

FIELD NOTES
 27.56 ACRES
 J. W. SCOTT SURVEY, A-49
 BRAZOS COUNTY, TEXAS

All that certain lot, tract or parcel of land being 27.56 acres of land situated in the J. W. SCOTT SURVEY, Abstract No. 49, Brazos County, Texas, and being a part of that certain tract called 39.26 acres described in deed executed by Robert F. Spearman to Loyd E. Barrow, et al., recorded in Volume 302, Page 301, Deed Records of Brazos County, Texas and being described as follows:

COMMENCING at a 1/2" iron rod set in the northwest line of a 24 foot wide roadway as recorded in Volume X, Page 209, Civil Minutes, District Court, Brazos County, Texas;

THENCE N 42° 16' 07" W, a distance of 15.67 feet to a 3/8" iron rod found for the most easterly corner of a called 5.01 acre tract of land in the northwest right-of-way line of Hicks Lane, same being the most southerly corner and the POINT OF BEGINNING of the herein described tract of land;

THENCE N 42° 16' 07" W, along the northeast line of said 5.01 acre tract a distance of 254.81 feet to a 3/8" iron rod found for corner, same being in the northeast line of said 5.01 acre tract and also being the most easterly corner of a called 0.515 acre tract;

THENCE N 41° 52' 16" W, continuing along said northeast line, a distance of 278.06 feet to a 3/8" iron rod found for corner, same being the most northerly corner of a second called 0.515 acre tract and the most easterly corner of a third called 0.515 acre tract;

THENCE N 41° 39' 02" W, along the northeast line of said third called 0.515 acre tract, at 139.41 feet passing a 3/8" iron rod found for most northerly corner of said third called 0.515 acre tract, in all a distance of 418.61 feet to a 1/2" iron rod set for most westerly corner;

THENCE N 45° 30' 00" E, along the northwest line of said 39.26 acre tract, a distance of 1340.23 feet to a 1/2" iron rod set for angle point;

THENCE N 45° 37' 39" E, a distance of 12.00 feet to a 5/8" iron rod set marking the most northerly corner of the herein described 27.56 acre tract;

THENCE S 46° 25' 27" E, a distance of 976.10 feet to 5/8" iron rod set for corner marking the most easterly corner of the herein described 27.56 acre tract of land and also the most southerly corner of the Peyton Waller (Called 13.574 Acres) 373/255;

THENCE S 46° 11' 28" W, a distance of 437.67 feet to a 1/2" iron rod lying on the right-of-way line of Hicks Lane;

THENCE along the northwest right-of-way line of Hicks Lane and a curve to the left for an arc distance of 137.70 feet (curve data: central angle=157° 47' 24", radius=50.00 feet, tangent=254.77 feet, and the chord bears S 60° 59' 51" W for a distance of 98.13 feet);

THENCE continuing along said northwest right-of-way line of Hicks Lane and a curve to the right for an arc distance of 27.79 feet (curve data: central angle=63° 41' 38", radius=25.00 feet, tangent=15.53 feet, and the chord bears S 13° 56' 52" W for a distance of 28.38 feet);

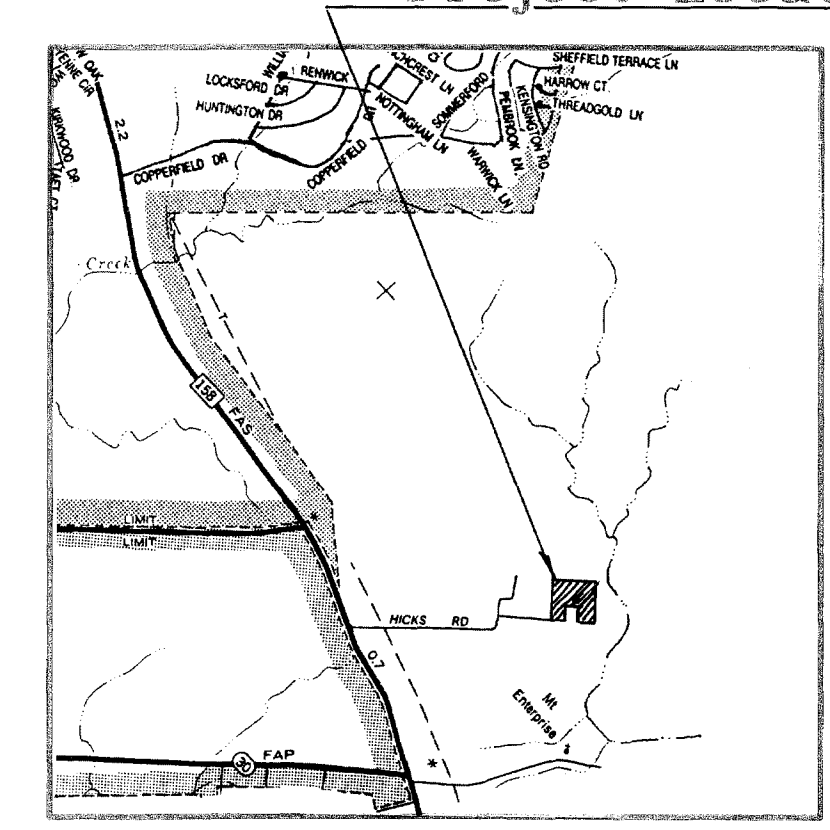
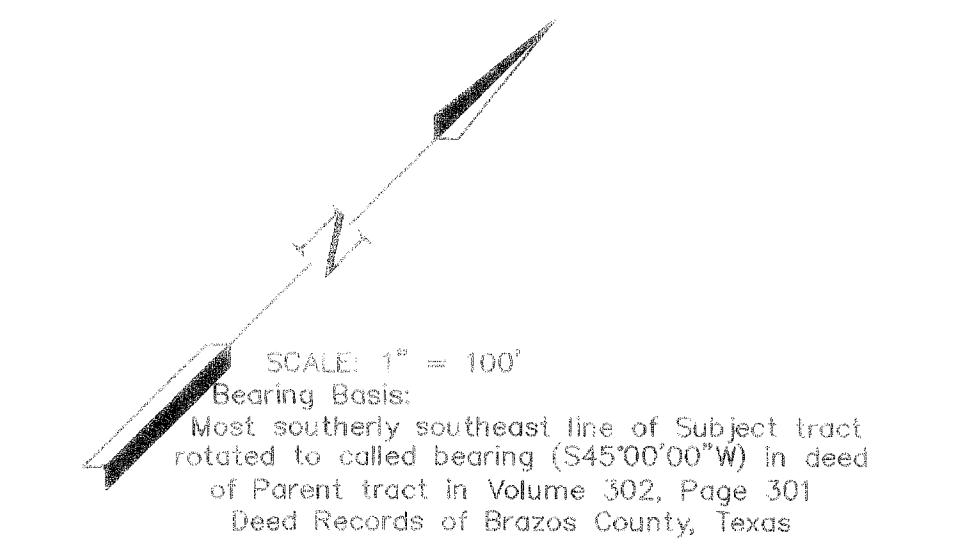
THENCE S 45° 45' 19" W, along same northwest right-of-way line of Hicks Lane for a distance of 52.55 feet to a 1/2" iron rod for corner, same being the most easterly corner of a certain called 3.00 acre tract;

THENCE N 47° 11' 38" W, along the northeast line of said called 3.00 acre tract, a distance of 376.01 feet to a 1/2" iron rod found for an interior corner, same being the most northerly corner of said called 3.00 acre tract;

THENCE S 45° 33' 53" W, along the northwest line of said called 3.00 acre tract, a distance of 352.03 feet to a 1/2" iron rod set for an interior corner, same being the most westerly corner of said called 3.00 acre tract;

THENCE S 47° 15' 07" E, along the southwest line of said called 3.00 acre tract, a distance of 361.64 feet to a 1/2" iron rod set for an exterior corner in the abovesaid northwest right-of-way line of Hicks Lane, and from which point the most southerly corner of said called 3.00 acre tract of land bears S 47° 15' 07" E, a distance of 15.06 feet, same being a point in the abovesaid northwest line of the 24 foot wide roadway described in Volume X, Page 209 of the Civil Minutes, District Court, Brazos County, Texas;

THENCE S 45° 00' 00" W, along said northwest right-of-way line of Hicks Lane, a distance of 468.93 feet to the PLACE OF BEGINNING, and containing an area of 27.56 acres of land, more or less.



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	16° 46' 09"	168.86	286.16	180.08	N 53° 55' 00" W	352.47
C2	30° 27' 25"	240.00	271.60	68.36	N 87° 03' 38" W	26.18
C3	22° 57' 26"	240.00	98.61	48.55	N 60° 22' 51" W	96.18
C4	60° 08' 09"	50.00	64.93	42.06	N 84° 21' 02" W	64.37
C5	88° 16' 23"	50.00	66.16	57.80	N 34° 45' 12" E	75.63
C6	82° 44' 11"	50.00	60.93	62.48	S 48° 44' 29" E	72.36
C7	83° 21' 21"	110.00	180.31	88.42	S 75° 27' 24" E	182.65
C8	28° 28' 51"	238.86	223.97	62.88	S 83° 14' 43" E	216.2
C9	38° 18' 48"	238.86	126.81	64.81	S 53° 22' 55" E	124.56
C10	63° 41' 36"	238.86	21.78	18.53	N 13° 06' 52" E	26.38
C11	67° 31' 47"	50.00	58.02	33.48	N 18° 54' 55" E	55.65
C12	30° 08' 53"	50.00	76.68	50.14	S 86° 11' 18" E	102.81
C13	04° 18' 23"	238.86	17.96	6.88	S 78° 51' 07" W	17.96
C14	35° 41' 14"	238.86	148.19	77.12	S 20° 22' 28" E	146.77
C15	83° 10' 10"	28.00	23.20	12.81	S 18° 12' 36" W	22.38
C16	10° 31' 26"	28.00	4.89	2.30	S 12° 38' 15" W	4.89

- GENERAL NOTES:**
- 1/2" Iron Rods to be set of all lot corners.
 - All improvements shown are existing, unless otherwise noted.
 - The Peyton Waller tract takes access from an existing Private Road that ties into Elmo Weedon Road, and the City National Bank of Bryan tract takes access from F.M. 158.
 - As depicted on FEMA Map No. 48041C-0155C-Areas shown hereon do lie within a Special Flood Hazard Area "A" for which Base Flood Elevations have not been determined.
 - All drainage design to be in accordance with City of Bryan current drainage ordinances and policy.
 - A proposed 6" water line in Hicks Lane & in asmt. adjacent to Barrow Court is to be built by Wickson Water Supply Corp. to City of Bryan Standard Details and Specifications.
 - No private sewage treatment facilities will be installed on any lot in this subdivision without the prior issuance of a **renewable five (5) year 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 (INRCC).
 - 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 U. 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 17th day of October, 1997.

Alvin U. Jones
 County Judge, Brazos County, Texas

APPROVAL OF PLANNING & ZONING COMMISSION

I, Richard Jenkins, 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 City Planning and Zoning Commission of the City of Bryan on the 17th day of July, 1997, and same was duly approved on the 24th day of July, 1997, by said commission.

Richard Jenkins
 Chairman of the Planning & Zoning Commission
 Bryan, 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.

Richard Jenkins
 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 certification authentication was filed for record in my office on the 5th day of February, 1998, in the Deed/Official Records of Brazos County, Texas, in Volume 3688, Page 3.

Mary Ann Ward by Barbara Johnson
 County Clerk
 Brazos County, Texas

CERTIFICATE 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.

Richard Jenkins
 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 lines and bounds describing said subdivision are a closed geometric form.

Donald D. Garrett
 Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22730, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett
 Donald D. Garrett, P.E. No. 22730

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Tony Jones, owner and developer of the land shown on this plat, being the tract of land described in the deed of record as conveyed to 1588/220 in the Deed Records of Brazos County in Volume 1588 Page 220 and designated herein as the BIG CEDAR ESTATES 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 thereon shown for the purpose and consideration therein expressed.

Tony Jones
 Owner

STATE OF TEXAS
 COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Tony Jones, 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 purpose and consideration therein stated.

Given under my hand and seal on this 24th day of October, 1997.

Michael Bennett
 Public, State of Texas

FINAL PLAT
OF
BIG CEDAR ESTATES
 27.56 ACRES
 VOLUME 1588, PAGE 220
 J. W. SCOTT SURVEY, ABSTRACT NO. 49
 BRAZOS COUNTY, TEXAS

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 FILED
 98 FEB -5 AM 8:27
 Mary Ann Ward, County Clerk
 BRAZOS COUNTY COURTHOUSE
 BRYAN, TEXAS
 DEPOT

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77802
 Phone: 409 / 846 - 2888

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

on base