

Field notes of an 89.28 acre tract or parcel of land, lying and being situated in the Moses Baine Survey, Abstract No. 3, Brazos County, Texas, and being part of the 60 acres described in the deed from W. J. McCulloch to the City of Bryan, Texas, recorded in Volume 99, Page 72, of the Deed Records of Brazos County, Texas, and being all of the called 51.092 acre tract described in the deed from Ernest E. Sodich, Trustee to the City of Bryan, Texas, recorded in Volume 666, Page 25 of the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the 1/2" iron rod set at the intersection of the fence found marking the northwest line of the beforementioned 60 acre tract with the northeast right-of-way line of State Highway No. 6;

THENCE N 42° 14' 21" E along the northwest line of the beforementioned 60 acre tract, adjacent to a fence, at a distance of 3.6 feet pass a 1/2" creosote post, continue on for a total distance of 1952.39 feet to a 1/2" iron rod found marking the intersection of the northwest line of the said 60 acre tract with the south right-of-way line of State Highway No. 6 (East By-pass);

THENCE along the south right-of-way line of the beforementioned State Highway No. 6 (East By-pass) as follows:

N 33° 17' 57" E 123.80 feet to a concrete right-of-way marker found;
N 86° 23' 52" E 1050.20 feet to a 1/2" iron rod set at the northeast corner of the beforementioned 51.092 acre tract;

THENCE along an east and north line of the beforementioned 51.092 acre tract as follows:

S 08° 26' 50" E 489.84 feet to a 1/2" iron rod set for corner;
N 81° 33' 10" E 801.58 feet to a 1/2" iron rod set at an east corner of the said 51.092 acre tract, said iron rod being in the southwest right-of-way line of the proposed extension of Old Hearne Road and in a curve concave to the east having a radius of 340.00 feet;

THENCE along the southwest right-of-way line of the proposed extension of Old Hearne Road, same being the northeast line of the beforementioned 51.092 acre tract as follows:

Southerly along said curve for an arc length of 240.39 feet to a 1/2" iron rod set at the end of this curve, the chord bears S 28° 42' 06" E 235.41 feet;
S 48° 57' 22" E 536.20 feet to a 1/2" iron rod set at the east corner of the beforementioned 51.092 acre tract;

THENCE S 41° 02' 38" W along the southeast line of the beforementioned 51.092 acre tract for a distance of 1436.92 feet to a 1/2" iron rod set at the south corner of the said 51.092 acre tract, said iron rod being in the fence found marking the northeast line of Saladiner Subdivision, according to the plat recorded in Volume 125, Page 61, of the Deed Records of Brazos County, Texas;

THENCE along the common line between the beforementioned 51.092 acre tract and Saladiner Subdivision as follows:

N 47° 04' 30" W 81.93 feet to an iron pipe found at the base of a X-tie;
N 47° 23' 46" W 151.37 feet to an iron pipe found at the base of a cedar post;
N 47° 16' 54" W 874.67 feet to a fence post
N 47° 04' 32" W 564.15 feet to a X-tie fence corner found marking the north corner of Lot 9 of the said Saladiner Subdivision;

THENCE N 49° 48' 38" W along the southwest line of the beforementioned 51.092 acre tract for a distance of 78.37 feet to a 8" creosote post found in the northwest line of a 4.4 acre tract, a SAVE & EXCEPT described in the beforementioned Volume 99, Page 72;

THENCE S 42° 24' 57" W along the fence found marking the northwest line of the beforementioned 4.4 acre SAVE & EXCEPT tract for a distance of 1571.42 feet to a 1/2" iron rod set in the northeast right-of-way line of the beforementioned State Highway No. 6, a X-tie fence corner bears northeast 0.9 feet;

THENCE N 51° 32' 41" W along the northeast right-of-way line of the beforementioned State Highway No. 6 for a distance of 734.73 feet to the PLACE OF BEGINNING containing 89.28 acres of land, more or less.

Now or Formerly
F. W. WHEELER

CITY OF BRYAN RESERVOIR
PUMP STATION
(UNPLATTED)
REMAINDER: VOLUME 99, PAGE 72

LOT 21
Now or Formerly
MARIE DOMINIK
LOT 20

LOT 19
Now or Formerly
GARY M. MUCHA
LOT 18
Now or Formerly
DAVIS & HARRISON
LOT 17
Now or Formerly
JOE T. LOCKE, JR.
LOT 16

LOT 15

LOT 14
RESTEVER MEMORIAL PARK
LOT 6

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9
Now or Formerly
W. J. RANDERMAN

LOT 8
Now or Formerly
MILTON DOCKERY
Now or Formerly
W. E. DOCKERY
Now or Formerly
E. N. PAGE

LOT 7
Now or Formerly
A. P. WEHMEYER
LOT 3

SALADINER SUBDIVISION NO. 2
(Platted)
VOL. 130, PG. 572

State Highway No. 6 - Texas Avenue North (100' R.O.W.)

SALADINER SUBDIVISION
(Platted)
VOL. 125, PG. 61

Now or Formerly
F. W. WHEELER
(UNPLATTED)

N 42° 14' 21" E - 1952.39'
30' ELECTRICAL EASEMENT

S 42° 24' 57" W - 1571.42'
N 49° 48' 38" W - 78.37'

N 47° 04' 30" W - 81.93'

N 47° 23' 46" W - 151.37'

N 47° 04' 30" W - 81.93'

N 47° 23' 46" W - 151.37'

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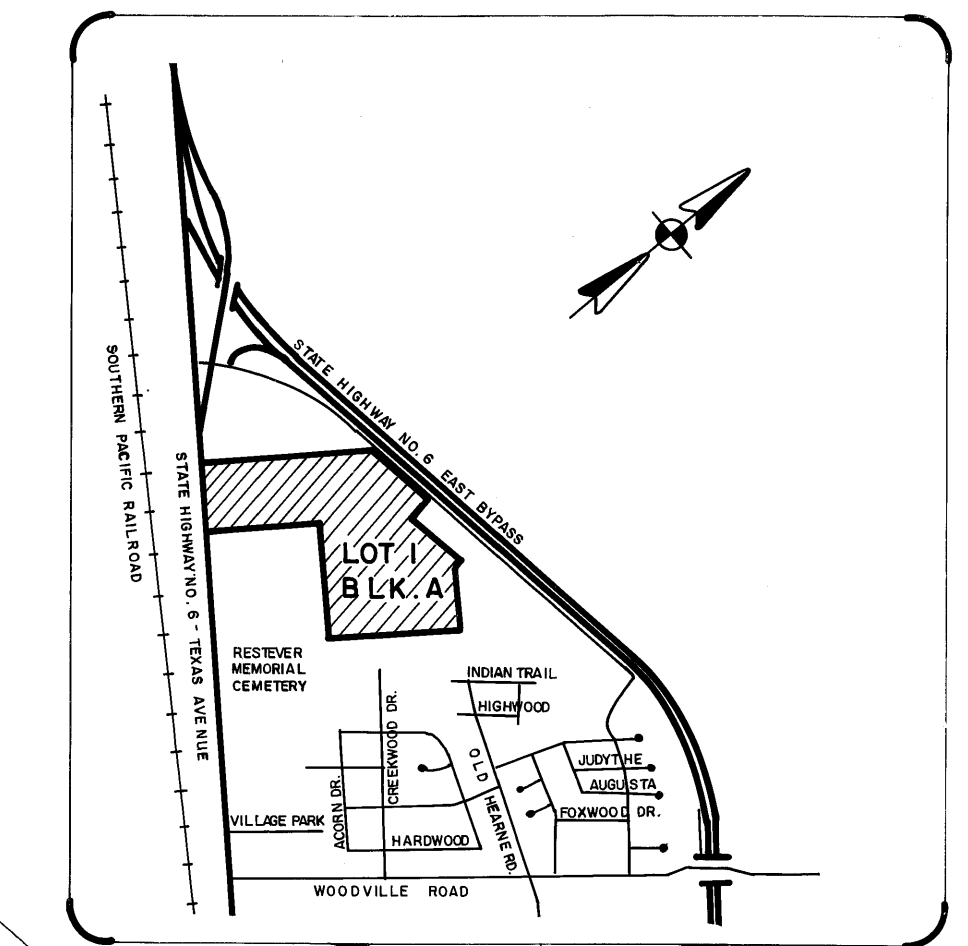
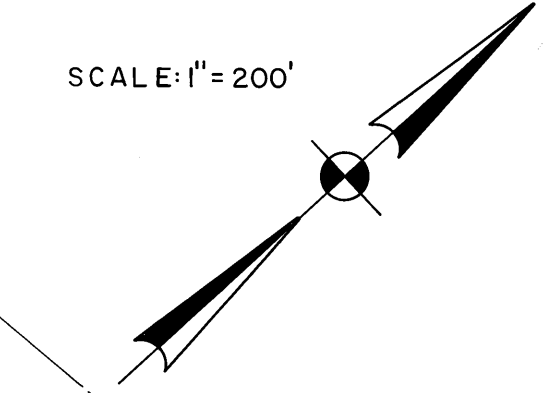
N 47° 04' 30" W - 81.93'

N 47° 04' 30" W - 81.93'

LOT 1
BLOCK A

Now or Formerly
PAULINE McCULLOCH GRANT
(UNPLATTED)
VOLUME 349, PAGE 402-405

SCALE: 1" = 200'



VICINITY MAP
SCALE: 1" = 2400'

R CURVE DATA
Δ = 40° 30' 33"
R = 340.00'
T = 125.46'
A = 240.39'
CHD = 528° 42' 06" E - 235.41'

- NOTES:
1. THERE SHALL BE MINIMUM 5' SIDE AND REAR SETBACK LINES.
 2. 1/2" IRON RODS SET AT ALL CORNERS.
 3. STORM WATER DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION 14-J OF THE CITY OF BRYAN SUBDIVISION CONTROL ORDINANCE.
 4. LAND USE SHALL BE PARKLAND-RECREATIONAL.

Now or Formerly
PAULINE McCULLOCH GRANT
(UNPLATTED)
VOLUME 349, PAGE 402-405

Champlin Petroleum
Inc.
P.M. GRANT NO. 2 WELL

FILED
1985 AUG 14 PM 1:42
BY [Signature]
CLERK
358808

CERTIFICATION BY THE DIRECTOR OF PLANNING

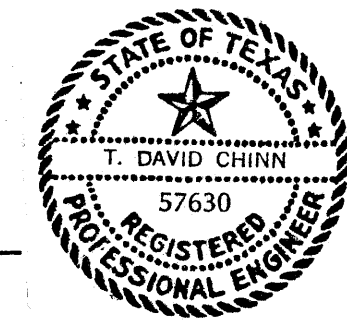
I, CLIFF MILLER, DIRECTOR OF PLANNING OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE ORDINANCE.

[Signature]
CLIFF MILLER, DIRECTOR OF PLANNING
CITY OF BRYAN, TEXAS

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS
I, T. DAVID CHINN, REGISTERED PROFESSIONAL ENGINEER NO. 57630 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

[Signature]
T. DAVID CHINN, P.E. NO. 57630

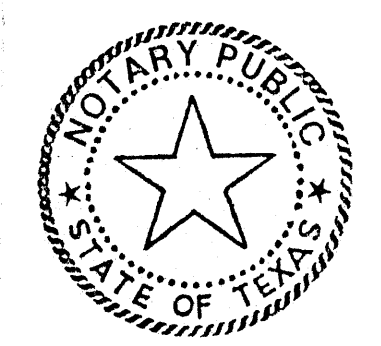


OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
THE CITY OF BRYAN, TEXAS, OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO IT IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 99, PAGE 72, AND DESIGNATED HEREIN AS THE

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

[Signature]
OWNER, CITY OF BRYAN, TEXAS
MAYOR, MARVIN TATE



NOTARY PUBLIC, STATE OF TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, S. M. KLING, REGISTERED PUBLIC SURVEYOR NO. 2003, 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 ON THE GROUND.

[Signature]
S. M. KLING, R.P.S. NO. 2003



CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, FRANK BORISKIE, 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 14 DAY OF August, 1985, IN THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 349, PAGE 402.

[Signature]
FRANK BORISKIE, COUNTY CLERK
BRAZOS COUNTY, TEXAS

FINAL PLAT
of
BRYAN RECREATIONAL COMPLEX

LOT 1, BLOCK A
89.28 ACRES

MOSES BAINE SURVEY, A-3
BRYAN, BRAZOS COUNTY, TEXAS
JUNE, 1985 SCALE: 1" = 200'

OWNED & DEVELOPED BY:
CITY OF BRYAN - PARKS & RECREATION DEPT.
MR. JOHN BLACKBURN - DIRECTOR
P.O. BOX 1000, BRYAN, TEXAS 77805
(409) 779-5622

PREPARED BY:
KLING ENGINEERING & SURVEYING

4101 TEXAS AVE + P.O. BOX 4234 + BRYAN, TEXAS 77802 + PH. 409/846-6212

on landbase
WB
11/24/83

17.4800