZOS COUNTY, TEXAS  
SCALE: 1" = 100'  
OCTOBER, 1997

OWNER: MR. TONY JONES  
710 CANTERBURY COLLEGE STATION, TEXAS 77845  
PHONE: (409) 696-1141

GARRETT ENGINEERING  
Consulting Engineering & Land Surveying  
4444 Carter Creek Parkway Suite 108  
Bryan, Texas 77802  
Phone: 409 / 846 - 2688

0724815

Filed for Record in:  
BRAZOS COUNTY,  
On: Aug 30, 2000 at 03:40PM  
As a  
Plats  
Document Number: 0724815  
Amount 55.00  
Receipt Number - 150834  
By:  
Sylvia Polansky

STATE OF TEXAS COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stamped herein by me and was duly recorded in the volume and page of the named records of BRAZOS COUNTY, as stamped herein by me.  
Aug 30, 2000

HONORABLE MARY ANN WARD, COUNTY CLERK, BRAZOS COUNTY,