

METES & BOUNDS DESCRIPTION OF BRYAN PLACE NORTH, PHASE TWO

All that certain tract or parcel of land situated in the Moses Baine League, A-3, City of Bryan, Brazos County, Texas, and being a 2.06 acre portion of the 8.91 acre tract described in volume 1771, page 131, of the Official Records of Brazos County, Texas, said 2.06 acre tract being called Bryan Place North, Phase Two, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner, same being the West corner of Creekwood Estates, Phase Two, Lot 10, as shown in volume 381, page 827, of the Official Records of Brazos County, Texas, also being the Southern most corner of the herein described tract;

THENCE N 49 deg 30 min 03 sec W 312.89 feet along the Southwest line of said 8.91 acre tract to a 1/2" iron rod for the West corner of the herein described tract;

THENCE N 44 deg 48 min 30 sec E 283.71 feet to a 1/2" iron rod found for corner, same being the Western corner of Bryan Place North, Phase One, Block 4, Lot 6, as shown in volume 508, page 589, of the Official Records of Brazos County, Texas, also being the North corner of the herein described tract;

THENCE S 45 deg 11 min 30 sec E 133.00 feet along the Southwest line of Bryan Place North, Phase One, to a 1/2" iron rod for corner, same being on the Northwest line of Hardwood Drive;

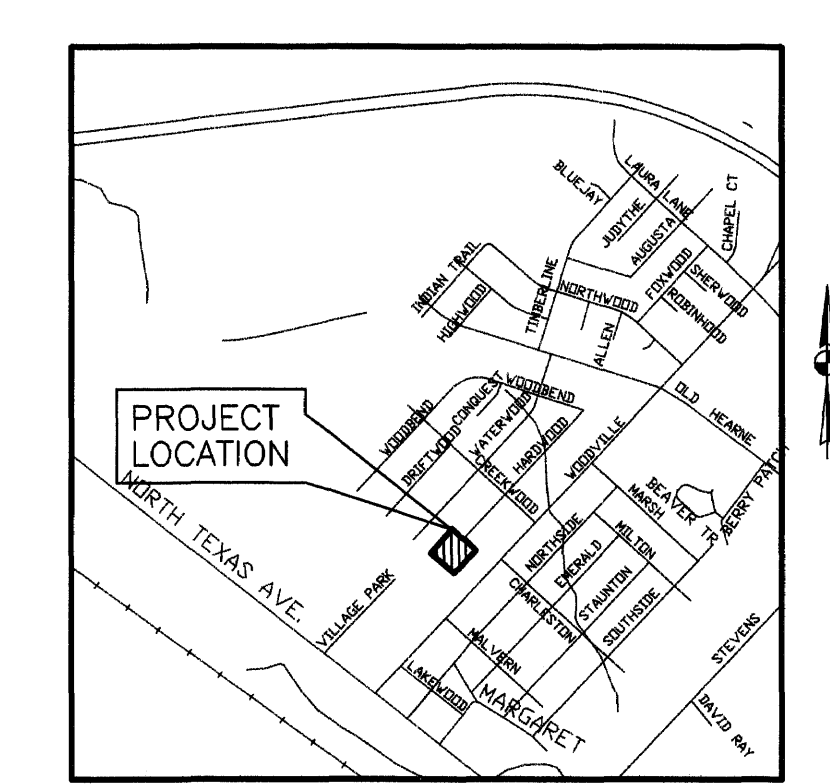
THENCE S 59 deg 13' 41" sec E 51.54 feet to a 1/2" iron rod found for corner, same being on the Southeast line of Hardwood Drive, also being the westerly corner of Bryan Place North, Phase One, Block 5, Lots;

THENCE S 45 deg 11 min 30 sec E 129.01 feet to a 1/2" iron rod found for corner, same being Northwest line of said Creekwood Estates, Phase Two, also being the East corner of the herein described tract;

THENCE S 44 deg 48 min 34 sec W 282.70 feet along the common line between the herein described tract and said Creekwood Estates, Phase Two, to the PLACE OF BEGINNING, and containing 2.06 acres of land, more or less.

BRYAN PLACE NORTH PHASE ONE
VOLUME 508, PAGE 589
8.17 ACRES
ZONED SF-5

CREEKWOOD ESTATES
PHASE TWO
VOLUME 381, PAGE 827
20.29 ACRES
ZONED SF-5



Filed for Record in: BRAZOS COUNTY, TEXAS
On: Jul 16, 1999 at 03:37PM
As a: Plats
Document Number: 0691353
Amount: 55.00
Receipt Number - 134801
By: Pam Pivonka
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.
Jul 16, 1999

CERTIFICATE OF OWNERSHIP AND DEDICATION
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I (We), Creekwood Joint Venture the owner(s) and developer(s) of the land shown on this plan, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume 381, page 827, 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 indicated.

OWNER
Abe Bimani, General Partner
OWNER

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

Before me, the undersigned authority, on this day personally appeared Abe Bimani known to me to be the person(s) whose name(s) is/are 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 16th day of April, 1999.

John Wells
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE SURVEYOR
(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, A.W. Kessler, Registered Professional Surveyor No. 1042 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.

This the 14th day of April, 1999.

A.W. Kessler
Registered Professional Land Surveyor
R.P.L.S. 1852

CERTIFICATION BY THE COUNTY CLERK
(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 day of April, 1999, in the Official Records of Brazos County in Volume 0691, Page 17.

Mary Ann Ward
County Clerk, Brazos County, Texas
Deputy Clerk

APPROVAL OF THE PLANNING & ZONING COMMISSION

Jay Marshall Caldwell Vice
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 and Zoning Commission of the City of Bryan on the 23rd day of March, 1999 and same was duly approved on the 15th day of March, 1999 by said Commission.

Jay Marshall Caldwell
Vice Chairman, Planning & Zoning Commission, Bryan, Texas

APPROVAL OF THE PLANNING ADMINISTRATOR

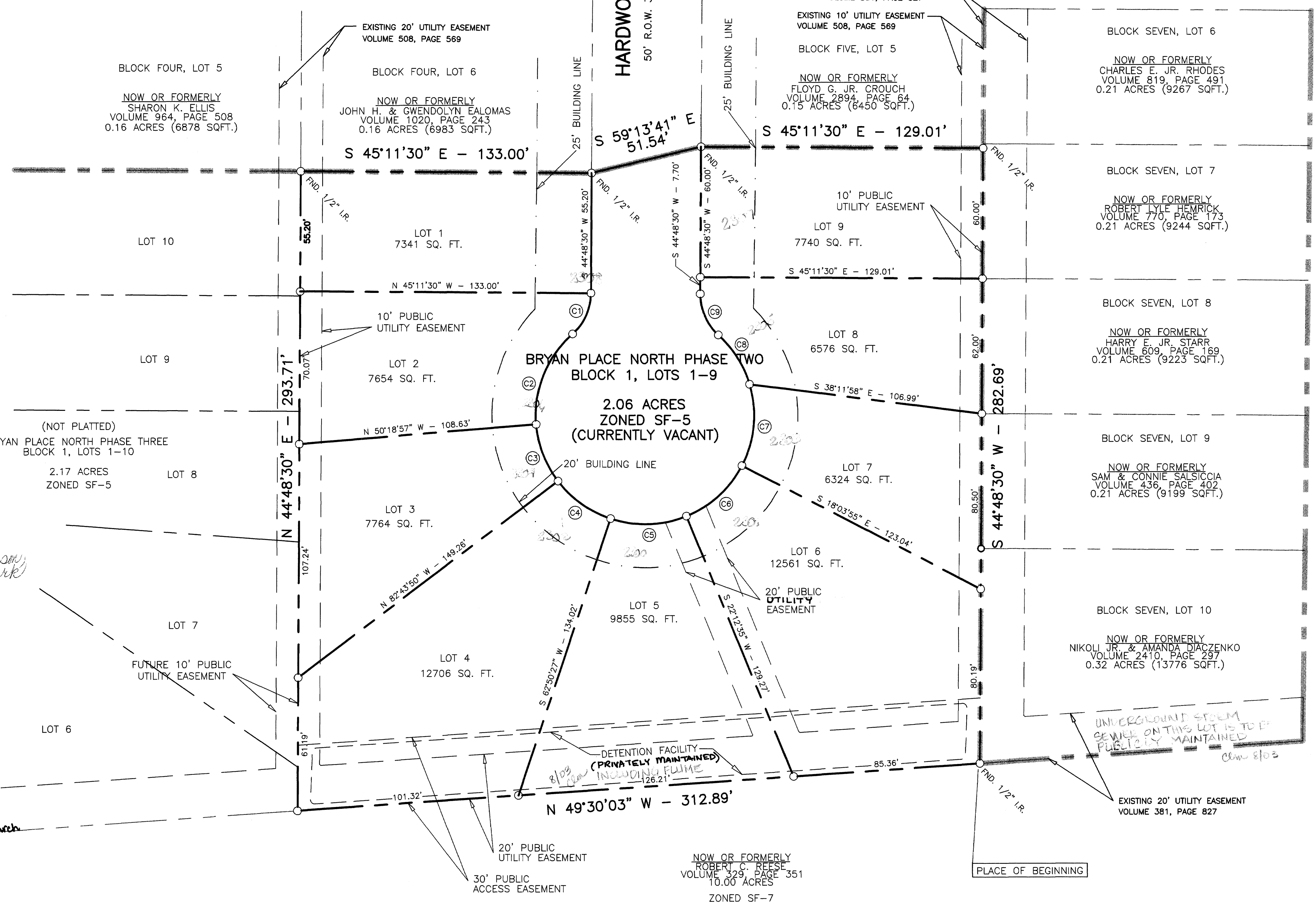
I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 16th day of March, 1999.

Jay Caldwell
Planning Administrator, Bryan, Texas

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 16th day of March, 1999.

John Buff
CITY ENGINEER, BRYAN, TEXAS



FINAL PLAT NOTES:

1. BASIS OF BEARING: N 49°30'03" W, BEING THE NORTHWESTERLY BEARING OF THE 8.91 ACRE TRACT RECORDED IN VOLUME 1771, PAGE 131, BRAZOS COUNTY OFFICIAL RECORDS.
2. THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS GRAPHICALLY DEPICTED BY F.E.M.A. FIRM COMMUNITY PANEL NO. 48041C0131 C, JULY 2, 1992
3. BRYAN PLACE NORTH, PHASE TWO IS ZONED SF-5 AND CONTAINS 9 SINGLE FAMILY LOTS AVERAGING 0.2 ACRES PER LOT, AND 0.26 ACRES OF RIGHT-OF-WAY.
4. PARKLAND DEDICATION WILL BE PAID IN THE FORM OF A MONETARY DEDICATION IN THE AMOUNT OF \$225.00 PER DWELLING UNIT.
5. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS, UNLESS OTHERWISE NOTED.
6. THE DETENTION FACILITY LOCATED ON LOTS 4, 5 & 6 SHALL BE PRIVATELY MAINTAINED BY OWNER.
7. ALL SIDE & REAR SETBACKS SHALL BE 7.5' UNLESS OTHERWISE INDICATED.
8. FENCES CONSTRUCTED ON LOTS 4-6 MAY ONLY BE CHAIN-LINKED.

BENCHMARK 3B ELEV = 359.64
R.R. SPIKE IN POWER POLE @ THE NORTHWEST CORNER OF WOODVILLE & CREEKWOOD

BENCHMARK 4B ELEV = 366.92
R.R. SPIKE IN POWER POLE @ THE NORTH SIDE OF WOODVILLE & MARSH

MDG MUNICIPAL DEVELOPMENT GROUP
2651 TEXAS AVENUE SOUTH, STE. A
COLLEGE STATION, TEXAS 77840
Ph: (409)693-5359 Fx: (409) 693-4243
Consulting Engineers - Environmental - Surveyors - Planners

A FINAL PLAT OF BRYAN PLACE NORTH, PHASE TWO BLOCK ONE, LOTS 1-9 2.06 ACRES

MOSES BAINE LEAGUE, ABSTRACT NO. 3
BRYAN, BRAZOS COUNTY, TEXAS

Prepared for: CREEKWOOD JOINT VENTURE
Date: DECEMBER, 1998
Scale: 1" = 30' Sheet: 1 OF 1

M.D.G. No. 2966 - 000693

ON LANSBACE 5/16/2000

c:\s\600\2966 Bryan Place North - Final\Plat\2966.pln.dwg Wed Apr 14 13:41:55 1999 RAM