

Tierra Verde Trust
(called 9.00 Ac.)
Vol. 1986, Page 257
B.C.D.R.

Mobile Town
Tract 1
(called 3.102 Ac.)
Vol. 1232, Pg. 430
B.C.D.R.

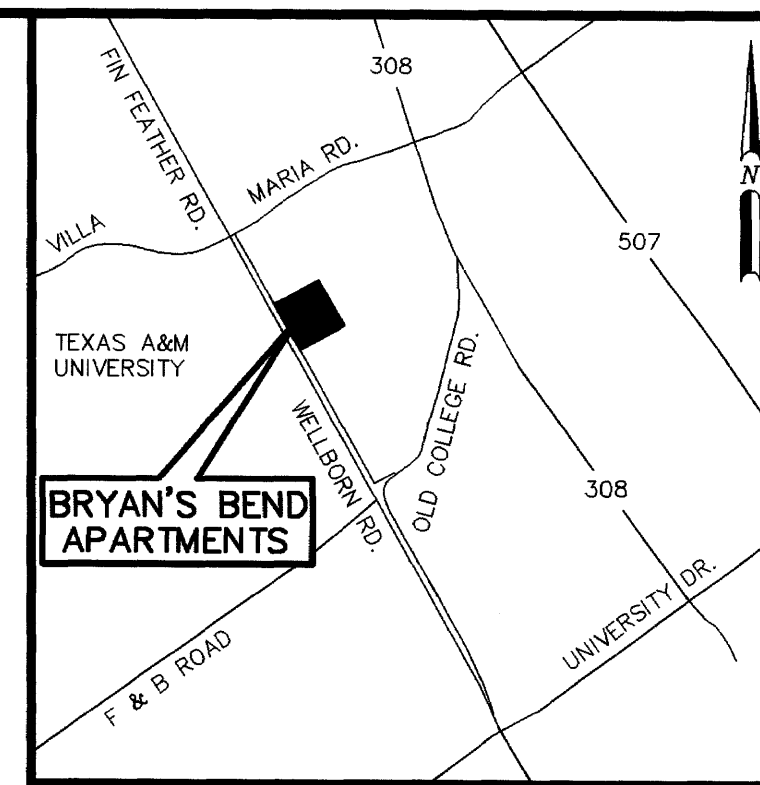
P.O.B.
Found 1/2" Iron Rod
ZENO PHILLIPS LEAGUE, A-45
J. E. SCOTT LEAGUE, A-50

ZENO PHILLIPS LEAGUE, A-45
J. E. SCOTT LEAGUE, A-50

20' City of Bryan Electric Esmt.
Vol. 229, Pg. 79, B.C.D.R.

20' City of Bryan Electric Esmt.
Vol. 229, Pg. 79, B.C.D.R.

N 45° 40' 14" E ~ 961.77'



CURVE DATA					CURVE DATA						
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88°47'37"	15.00'	23.25'	N08°22'16"E	20.99'	C21	71°06'13"	15.00'	18.61'	N10°07'08"E	17.44'
C2	05°34'46"	18.00'	1.75'	N38°48'56"W	1.75'	C22	35°05'45"	18.00'	11.03'	N6°31'30"E	10.85'
C3	16°10'20"	42.00'	11.85'	N33°31'09"W	11.82'	C23	70°11'30"	42.00'	51.45'	N45°40'14"E	48.30'
C4	03°43'25"	39.00'	2.53'	N23°34'16"W	2.53'	C24	35°05'45"	18.00'	11.03'	N28°07'22"E	10.85'
C5	35°05'45"	42.00'	25.73'	N63°13'07"E	25.33'	C25	40°11'10"	18.00'	12.62'	N65°45'50"E	12.37'
C6	70°11'30"	18.00'	22.05'	N45°40'14"E	20.70'	C26	55°37'35"	18.00'	17.48'	N66°19'48"W	16.80'
C7	35°05'45"	42.00'	25.73'	N28°07'22"E	25.33'	C27	90°00'00"	15.00'	23.56'	N06°29'00"E	21.21'
C8	40°11'10"	42.00'	29.48'	N65°45'50"E	28.86'	C28	07°46'29"	18.00'	2.44'	N55°22'15"E	2.44'
C9	55°37'35"	42.00'	40.78'	N68°19'48"W	39.19'	C29	23°55'52"	112.00'	46.78'	N47°17'33"E	46.44'
C10	90°00'00"	39.00'	61.26'	N06°29'00"E	55.15'	C30	18°38'50"	18.00'	5.86'	N44°39'03"E	5.83'
C11	07°46'29"	42.00'	5.70'	N55°22'15"E	5.69'	C31	07°05'49"	18.00'	2.23'	N49°13'09"E	2.23'
C12	23°55'52"	88.00'	36.76'	N47°17'33"E	36.49'	C32	07°05'49"	42.00'	5.20'	N49°13'09"E	5.20'
C13	18°38'50"	42.00'	13.67'	N44°39'03"E	13.61'	C33	360°00'00"	22.50'	141.37'	---	---
C14	62°24'32"	10.00'	10.89'	N22°46'11"E	10.36'	C34	90°00'00"	37.50'	15.71'	N07°46'04"E	14.14'
C15	86°09'14"	37.50'	56.39'	N34°38'32"E	51.22'	C35	90°00'00"	37.50'	15.71'	N82°13'56"W	14.14'
C16	62°24'32"	10.00'	10.89'	N85°10'43"E	10.36'	C36	90°00'00"	37.50'	15.71'	N82°13'56"W	14.14'
C17	34°49'04"	37.50'	22.79'	N81°01'33"W	22.44'	C37	90°00'00"	37.50'	15.71'	N07°46'04"E	14.14'
C18	62°24'32"	10.00'	10.89'	N67°13'49"W	10.36'	C38	60°53'03"	37.50'	39.85'	S37°13'56"E	38.00'
C19	05°34'46"	42.00'	4.09'	N38°48'56"W	4.09'	---	---	---	---	---	---
C20	16°10'20"	18.00'	5.08'	N33°31'09"W	5.06'	---	---	---	---	---	---

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N52°46'04"E	25.00'
L2	N37°13'56"W	8.00'
L3	N52°46'04"E	25.00'
L4	N37°13'56"W	18.00'

Description of a 13.69 Acre Tract of Land Situated in the J.E. Scott League, A-50, Bryan, Brazos County, Texas

Being all of that certain tract or parcel of land lying and being situated in the J. E. SCOTT LEAGUE, A-50, Bryan, Brazos County, Texas, and being all of that called 13.69 acre tract conveyed to Texas C Southwestern Partners, L.P. by Pete L. Scarmardo, et al. by deed recorded in Volume 2257, Page 284 of the Official Records of Brazos County, Texas; said 13.69 acre tract being out of and a part of that called 64.71 acre Scarmardo, et al. tract as described in a deed recorded in Volume 168, Page 95 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for most northerly corner at the north corner of said 64.71 acre tract and the most westerly corner of a called 7.46 acre tract that is a part of Mobile Town and designated as Tract II-Second Tract in a deed recorded in Volume 1232, Page 430 of the Deed Records of Brazos County, Texas

THENCE, S 38°31'00" E, 619.65 feet along the line common to said 64.71 acre tract and said Mobile Town and Tract II-Second Tract to a 1/2" iron rod found for most easterly corner;

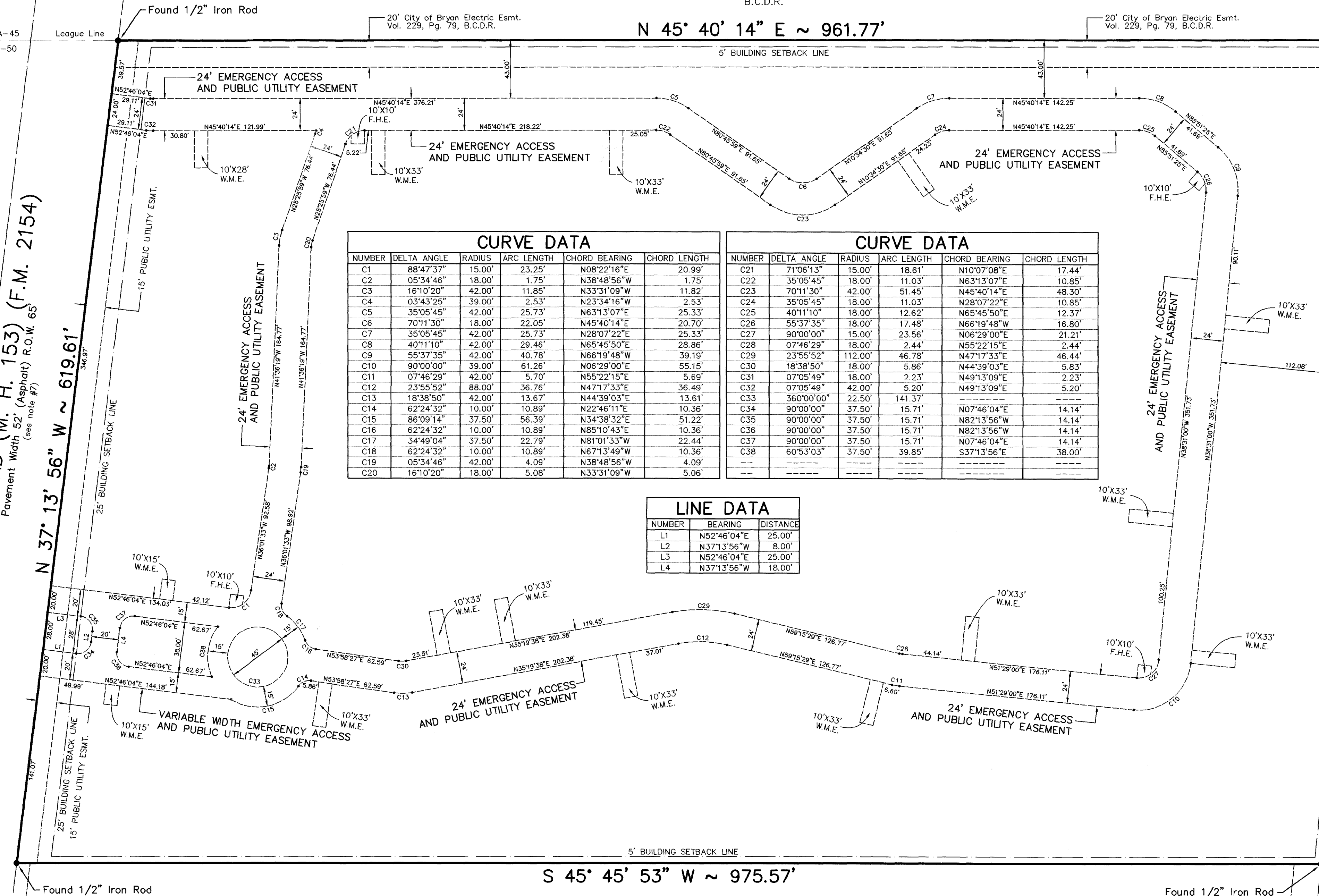
THENCE, S 45°45'53" W, 975.57 feet, leaving said common line and with a line across said 64.71 acre tract to a 1/2" iron rod found for most southerly corner in the northeast right-of-way line of M. H. 153 (Wellborn Road) F.M. 2154;

THENCE, N 37°13'56" W, 619.61 feet along said northeast right-of-way line of M. H. 153 (Wellborn Road) F.M. 2154 to a 1/2" iron rod found for most westerly corner at the most southerly corner of a called 9.00 acre tract conveyed to Tierra Verde Trust by deed recorded in Volume 1986, Page 257 of the Official Records of Brazos County, Texas, and being a point in the northwest line of said 64.71 acre tract;

THENCE, N 45°40'14" E, 961.77 feet along the line common to said 64.71 acre tract and said 9.00 acre tract to the POINT OF BEGINNING, and containing 13.69 acres of land.

- GENERAL NOTES:
1. Iron Rods to be set at all lot corners.
 2. Minimum five (5) foot wide sideyard and rear setback on all lots.
 3. No portion of this subdivision is within the 100-year flood hazard area as per FEMA Flood Insurance Rate Map No. 48041C0141C-7/2/92.
 4. All drainage design to be in accordance with City of Bryan current drainage ordinances and policy.
 5. Sidewalks to be provided within "Subdivision" by approved site plan in accordance with City of Bryan current ordinances and policy.
 6. Bearing Orientation for this Survey based on the Northeast Line of the Subject 13.69 Ac. Tract as Recorded in Volume 2257, Page 284, Official Records of Brazos County, Texas.
 7. Determination of the Easterly Right-of-Way line of Wellborn Road (65' Width) was done by using the centerline of the Railroad Tracks, the concrete monuments, and 1/2" Iron Rods found along the Westerly Line of the 13.69 Acre Tract as Shown on this Survey.
 8. "WLE" indicates "Water Line Easement".
 9. "FHE" indicates "Fire Hydrant Easement".
 10. "B.C.D.R." indicates "Brazos County Deed Records".

MO-PAC R. R.
WELLBORN ROAD (M. H. 153) (F.M. 2154)
Pavement Width 52' (Asphalt) R.O.W. 65'
N 37° 13' 56" W ~ 619.61'



Pete Scarmardo, et al.
(Remainder of called 64.71 Ac.)
Vol. 168, Pg. 95
B.C.D.R.

STATE OF TEXAS
COUNTY OF BRAZOS

We, Texas C Southwestern Partners, L.P., owner and developer of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 2257, Page 284, and designated herein as the BRYAN'S BEND SUBDIVISION 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.

I, L. S. Brown, Registered Professional Engineer No. 17213, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

L. S. Brown
L. S. Brown, P.E. No. 17213



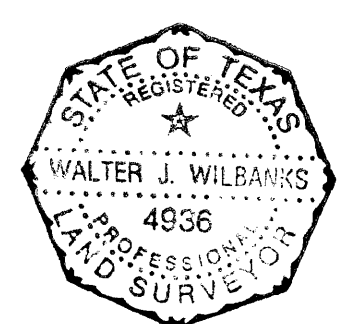
I, Richard Perkins, Chairman of the City Planning and Zoning Commission of the City of Bryan, Texas, hereby certify that the attached plat was duly filed for approval with the City Planning and Zoning Commission of the City of Bryan on the 19th day of July 1995 and same was duly approved on the 30th day of August 1995 by said commission.

Richard Perkins
Richard Perkins
Chairman of the Planning & Zoning Commission,
Bryan, Texas

Owner: David W. Brown, Director of Development of CED Construction, Inc., Managing General Partner of CED Capital Holdings, III, Ltd., General Partner of Texas C Southwestern Partners, L.P.

I, Walter J. Wilbanks, Registered Professional Land Surveyor No. 4936, 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 will describe a closed geometric form.

Walter J. Wilbanks
Walter J. Wilbanks, R.P.L.S. No. 4936



I, Bruce M. Karr, City Engineer of the City of Bryan, hereby certify that this subdivision plat is in accordance with the appropriate codes and ordinances of the City of Bryan.

Bruce M. Karr
Bruce M. Karr, P.E.
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared David W. Brown, 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 the purpose and consideration therein stated.

Given under my hand and seal this 9th day of February 1996.

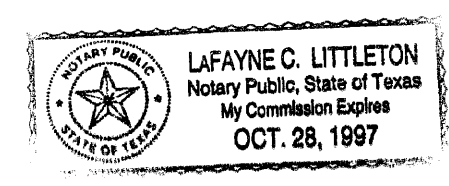
I, Ray Shano, City Planner of the City of Bryan, hereby certify that the plat conforms to the City master plan, major street plan, land use plan, and the standards and specifications set forth in this ordinance.

Ray Shano
Ray Shano
City Planner, Bryan, Texas

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 13 day of February 1996, in the Deed/Official Records of Brazos County, Texas, in Volume 2257, Page 284.

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



Lafayne C. Littleton
Printed Name: Lafayne C. Littleton
Notary Public in and for the State of Texas
commission expires: 10-28-97

FINAL PLAT
OF
BRYAN'S BEND SUBDIVISION
13.69 ACRES
VOLUME 2257, PAGE 284
J. E. SCOTT LEAGUE ABSTRACT NO. 50
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
1" = 50'
FEBRUARY, 1996

OWNER/DEVELOPER:
Texas C Southwestern Partners, L.P.,
by CED Capital Holdings III, Ltd.,
its General Partner,
by CED Construction, Inc.,
its Managing General Partner,
8445 Freeport Parkway, Suite 650
Irving, Texas 75063

BROWN & GAY
CIVIL ENGINEERS & SURVEYORS
11490 WESTHEIMER, SUITE 700
HOUSTON, TEXAS 77077
(713) 558-8700
ENGINEERS, INC.

ON handbase
4/19/2000 wd

K:\STATE\CEDA\CEDA\FPL Web Feb 7 13:57:12 1996 NUM 17-50

FILED
55 FEB 19 PM 3:27
BY *Karen McQueen*

598992

10.4010