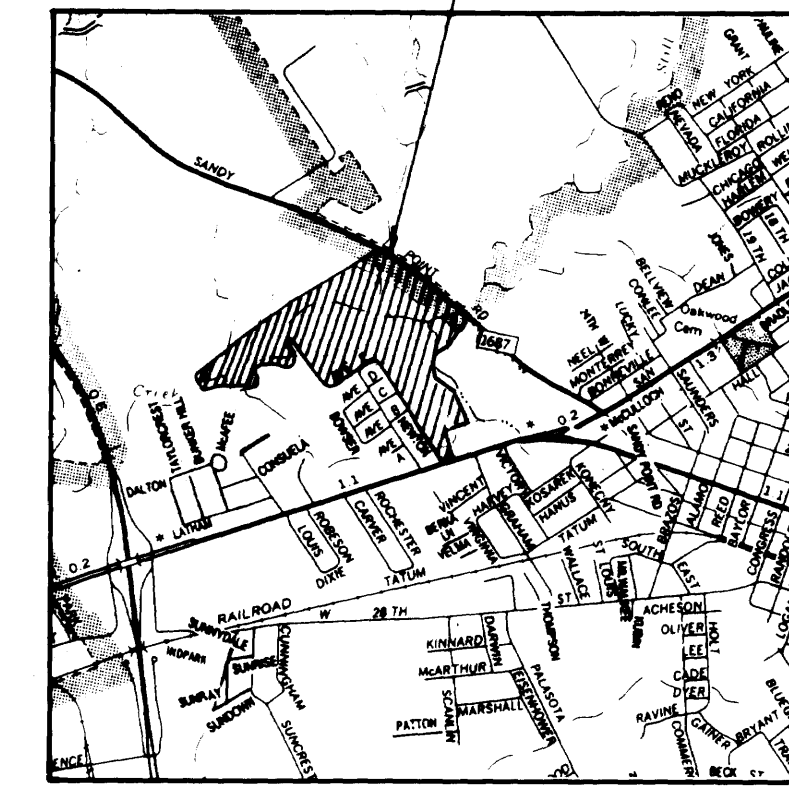


LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 06°02'55" W	38.23	L11	S 44°04'22" W	98.38
L2	S 18°41'45" E	90.77	L12	S 29°42'52" E	100.06
L3	S 55°56'00" E	135.58	L13	S 09°44'24" E	86.98
L4	S 06°38'24" W	41.16	L14	S 02°22'10" E	55.00
L5	S 05°33'17" E	115.70	L15	S 82°03'52" W	328.24
L6	S 19°34'08" W	56.42	L16	S 67°40'30" W	196.30
L7	S 77°14'01" W	83.21	L17	S 76°46'48" W	167.02
L8	N 78°05'11" W	102.10	L18	S 29°14'07" W	69.59
L9	N 87°09'49" W	91.82	L19	N 19°07'41" E	33.40
L10	S 65°08'29" W	166.01			

PROJECT LOCATION



VICINITY MAP
N.T.S.

SCALE: 1" = 200'
 BASIS OF BEARINGS: Most Northerly West Line
 (N44°45'00" E) Related to Deed call in
 Volume 1102, Page 582, Official Records
 of Brazos County, Texas (O.R.B.C.T.)
 (C & A) : Called and Actual

574903
 FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE
 STEPHEN F. AUSTIN LEAGUE NO. 9, BRAZOS COUNTY, TEXAS, CONTAINING 96.26 ACRES OF LAND
 AND BEING ALL OF THE REMAINDER OF THAT CALLED 118.84 ACRE TRACT OF LAND CONVEYED TO
 BRAZOS COUNTY BY DEED RECORDED IN VOLUME 1102, PAGE 582 OF THE OFFICIAL RECORDS OF
 BRAZOS COUNTY, TEXAS (O.R.B.C.T.), SAID 96.26 ACRE TRACT OF LAND BEING MORE
 PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at an iron rod at the north corner of the JONES AND BRUCK SUBDIVISION according to a plat
 recorded in Volume 117, Page 474 of the Deed Records of Brazos County, Texas (O.R.B.C.T.).

THENCE: S 43°47'05" W - 600.89 feet and S 42°11'21" W - 168.98 feet to an iron rod for corner.

THENCE: N 50°27'38" W - 911.96 feet to a point for corner in the center of Still Creek

THENCE: along said center of Still Creek as follows:
 1.) S 06°02'55" W - 38.23 feet;
 2.) S 18°41'45" E - 90.77 feet;
 3.) S 55°56'00" E - 135.58 feet;
 4.) S 06°38'24" W - 41.16 feet;
 5.) S 05°33'17" E - 115.70 feet;
 6.) S 19°34'08" W - 56.42 feet;
 7.) S 77°14'01" W - 83.21 feet;
 8.) N 78°05'11" W - 102.10 feet;
 9.) N 87°09'49" W - 91.82 feet;
 10.) S 65°08'29" W - 166.01 feet;
 11.) S 44°04'22" W - 98.38 feet;
 12.) S 29°42'52" E - 100.06 feet;
 13.) S 09°44'24" E - 86.98 feet;
 14.) S 02°22'10" E - 55.00 feet;
 15.) S 82°03'52" W - 328.24 feet;
 16.) S 67°40'30" W - 196.30 feet;
 17.) S 76°46'48" W - 167.02 feet;
 and S 29°14'07" W - 69.59 feet to a point for corner

THENCE: N 43°07'36" W - 233.25 feet to an iron rod for corner

THENCE: N 37°18'50" E - 356.53 feet, N 39°29'01" E - 777.86 feet, N 43°53'54" E - 590.88 feet and N
 44°45'00" E - 1161.36 feet to an iron rod

THENCE: N 19°07'41" E - 33.40 feet to an iron rod for corner

THENCE: N 60°03'35" W - 280.46 feet to an iron rod for corner in the southwest right-of-way line of F. M.
 1687 (Sandy Point Road)

THENCE: S 75°35'25" E - 501.83 feet along said F. M. 1687 line to a curve to the right

THENCE: 775.47 feet around said curve to the right with a central angle of 15°15'48" a radius of 2910.98
 feet and whose chord bears S 67°36'03" E - 773.18 feet to a highway right-of-way marker

THENCE: S 59°44'44" E - 671.17 feet along said F. M. 1687 line to an iron rod for corner

THENCE: S 24°09'53" W - 10.06 feet pass the northwest corner of Brazos County Complex Phase One
 according to the plat recorded in Volume 1152, Page 427 (O.R.B.C.T.), in all a distance of 195.00 feet to an
 iron rod for corner

THENCE: S 34°09'53" W - 303.00 feet, S 47°55'36" W - 111.66 feet, S 12°53'43" W - 175.00 feet, S
 08°36'17" E - 60.00 feet, S 61°36'17" E - 305.00 feet and S 42°29'51" E - 461.08 feet along the west and
 south lines of said Brazos County Complex Phase One to an iron rod for corner

THENCE: S 60°23'43" W - 347.52 feet to a fence corner for corner

THENCE: S 29°39'32" E - 393.37 feet to a fence corner for corner in the northwest right-of-way line of State
 Hwy. 21

THENCE: S 58°16'34" W - 140.73 feet along said State Hwy. 21 line to a fence corner for corner

THENCE: N 45°20'41" W - 1710.09 feet to the PLACE OF BEGINNING and containing 96.26 acres of land
 more or less

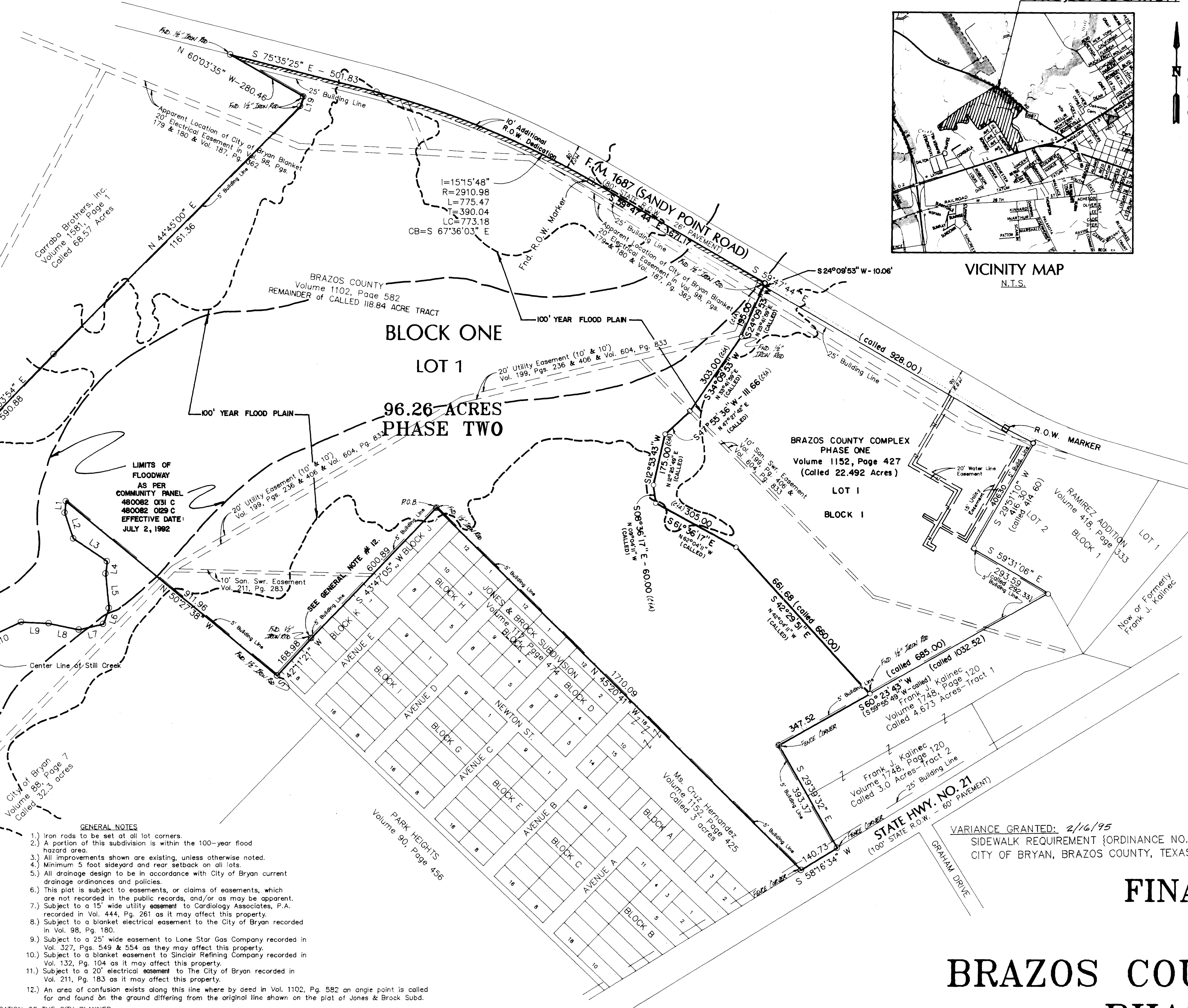
VARIANCE GRANTED: 2/16/95
 SIDEWALK REQUIREMENT (ORDINANCE NO. 616, SECTION 16(L)(1)a & b)
 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

FINAL PLAT OF BRAZOS COUNTY COMPLEX PHASE TWO

96.26 ACRES
 VOLUME 1102, PAGE 582

STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT 62
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 200' JANUARY, 1995



- GENERAL NOTES
- 1.) Iron rods to be set at all lot corners.
 - 2.) A portion of this subdivision is within the 100-year flood hazard area.
 - 3.) All improvements shown are existing, unless otherwise noted.
 - 4.) Minimum 5 foot sidewalk and rear setback on all lots.
 - 5.) All drainage design to be in accordance with City of Bryan current drainage ordinances and policies.
 - 6.) This plat is subject to easements, or claims of easements, which are not recorded in the public records, and/or as may be apparent.
 - 7.) Subject to a 15' wide utility easement to Cardiology Associates, P.A. recorded in Vol. 444, Pg. 261 as it may affect this property.
 - 8.) Subject to a blanket electrical easement to the City of Bryan recorded in Vol. 98, Pg. 180.
 - 9.) Subject to a 25' wide easement to Lone Star Gas Company recorded in Vol. 327, Pgs. 549 & 554 as they may affect this property.
 - 10.) Subject to a blanket easement to Sinclair Refining Company recorded in Vol. 132, Pg. 104 as it may affect this property.
 - 11.) Subject to a 20' electrical easement to the City of Bryan recorded in Vol. 211, Pg. 183 as it may affect this property.
 - 12.) An area of confusion exists along this line where by deed in Vol. 1102, Pg. 582 an angle point is called for and found on the ground differing from the original line shown on the plat of Jones & Bruck Subd.

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, John Godfrey, known to me to be the owner and developer 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 1102, Page 582, and designated herein as the BRAZOS COUNTY COMPLEX PHASE II 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.

John Godfrey
 Owner-County Judge

CERTIFICATION OF THE CITY PLANNER
 I, the undersigned, City Planner 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.

Dan Gibson
 ACTING City Planner, Bryan, Texas

APPROVAL OF PLANNING & ZONING COMMISSION
 I, John Godfrey, 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 11th day of JANUARY, 1995, and same was duly approved on the 16th day of FEBRUARY, 1995.

John Godfrey
 Chairman of the Planning & Zoning Commission
 Bryan, Texas

APPROVAL OF THE CITY ENGINEER
 I, the undersigned, City 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.

John Godfrey
 City Engineer, Bryan, Texas

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared John Godfrey, 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 16th day of January, 1995.

Jane Moore
 Notary Public, State of 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 describe 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. 22790, 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. 22790

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Mary Ann Ward, 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 13th day of January, 1995, in the Deed (Official) Records of Brazos County, Texas, in Volume 1102, Page 582.

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

OWNER: BRAZOS COUNTY
 300 E. Wm. J. BRYAN PARKWAY
 BRYAN, TEXAS 77802
 PHONE: (409) 361-4105

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

